
PLANNING PROPOSAL TO AMEND SCHEDULE 5 - ENVIRONMENTAL HERITAGE AND ASSOCIATED HERITAGE MAPS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider a Planning Proposal to correct or clarify local heritage listings in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') and the associated heritage mapping.

BACKGROUND:

A number of errors and inaccuracies in Schedule 5 – Environmental Heritage and the associated heritage maps have been identified throughout the operation of the KLEP 2015.

A Planning Proposal has been prepared to correct these errors through a schedule of amendments. The objective of the Planning Proposal is to improve the operation and accuracy of the KLEP 2015. The Planning Proposal seeks to include the most accurate and current information in relation to items and conservation areas of local heritage significance to ensure they are correctly identified and protected.

COMMENTS:

The proposed amendments to the KLEP are predominantly administrative in nature and respond to errors and inaccuracies that have been identified in both the heritage list and the associated maps. These include the incorrect identification of items, administrative errors, locational inaccuracies and inconsistencies with the State Heritage Register.

RECOMMENDATION:

That the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination.

PURPOSE OF REPORT

For Council to consider a Planning Proposal to correct or clarify local heritage listings in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') and the associated heritage mapping.

BACKGROUND

Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (KLEP) provides a comprehensive list of Heritage items (Part 1) and Heritage conservation areas (Part 2) that have been identified for their heritage significance across the local government area. This list provides a description and name of the item, the item number and the item's property identifiers which include street address, relevant lot and deposited plan and/or strata plan number. The KLEP is accompanied by a series of maps, including the Heritage Maps (HER) which identify the local of heritage items and heritage conservation areas listed in Schedule 5.

Council has an ongoing role in managing and conserving the broad range of heritage items and conservation areas throughout the local government area (LGA). Throughout the operation of the KLEP several errors and anomalies in Schedule 5 – Environmental Heritage of the Plan and the heritage maps have been identified. As part of this Planning Proposal, a thorough review of the Schedule 5 heritage list and its related maps was undertaken to identify any inaccuracies or errors.

The review identified:

- That 81 sites of heritage significance require amendment in the LEP Schedule 5,
- That 27 heritage mapping changes are required, and
- 15 existing heritage conservation areas require a name change and amalgamation into 9 heritage conservation areas to reflect the consolidation of the former KLEP 2012 (Local Centres) with the current KLEP 2015.

The review involved:

- A desktop review of the information included in Schedule 5, such as checking the property information for each heritage item is correct and checking for duplicate item numbers.
- A review of individual properties where a change may be required in response to an issued development consent, for example where land containing a heritage item has been subdivided and built upon and a curtilage needs to be amended.
- A comparison of Schedule 5 against the State Heritage Register.

A Planning Proposal has been prepared to rectify the identified errors. The Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and the relevant guidelines prepared by the NSW Department of Planning and Environment (DPE), including Local Environmental Plan Making Guideline (December 2021).

With the exception of 21 Cleveland Street, Wahroonga - this housekeeping Planning Proposal has been limited to administrative corrections where no independent studies are considered necessary to inform the changes. No new heritage items are proposed as part of these amendments.

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These changes will ensure that Schedule 5 and the associated maps are as accurate as possible and will provide greater clarification and protection of our items of local heritage significance. The appropriate protection of Ku-ring-gai's heritage places and will contribute to the ongoing conservation of Ku-ring-gai's valued landscape and garden suburbs. The Planning Proposal is included as **Attachment A1**. A detailed table of the proposed amendments is outlined in **Attachment A2**.

21 Cleveland Street, Wahroonga

The proposed amendment for 21 Cleveland Street, Wahroonga (St Lucy's School) is the sole amendment based on merit in terms of assessed heritage significance because of prior landowner engagement and submitted supporting justification. A Pre-Planning Proposal meeting was held on 28 May 2020, in which the owners of the site proposed an amendment to the KLEP 2015 to amend the extent of the heritage listing to reflect the current heritage significance of the site. Council recommended a preparing a conservation management plan to assess the significance of the site, to inform the proposed curtilage adjustment and ongoing conservation of significant features. In 2021, Council advised St Lucy's School of the intention to prepare a heritage housekeeping Planning Proposal, with an offer to include the school's proposal as part of the Council-led Planning Proposal, should sufficient information in the form of a conservation management plan be provided to the satisfaction of Council's heritage specialist. A conservation management plan was reviewed and supported by Council's heritage specialist and incorporated as a proposed amendment in the planning proposal. The conservation management plan for St Lucy's School is included as **Attachment A3**.

The Planning Proposal can be classified as a 'Basic Planning Proposal' in line with the Local Environmental Plan Making Guidelines (December 2021). A basic planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment to correct an administrative error or a few minor 'housekeeping' amendments.

COMMENTS

The proposed outcome of Planning Proposal will be achieved by amending the KLEP 2015 in the following manner:

1. Schedule 5 – Environmental Heritage text and map amendments**Part 1 - Heritage items**

The text amendments sought by the planning proposal are minor in nature and generally fall into the following categories:

- Amendment of Lot and DP numbers to reflect current legal descriptions
- Updates to property addresses and listed suburbs
- Updates of heritage item names where historically or logically appropriate
- Consolidation or division of listings for clarity
- Updates to reflect state listings
- Appointment of new heritage item numbers in place of duplicate item numbers
- Correction of administrative errors
- Correction of the Schedule to ensure all mapped items are listed

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- Removal or adjustment of heritage listings as a result of approved and completed demolition and redevelopment to exclude contemporary features of no assessed heritage significance
- Removal or adjustment of heritage listings in cases where administrative errors have occurred

The mapping amendments sought by the planning proposal are minor in nature, and generally fall into the following categories:

- Consolidation or division of listings for clarity
- Updates to reflect state listing
- Appointment of new heritage item numbers in place of duplicate item numbers
- Adjustment of mapped extent due to road widening
- Correction of maps to ensure all listed items are mapped
- Removal or adjustment of heritage curtilage as a result of approved and completed demolition and redevelopment to exclude contemporary features of no assessed heritage significance

One merit based amendment is proposed for 21 Cleveland Street, Wahroonga, to:

- Reduce curtilage to reflect the significance of the item based on the supported conservation management plan.

The existing development standards and zoning applying to the sites are not proposed to change as a result of this Planning Proposal. A detailed list of the proposed Schedule 5 amendments is included as **Attachment A2**. The proposed mapping changes are included in Part 4 of the Planning Proposal, included as **Attachment A1**.

Part 2 - Heritage conservation areas

The Planning Proposal seeks to amend the names of heritage conservation areas (HCAs) previously separated across two LEPs to reflect the consolidation of the former KLEP 2012 (Local Centres) with the current KLEP 2015. There are no proposed changes to the mapped boundaries of the heritage conservation areas. The proposed amendments for the HCAs are included in **Attachment A2**.

The heritage inventories on the online State Heritage Inventory or in Council's records contain supporting information for listed places. These inventories do not form part of the statutory listing proposed for amendment. Existing items and areas that are the subject of this proposal have existing inventories that were generally generated at the time of the original listing. For non-merit based administrative changes, the information in the existing heritage inventory will be retained and only updated where necessary to reflect the proposed change to schedule 5, such as to item names and land parcels. For the single merit-based amendment for 21 Cleveland Street, Wahroonga, the inventory will be updated to reference and include some of the information from the conservation management plan that is attached to the planning proposal. The heritage inventories become public when they are published online when the listing or subsequent amendment is made. Council is in the process of updating and improving all online heritage inventories progressively for approximately 1000 heritage items and 55 conservation areas.

Strategic Merit

- **Greater Sydney Region Plan and North District Plan**

The Planning Proposal is consistent with the directions and objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities (2018)*, in particular Objective 13 which stipulates that *'Environmental heritage is identified, conserved and enhanced'*.

The Planning Proposal is generally consistent with the priorities and actions of the *North District Plan (2018)*, in particular Planning Priority 6, *'Creating and renewing great places and local centres and respecting the District's heritage'* and the associated actions.

- **Ku-ring-gai Community Strategic Plan**

The Planning Proposal gives effect to the following priorities within the Ku-ring-gai Community Strategic Plan 2038 (2018):

- P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai, and
- P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed.

- **Ku-ring-gai Local Strategic Planning Statement**

The Planning Proposal is consistent with Ku-ring-gai's Local Strategic Planning Statement (2020) ('LSPS') giving effect to a number of Ku-ring-gai Local Planning Priorities identified within the LSPS, including:

- K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character, and
- K13. Identifying and conserving Ku-ring-gai's environmental heritage.

- **Ku-ring-gai Heritage Strategy**

The Planning Proposal is consistent with the Ku-ring-gai Heritage Strategy (2021), giving effect to a number of priorities including:

- Review existing and identify new heritage items and HCAs;
- Conservation of significant 20th century development; and
- Continue to identify and correct heritage anomalies.

- **Section 9.1 Ministerial Directions and State Environmental Planning Policies (SEPPs)**

The Planning Proposal is not inconsistent with the State Environmental Planning Policies (SEPPs) applicable to the sites and would not contravene any of the SEPPs.

The Planning Proposal is consistent with the applicable s9.1 Ministerial Direction, specifically those relating to:

- 3.2 Heritage Conservation

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- 5.1 Integrating Land Use and Transport, and
- 6.1 Residential Zones.

A detailed discussion of the consistency with the strategic framework is discussed in the justification section of the Planning Proposal (**Attachment A1**).

As the Planning Proposal is largely administrative in nature and only affects Schedule 5 and the associated heritage maps, there are no negative environmental, social or economic impacts envisaged. The Planning Proposal does not involve amendments to the planning controls that will facilitate intensified development, therefore no additional demand for public infrastructure or services is anticipated.

Any potential effects resulting from the Planning Proposal are considered positive, as having clear and accurate identification of heritage items will benefit social and cultural connection in the Ku-ring-gai Community. Correct and accurate identification of heritage items can also facilitate clarity of appropriate development choices in relation to heritage items and in the vicinity of heritage items.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls including the development of a heritage strategy.

GOVERNANCE MATTERS

This report addresses the first stage in obtaining a Gateway Determination for a Planning Proposal which seeks to amend Schedule 5 and the heritage maps of the KLEP 2015. If the Planning Proposal is supported by the Department, the Planning Proposal will be placed on exhibition seeking further State agency and stakeholder feedback prior to being reported back to Council for consideration.

The process for the preparation and implementation of planning proposals is governed by the provisions of the Environmental Planning and Assessment Act, 1979. Council will seek the plan making delegation under Section 3.36(2) of the EP&A Act to finalise the Planning Proposal.

Under the Ministerial Direction Local Planning Panels Direction – Planning Proposals and the delegations granted to the General Manager this matter will not be referred to Ku-ring-gai Local Planning Panel on the basis that the Planning Proposal relates to the correction of obvious errors, are minor in nature and will not have any significant adverse impact on the environment or adjoining land.

RISK MANAGEMENT

There is a community expectation that places of heritage significance within the Ku-ring-gai Council LGA will be identified and protected. There is a strategic risk of damaging the reputation of Council if these culturally significant places are not accurately identified and protected.

FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Ku-ring-gai - Urban Planning & Heritage Budget – Strategy and Environment Department.

SOCIAL CONSIDERATIONS

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs. The Planning Proposal will not adversely impact on existing social infrastructure. Any potential effects resulting from the Planning Proposal are considered positive, as having clear and accurate identification of heritage items will benefit social and cultural connection within the Ku-ring-gai community. Correct and accurate identification of heritage items could also facilitate clarity of appropriate development choices in relation to heritage items and in the vicinity of heritage items.

ENVIRONMENTAL CONSIDERATIONS

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention and conservation of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

COMMUNITY CONSULTATION

Subject to the Council's decision, the Planning Proposal (with updates to make reference to the Council decision) will be referred to the Department of Planning and Environment (DPE) requesting a Gateway Determination. Should the Planning Proposal receive a favourable Gateway Determination, it will be exhibited in accordance with the requirements of the relevant DPE guidelines, the Gateway Determination and Ku-ring-gai's Community Participation Plan. The Planning Proposal will be exhibited alongside explanatory heritage information.

The owners of affected properties will be notified of the proposed amendments to Schedule 5 and the associated maps during the public exhibition period. The public exhibition will involve receipt of submissions on the draft Planning Proposal from the relevant State agencies and the general community. At the conclusion of the public exhibition period, a report will be prepared and presented to Council to allow for the consideration of submissions received from the community during the exhibition period.

INTERNAL CONSULTATION

Consultation with relevant Departments of Council has taken place in preparing this report. In addition, a summary of the proposal was reported to and commended by Council's Heritage Reference Committee ('HRC') in 2021. If deemed necessary, the proposal may be reported to the HRC again following the public exhibition period.

SUMMARY

A Planning Proposal has been prepared to correct local heritage listings in Schedule 5 of the KLEP 2015 and the associated heritage mapping. The proposed amendments to the KLEP are largely administrative in nature and will ensure items are appropriately protected with the most current and accurate information. The objective of the Planning Proposal is to improve the operation and accuracy of the KLEP 2015. The Planning Proposal aligns with the directions of the *Greater Sydney Region Plan* and the *North District Plan* as well as Ku-ring-gai Council's strategic planning documents, such as the CSP, the LSPS and the Ku-ring-gai Heritage Strategy. It is recommended that Council resolves to proceed with the Planning Proposal at **Attachment A1**.

RECOMMENDATION:

- A. That the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- B. That Council requests the plan making delegation under Section 3.36 of the EP&A Act and Regulations.
- C. That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the EP&A Act and with the Gateway Determination requirements.
- D. That a report be brought back to Council at the conclusion of the exhibition period.

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Attachments:	A1	Planning Proposal to amend Schedule 5 - Environmental Heritage and associated maps - Heritage Housekeeping	2022/162180
	A2	Detailed Table of Amendments	2022/162168
	A3	St Lucys School - 21 Cleveland Street, Wahroonga - Conservation Management Plan	2022/153369



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PLANNING PROPOSAL – HERITAGE HOUSEKEEPING

To correct or clarify local heritage listings in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 and the associated heritage mapping.

JUNE 2022

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EXECUTIVE SUMMARY

Overview

This Planning Proposal contains the justification for the proposed amendments to Schedule 5 and the heritage maps within the *Ku-ring-gai Local Environmental Plan 2015* ('KLEP 2015') to correct or clarify a number of heritage listings.

This Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW Department of Planning, Industry and Environment's '*A Guide to Preparing Planning Proposals*' (December 2021).

Council will request the plan making delegation under section 3.36 of the Environmental Planning and Assessment Act for this Planning Proposal.

This Planning Proposal includes:

- Existing sites and surrounding context
- Existing planning controls applying to the sites
- The objective of the amendments to the *Ku-ring-gai Local Environment Plan 2015*
- An explanation of provisions that are to be included in the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- Justification for the objective and provisions to be included in the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- Mapping amendments
- Community consultation
- Project timeline

Background

A number of errors and anomalies in Schedule 5 – Environmental Heritage and the associated heritage maps have been identified throughout the operation of the KLEP 2015. As part of this Planning Proposal, the Schedule 5 heritage list and its related maps were reviewed in order to identify any inaccuracies or errors.

The review identified:

- 81 sites of heritage significance that require amendments in the LEP Schedule 5,
- 27 heritage mapping changes that are required, and
- 15 existing heritage conservation areas require a name change and amalgamation into 9 heritage conservation areas to reflect the consolidation of the former KLEP 2012 (Local Centres) with the current KLEP 2015.

The review involved:

- A desktop review of the information included in Schedule 5, such as checking the property information for each heritage item is correct.
- A review of individual properties where a change is required in response to an issued development consent, for example where land containing a heritage item has been subdivided and built upon and a curtilage needs to be amended.
- A comparison of Schedule 5 against the State Heritage Register

A detailed table of the proposed amendments is outlined in **Appendix A**.

With the exception of 21 Cleveland Street, Wahroonga, this housekeeping amendment has been limited to administrative corrections where no independent studies are considered necessary to inform the changes. No new heritage items are proposed as part of these amendments. These changes will ensure that Schedule 5 and the associated maps are as accurate and clear as possible in order to appropriately identify and protect our items and conservation areas of local heritage significance.

21 Cleveland Street, Wahroonga

The proposed amendment for 21 Cleveland Street, Wahroonga (St Lucy's School) is the sole amendment based on merit in terms of assessed heritage significance because of prior landowner engagement and submitted supporting justification. A pre-planning proposal meeting was held on 28 May 2020, in which the owners of the site proposed an amendment to the KLEP 2015 to amend the extent of the heritage listing to reflect the current heritage significance of the site. Council recommended a preparing a conservation management plan to assess the significance of the site, to inform the proposed curtilage adjustment and ongoing conservation of significant features. In 2021, Council advised St Lucy's School of the intention to prepare a Heritage Housekeeping Planning Proposal, with an offer to include the School's proposal as part of the Council-led Planning Proposal, should sufficient information in the form of a conservation management plan be provided to the satisfaction of Council's heritage specialist. The conservation management has been reviewed and supported by Council's heritage specialist. The conservation management plan for St Lucy's School is included as **Appendix B**.

Land to which the Planning Proposal applies

The Planning Proposal affects numerous properties across the Ku-ring-gai Local Government Area.
The proposed amendments apply to the heritage listings of the following properties:

1. Seven Little Australian Park - Tryon Road, East Killara
 2. 62A Tryon Road, East Killara
 3. 22 Sydney Road, East Lindfield
 4. 12-14 Cecil Street, Gordon
 5. 10 Edward Street, Gordon
 6. 25 Henry Street, Gordon
 7. 24-26 Nelson street, Gordon
 8. 41 – 41A Nelson Street, Gordon
 9. 724-726 Pacific Highway, Gordon
 10. 799 Pacific Highway, Gordon
 11. 16 Park Avenue, Gordon
 12. 16-18 Rosedale Road, Gordon
 13. 49 Werona Avenue, Gordon
 14. 9A Arnold Street, Killara
 15. 41 Buckingham Road, Killara
 16. 8 and 10 Lynwood, Killara
 17. 1 Marian Street. Killara
 18. 556 Pacific Highway, Killara
 19. 17 Springdale Road, Killara
 20. 100 Eton Road, Killara
 21. 6 Highfield Road, Lindfield
 22. 47 Highfield Road, Lindfield
 23. 25-27 Polding road, Lindfield
 24. 23 Treatts Road, Lindfield
 25. 1-5 Tryon Road, Lindfield
 26. 33 Tryon Road, Lindfield
 27. 17 Waimea Road, Lindfield
 28. 2 Westbourne Road, Lindfield
 29. 1 Avon Road, Pymble
 30. 40 Avon Road. Pymble
 31. 10 Carinya Road, Pymble
 32. 62-64 Mona Vale Road, Pymble
 33. 950 Pacific Highway, Pymble
 34. 982 Pacific Highway, Pymble
 35. 5 Station Street, Pymble
 36. 7 Taunton Street, Pymble
 37. 2C Telegraph Road, Pymble
 38. 6 Addison Avenue, Roseville
 39. 3 Bancroft Avenue, Roseville
 40. 9 Bancroft Avenue, Roseville
 41. 19 Bancroft Avenue, Roseville
 42. 15 Belgium Avenue, Roseville
 43. Roseville Park including the Firs Estate Cottage - Clanville Road
 44. 48 Duntroon Avenue, Roseville
 45. 54 Duntroon Avenue, Roseville
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46. 16 Kelburn Road, Roseville
47. 83 Pacific Highway, Roseville
48. 10 Roseville Avenue, Roseville
49. 12 Roseville Avenue, Roseville
50. Echo Point Park - Babbage Road, Roseville Chase
51. 17 Ancona Road, Turramurra
52. 18-22 Gilroy Road, Turramurra
53. 34 Eastern Road, Turramurra
54. 62 Kissing Point Road, Turramurra
55. 62 Boundary Road, Wahroonga
56. 69 Braeside Street, Wahroonga
57. 21 Cleveland Street, Wahroonga – St Lucys
58. 25B Cleveland Street, Wahroonga
59. 69 Clissold Road, Wahroonga
60. 62-66 Coonanbarra Road, Wahroonga
61. 68 Coonanbarra Road, Wahroonga
62. 25 Fox Valley Road (1526 Pacific Highway) Wahroonga
63. 35 Fox Valley Road, Wahroonga
64. 40 Fox Valley Road, Wahroonga
65. 148 Fox Valley Road, Wahroonga
66. 81-83 Grosvenor Street, Wahroonga
67. 21 Lucinda Avenue, Wahroonga
68. 33 Lucinda Avenue, Wahroonga
69. 108 Lucinda Avenue, Wahroonga
70. 1536 Pacific Highway, Wahroonga
71. 1544 Pacific Highway, Wahroonga
72. 1548 Pacific Highway, Wahroonga
73. 1614-1634 Pacific Highway, Wahroonga
74. 1676 Pacific Highway, Wahroonga
75. 9A-17 Railway Avenue, Wahroonga
76. 25 Illoura Avenue, Wahroonga
77. 1 Warwilla Avenue, Wahroonga
78. 28-30 Woodville Avenue, Wahroonga
79. 4-10 Neringah Avenue, Wahroonga
80. 24 Woonona Avenue, Wahroonga
81. 42 Bangalla Street, Warrawee

Existing planning controls

Under the KLEP 2015, items and areas of heritage significance are protected under section 5.10 of the LEP. They are listed under Schedule 5 – Environmental Heritage and shown on the associated Heritage (HER) maps.

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

A statement of the objectives and intended outcomes of the proposed instrument

The objective of the Planning Proposal is to improve the operation and accuracy of the KLEP 2015 by correcting errors found in Schedule 5 and the associated Heritage maps in the KLEP 2015. The proposed amendments will ensure that Ku-ring-gai's heritage items and conservation areas are correctly identified and protected in the LEP.

These changes will provide appropriate protection of Ku-ring-gai's heritage places and will contribute to the ongoing conservation of Ku-ring-gai's valued landscape and garden suburbs. Correct and accurate identification of heritage items can also facilitate clarity of appropriate development choices in relation to heritage items and in the vicinity of heritage items.

The zoning and existing development standards applying to these sites are not proposed to change as a result of this Planning Proposal.

The Planning Proposal proposes the following amendments:

1. Schedule 5 – Environmental Heritage text and map amendments

The planning proposal seeks to amend schedule 5 as follows.

a. Part 1 - Heritage items

The text amendments are minor, and are based on the existing merit assessment of heritage significance from prior listing, and generally fall into the following categories:

- Amendment of Lot and DP numbers to reflect current legal descriptions
- Updates to property addresses and listed suburbs
- Updates of heritage item names where historically or logically appropriate
- Consolidation or division of listings for clarity
- Updates to reflect state listings
- Appointment of new heritage item numbers in place of duplicate item numbers
- Correction of administrative errors
- Correction of the Schedule to ensure all mapped items are listed
- Removal or adjustment of heritage listings as a result of approved and completed demolition and redevelopment to exclude contemporary features of no assessed heritage significance
- Removal or adjustment of heritage listings in cases where administrative errors have occurred

The planning proposal seeks to amend the associated heritage maps. The mapping amendments are minor in nature, and based on the existing merit assessment of heritage significance from prior listing, and generally fall into the following categories:

- Consolidation or division of listings for clarity
- Updates to reflect state listing
- Appointment of new heritage item numbers in place of duplicate item numbers
- Adjustment of mapped extent due to road widening
- Removal or adjustment of heritage listings as a result of road widening

- Removal or adjustment of heritage curtilage as a result of approved and completed demolition and redevelopment to exclude contemporary features of no assessed heritage significance

One merit based amendment is proposed for 21 Cleveland Street, Wahroonga, to:

- Reduce curtilage to reflect the significance of the item based on the supported conservation management plan.

b. Part 2 - Heritage conservation areas

The Planning Proposal seeks to amend a number of heritage conservation areas with no change to the boundaries based on the existing assessment of significance including changes to:

- Names of previously separated areas across two LEPs to reflect the consolidation of the former KLEP 2012 (Local Centres) with the current KLEP 2015.

PART 2 – EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument

The Planning Proposal has been prepared to enable the following amendments to the Ku-ring-gai LEP 2015 maps and instrument.

An overview of the amendments is outlined in the table below. A detailed table of the Schedule 5 amendments is outlined in **Appendix A**. A detailed table of the mapping amendments are outlined in Part 4 of this Planning Proposal.

1. Schedule 5 – Environmental Heritage and heritage map amendments

a. Part 1 - Heritage items

The table below outlines the proposed amendments to Schedule 5 of the KLEP 2015 written instrument and heritage maps.

Site number	Property address	Reason for amendment
1.	Seven Little Australians Park, Tryon Road, East Killara	Updates and clarifies property description. No changes to mapped listing extent.
2.	Lindfield Soldiers Memorial Park, 62A Tryon Road, East Killara	Updates and clarifies property description. Allocates new item number I172 to resolve item number duplication, with 6 Beechworth Road, Pymble. No changes to mapped listing extent. See heritage map amendment.
3.	22 Sydney Road, East Lindfield	Removes subdivided redeveloped land at side from listing. See heritage map amendment.
4.	12-14 Cecil Street, Gordon	Removes redeveloped land at rear from listing. See heritage map amendment.
5.	10 Edward Street, Gordon	Updates and clarifies property description. No changes to mapped listing extent.
6.	25 Henry Street, Gordon	Clarifies property description. No changes to mapped listing extent.
7.	24-26 Nelson street, Gordon	Updates street address. No changes to mapped listing extent.
8.	41 – 41A Nelson Street, Gordon	Merges related heritage items into one listing with the item number I215. No changes to mapped listing extent. See heritage map amendment.
9.	724-726 Pacific Highway, Gordon	Corrects administrative error in Schedule 5 and heritage map. 724 Pacific Highway previously identified as I74. Listed together as related properties under I12. No changes to mapped listing extent. See heritage map amendment.

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10.	799 Pacific Highway, Gordon	Updates property description to include SP. Removes addition on the side from listing to reflect state listing. See heritage map amendment.
11.	16 Park Avenue, Gordon	Updates property description. No changes to mapped listing extent.
12.	16-18 Rosedale Road, Gordon	Updates property description and street address. Corrects mapped listing extent to capture significant building and setting. See heritage map amendment.
13.	49 Werona Avenue, Gordon	Updates property description. No changes to mapped listing extent.
14.	9A Arnold Street, Killara	Updates property description. No changes to mapped listing extent.
15.	41 Buckingham Road, Killara	Updates property description. No changes to mapped listing extent.
16.	8 and 10 Lynwood, Killara	Updates property description and street address. Corrects mapped listing extent to capture significant building and setting. See heritage map amendment.
17.	1 Marian Street. Killara	Clarifies property description. No changes to mapped listing extent.
18.	556 Pacific Highway, Killara	Clarifies property description. No changes to mapped listing extent.
19.	17 Springdale Road, Killara	Updates and clarifies property description. No changes to mapped listing extent.
20.	100 Eton Road, Killara	Clarifies property description and clarifies item name to reflect state listing. Changes significance to state. No changes to mapped listing extent.
21.	6 Highfield Road, Lindfield	Updates property description. No changes to mapped listing extent.
22.	47 Highfield Road, Lindfield	Removes redeveloped land at front from listing. Updates and clarifies property description to include SP. See heritage map amendment.
23.	25-27 Polding road, Lindfield	Updates street address. No changes to mapped listing extent.
24.	23 Treatts Road, Lindfield	Updates property description. No changes to mapped listing extent.
25.	1-5 Tryon Road, Lindfield	Updates property description. No changes to mapped listing extent.
26.	33 Tryon Road, Lindfield	Updates property description. No changes to mapped listing extent.
27.	17 Waimea Road, Lindfield	Updates property description. No changes to mapped listing extent.
28.	2 Westbourne Road, Lindfield	Updates property description. No changes to mapped listing extent.
29.	1 Avon Road, Pymble	Removes redeveloped land at rear and side from listing. See heritage map amendment.
30.	40 Avon Road. Pymble	Clarifies property description. No changes to mapped listing extent.

**ATTACHMENT NO: 1 - PLANNING PROPOSAL TO AMEND
SCHEDULE 5 - ENVIRONMENTAL HERITAGE AND ASSOCIATED
MAPS - HERITAGE HOUSEKEEPING**

ITEM NO: GB.12

Ku-ring-gai Council		Planning Proposal
31.	10 Carinya Road, Pymble	Updates property description and street address. No changes to mapped listing extent.
32.	62-64 Mona Vale Road, Pymble	Updates property description. No changes to mapped listing extent.
33.	950 Pacific Highway, Pymble	Delists demolished heritage item. Removes mapped listing extent. See heritage map amendment.
34.	982 Pacific Highway, Pymble	Updates street address. No changes to mapped listing extent.
35.	5 Station Street, Pymble	Updates property description. No changes to mapped listing extent.
36.	7 Taunton Street, Pymble	Updates property description. No changes to mapped listing extent.
37.	2C Telegraph Road, Pymble	Clarifies item name to reflect state listing. Changes significance to state. No changes to mapped listing extent.
38.	6 Addison Avenue, Roseville	Updates property description. No changes to mapped listing extent.
39.	3 Bancroft Avenue, Roseville	Updates property description. No changes to mapped listing extent.
40.	9 Bancroft Avenue, Roseville	Updates property description. No changes to mapped listing extent.
41.	19 Bancroft Avenue, Roseville	Updates property description. No changes to mapped listing extent.
42.	15 Belgium Avenue, Roseville	Updates property description. No changes to mapped listing extent.
43.	Roseville Park including the Firs Cottage, Clanville Road	Clarifies item name and updates street address. No changes to mapped listing extent.
44.	48 Duntroon Avenue, Roseville	Updates property description. No changes to mapped listing extent.
45.	54 Duntroon Avenue, Roseville	Updates property description. No changes to mapped listing extent.
46.	16 Kelburn Road, Roseville	Updates property description. No changes to mapped listing extent.
47.	83 Pacific Highway, Roseville	Updates property description. No changes to mapped listing extent.
48.	10 Roseville Avenue, Roseville	Updates property description. No changes to mapped listing extent.
49.	12 Roseville Avenue, Roseville	Updates property description. No changes to mapped listing extent.
50.	Echo Point Park, Babbage Road, Roseville Chase	Updates street address and item number. No changes to mapped listing extent. Allocate new item number I183 to resolve item number duplication, with 1 Avon Road, Pymble. See heritage map amendment.
51.	17 Ancona Road, Turramurra	Clarifies property description. No changes to mapped listing extent.
52.	18-22 Gilroy Road, Turramurra	Updates street address and clarifies item name. No changes to mapped listing extent.

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53.	34 Eastern Road, Turramurra	Updates property description. No changes to mapped listing extent.
54.	62 Kissing Point Road, Turramurra	Removes subdivided redeveloped land at side from listing. See heritage map amendment.
55.	62 Boundary Road, Wahroonga	Clarifies item name to reflect state listing. Changes significance to state. No changes to mapped listing extent.
56.	69 Braeside Street, Wahroonga	Corrects administrative error. No changes to mapped listing extent.
57.	21 Cleveland Street, Wahroonga	Updates street address. Updates and clarifies property description. Clarifies item name. Removes redeveloped land on side from listing. See heritage map amendment.
58.	25B Cleveland Street, Wahroonga	Clarifies item name and updates street address, Merges related heritage items into one listing with the item number 1886. No changes to mapped listing extent. See heritage map amendment.
59.	69-71 Clissold Road, Wahroonga	Updates street address. No changes to mapped listing extent.
60.	62-66 Coonanbarra Road, Wahroonga	Updates property description. No changes to mapped listing extent.
61.	68 Coonanbarra Road, Wahroonga	Remove from Schedule 5 and heritage map to correct historical listing error carried over from the Ku-ring-gai Planning Scheme Ordinance. See heritage map amendment.
62.	25 Fox Valley Road (1526 Pacific Highway) Wahroonga	Updates property description and street address. Removes land for road widening at front from listing. Clarifies item name. See heritage map amendment.
63.	35 Fox Valley Road, Wahroonga	Removes subdivided redeveloped land at rear from listing. See heritage map amendment.
64.	40 Fox Valley Road, Wahroonga	Removes subdivided redeveloped land at rear from listing. See heritage map amendment.
65.	148 Fox Valley Road, Wahroonga	Updates and clarifies property description and includes local significance. No changes to mapped listing extent.
66.	81-83 Grosvenor Street, Wahroonga	Updates street address. No changes to mapped listing extent.
67.	21 Lucinda Avenue, Wahroonga	Updates property description. No changes to mapped listing extent.
68.	33 Lucinda Avenue, Wahroonga	Updates property description. No changes to mapped listing extent.
69.	108 Lucinda Avenue, Wahroonga	Updates property description. No changes to mapped listing extent.
70.	1536 Pacific Highway, Wahroonga	Updates property description and clarifies item name. Removes land for road widening at front from listing. See heritage map amendment.

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71.	1544 Pacific Highway, Wahroonga	Updates property description. Removes land for road widening at front from listing. See heritage map amendment.
72.	1548 Pacific Highway, Wahroonga	Updates property description. Removes land for road widening at front from listing. See heritage map amendment.
73.	1614-1634 Pacific Highway, Wahroonga	Updates property description, street address and clarifies item name. Removes land for road widening at front from listing. See heritage map amendment.
74.	1676 Pacific Highway, Wahroonga	Updates street address. Removes land following demolition at side from listing. See heritage map amendment.
75.	9A-17 Railway Avenue, Wahroonga	Merges related heritage items into one listing with item number (Merging 1978, 1979, 1980 with 1982) No changes to mapped listing extent. See heritage map amendment.
76.	25 Illoura Avenue, Wahroonga	Clarifies item name and updates street address. No changes to mapped listing extent.
77.	1 Warwilla Avenue, Wahroonga	Clarifies property description. No changes to mapped listing extent.
78.	28-30 Woodville Avenue, Wahroonga	Updates property description. No changes to mapped listing extent.
79.	4-10 Neringah Avenue, Wahroonga	Updates and clarifies property description and street address. Clarifies item name. No changes to mapped listing extent.
80.	24 Woonona Avenue, Wahroonga	Updates property description. No changes to mapped listing extent.
81.	42 Bangalla Street, Warrawee	Removes subdivided redeveloped land at side from listing. See heritage map amendment.

b. Part 2 - Heritage conservation areas

The table below outlines the proposed amalgamation of heritage conservation areas formerly separated across Ku-ring-gai's two LEPs. The amalgamation of the HCAs reflects the consolidation of the former KLEP 2012 (Local Centres) with the current KLEP 2015. There are no proposed changes to the boundaries of the heritage conservation areas.

Amendment Number	Existing heritage conservation area/s	Proposed amendment
82.	Clanville Conservation Area C32B and Clanville Conservation Area C32C	Amalgamation of conservation areas to form to form Clanville Conservation Area C32. No changes to mapped listing extent.
83.	Gordondale Estate Conservation Area C12B	Amalgamation of conservation areas to form Gordondale Estate Conservation Area C12. No changes to mapped listing extent.
84.	Ku-ring-gai Avenue Conservation Area C6A and Ku-ring-gai Avenue Conservation Area C6B	Amalgamation of conservation areas to form Ku-ring-gai Avenue Conservation Area C6. No changes to mapped listing extent.
85.	Lindfield West Conservation Area C30A	Amalgamation of conservation areas to form Lindfield West Conservation Area C30. No changes to mapped listing extent.
86.	Orinoco Street Conservation Area C10A and Orinoco Street Conservation Area C10B	Amalgamation of conservation areas to form Orinoco Street Conservation Area C10. No changes to mapped listing extent.
87.	Pymble Heights Conservation Area C8A and Pymble Heights Conservation Area C8B	Amalgamation of conservation areas to form Pymble Heights Conservation Area C8. No changes to mapped listing extent.
88.	Smith Grant Conservation Area C19B	Amalgamation of conservation areas to form Smith Grant Conservation Area C19. No changes to mapped listing extent.
89.	St Johns Avenue Conservation Area C16A and St Johns Avenue Conservation Area C16B	Amalgamation of conservation areas to form St Johns Avenue Conservation Area C16. No changes to mapped listing extent.

90.	Stanhope Road Conservation Area C25A and Stanhope Road Conservation Area C25B	Amalgamation of conservation areas to form Stanhope Road Conservation Area C25. No changes to mapped listing extent.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE SPECIFIC MERIT

Justification of strategic and potential site specific merit, outcomes and the process for their implementation

A. Need for the planning proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

The majority of the amendments are not the result of a strategic study or report. These amendments are to address errors and inconsistencies identified through the operation of the KLEP 2015 and through undertaking a desktop study across the LGA.

A number of amendments are the result of subdivisions or development applications that have been approved and realised. Others are obvious errors, but it is considered that they require public exhibition as they involve privately owned properties. Whilst these amendments are not a result of a strategic study or report, they are consistent with Council's policy position and will ensure Schedule 5 and the associated mapping within the KLEP 2015 are accurate so that Ku-ring-gai's heritage items and conservation areas are protected appropriately.

21 Cleveland Street, Wahroonga

The proposed amendment for 21 Cleveland Street, Wahroonga (St Lucy's School) is based on the assessed heritage significance merit, justified by a conservation management plan, reviewed and supported by Council's heritage specialist. The conservation management plan for St Lucy's School is included as **Appendix B**.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

A Planning Proposal is the best and only means of achieving the intended outcome. An amendment to the KLEP 2015 is required to correct the errors and inaccuracies that have been identified in Schedule 5 of the written instrument and associated mapping. Schedule 5 is the only way to provide statutory recognition of the heritage significance of those items.

B. Relationship to strategic planning framework

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

Yes. The Planning Proposal is broadly consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *North District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

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The Planning Proposal is consistent with the directions and objectives of the Plan, particularly Objective 13:

'Environmental heritage is identified, conserved and enhanced'.

North District Plan

Yes. The Planning Proposal is generally consistent with the directions, priorities and objectives of the *North District Plan*, and more specifically with:

Planning Priority N6. Creating and renewing great places and local centres and respecting the District's heritage

Action 21. Identify, conserve and enhance environmental heritage by:

- a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
- b. applying adaptive re-use and interpreting of heritage to foster distinctive local places
- c. managing and monitoring the cumulative impact of development on the heritage values and character of places.

Action 55. Consider the following issues when preparing plans for tourism and visitation:

- e. protecting heritage and biodiversity to enhance cultural and eco-tourism

Action 67. Identify and protect scenic and cultural landscapes

Q4. *Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Ku-ring-gai Community Strategic Plan 2038

Yes. The Planning Proposal is consistent with Ku-ring-gai's Community Strategic Plan 2038 (2018) ('CSP'). In particular, the Planning Proposal gives effect to the identified priorities:

P1.1 Ku-ring-gai's unique visual character and identity is maintained

P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai

P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed.

The Planning Proposal also gives effect to Theme 3 of the CSP, 'Places, spaces and infrastructure' which identifies the long-term objective 'Ku-ring-gai's heritage is protected, promoted and responsibly managed' as well as the 20 Year Vision: Our diverse indigenous and non-indigenous cultural heritage is conserved and celebrated.

Ku-ring-gai Local Strategic Planning Statement

The Planning Proposal is consistent with Ku-ring-gai's Local Strategic Planning Statement (2020) ('LSPS') giving effect to a number of Ku-ring-gai Local Planning Priorities identified within the LSPS, including:

Local Character and Heritage

K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character

K13. Identifying and conserving Ku-ring-gai's environmental heritage

Ku-ring-gai Heritage Strategy

The Planning Proposal is consistent with the Ku-ring-gai Heritage Strategy (2021), giving effect to a number of priorities, including:

Review existing and identify new heritage items and HCAs;

Conservation of significant 20th century development; and

Continue to identify and correct heritage anomalies.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

None are applicable.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs.

SEPP	Comment on Consistency
SEPP (Biodiversity and Conservation) 2021 Chapter 2: Vegetation in non-rural areas Chapter 4: Koala habitat protection 2021 Chapter 6: Bushland in urban areas Chapter 7: Canal estate development Chapter 9: Hawkesbury-Nepean River Chapter 10: Sydney Harbour Catchment	Applicable. Consistent. This SEPP contains provisions in respect to vegetation that is or forms part of a heritage item or that is within a heritage conservation area. The heritage listing of properties may alter whether development under the SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
SEPP (Resilience and Hazards) Chapter 2: Coastal management Chapter 3: Hazardous and offensive development Chapter 4: Remediation of land	Applicable. Consistent. There is no indication that previous uses at the subject sites would trigger site remediation requirements. The subject properties are not located within the coastal areas identified by this SEPP.
SEPP (Industry & Employment) 2021 Chapter 3: Advertising and signage	Applicable. Consistent. The Planning Proposal does not contain a provision which is contrary to the operation of this policy.
SEPP 65 Design Quality of Residential Flat Development	Applicable.

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SEPP	Comment on Consistency
	Consistent. The Planning Proposal does not contain a provision which is contrary to the operation of this policy.
SEPP Building Sustainability Index : Basix 2004	Applicable. Consistent. The Planning Proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021 Chapter 2: Infrastructure Chapter 3: Educational establishment and child care facilities	Applicable. Consistent. The Planning Proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts-Eastern Harbour City) 2021 Chapter 2: State significant precincts	Applicable. Consistent. The Planning Proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing) 2021	Applicable. Consistent. The affected properties are not known to contain affordable housing. The heritage listing of properties may alter whether development under the former ARH SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
SEPP Exempt and Complying Development Codes 2008	Applicable. Consistent. The heritage listing of properties may alter whether development under the Codes SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The following table identifies applicable section 9.1 Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under S9.1	Objectives	Consistency
1. PLANNING SYSTEMS		
1.1 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent. The Planning Proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> .
1.3 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The Planning Proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development. The planning proposal does not contain a provision which is contrary to the operation of this direction.
1.4 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.	Consistent. This Planning Proposal is not for the purpose of facilitating a particular development proposal.
3. BIODIVERSITY AND CONSERVATION		
3.1 Conservation zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent. The Planning Proposal will not affect the conservation standards of any environmentally sensitive land.
3.2 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. This will be achieved through ensuring Council's heritage listings and associated mapping are accurate and reflect current data on the sites. The Planning Proposal will result in the conservation of properties that have satisfied the NSW Heritage Council's criteria for local heritage significance. Where parts of items are proposed to be removed, it is either the result of a previous administrative error or physical changes to the item that has altered its heritage significance.

Directions under S9.1	Objectives	Consistency
4. RESILIENCE AND HAZARDS		
4.1 Flooding	The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	Consistent. The Planning Proposal will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property.
4.3 Planning for Bushfire Protection	The objectives of this direction are to: (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.	Consistent. The Planning Proposal will not rezone bushfire affected land or affect the application of controls that ensure that development on bushfire prone land will not result in risk to life or damage to property.
4.4 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	The Planning Proposal does not rezone or permit a change of use of the land. The Planning Proposal does not contain a provision which is contrary to the objective of this direction.
4.5 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Existing acid sulfate soils provisions will not be altered by the planning proposal.
5. TRANSPORT AND INFRASTRUCTURE		
5.1 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and	The Planning Proposal does not alter the land zoning, and as such, would not affect travel demand or the availability of transport options.

Directions under S9.1	Objectives	Consistency
	<p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	
6. HOUSING		
6.1 Residential Zones	<p>The objectives of this direction are to:</p> <p>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) minimise the impact of residential development on the environment and resource lands.</p>	Consistent. The Planning Proposal does not seek to amend the zoning or range of permissible uses on the sites.
6.2 Caravan Parks and Manufactured Home Estates	<p>The objectives of this direction are to:</p> <p>(a) provide for a variety of housing types, and</p> <p>(b) provide opportunities for caravan parks and manufactured home estates.</p>	Consistent. The Planning Proposal will not affect any caravan parks or manufactured housing estates.
7. INDUSTRY AND EMPLOYMENT		
7.1 Business and Industrial Zones	<p>The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and</p> <p>(c) support the viability of identified centres.</p>	Consistent. The Planning Proposal does not contain a provision which is contrary to the objective of this direction. The Planning Proposal does not seek to rezone business or industrial land or reduce permissible floor space in these zones.

C. Environmental, social and economic impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal only affects Schedule 5 Environmental Heritage and the associated heritage maps. The Proposal is largely administrative in nature. There will be no adverse impact upon any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the Planning Proposal.

Q9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental impacts envisaged as a result of the heritage amendments proposed by the Planning Proposal. Protection of all items will be required if development is proposed for the sites or in the vicinity of the sites. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process. The environmental sustainability benefits afforded by the retention and conservation of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

Q10. *Has the planning proposal adequately addressed any social and economic effects?*

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs. The Planning Proposal will not adversely impact on existing social infrastructure, such as schools and hospitals. Any potential effects resulting from the Planning Proposal are considered positive, as having clear and accurate identification of heritage items will benefit social and cultural connection in the Ku-ring-gai Community. Correct and accurate identification of heritage items could also facilitate clarity of appropriate development choices in relation to heritage items and in the vicinity of heritage items.

D. Infrastructure (Local, State and Commonwealth)

Q11. *Is there adequate public infrastructure for the planning proposal?*

The planning proposal does not involve amendments to the planning controls that will facilitate intensified development. No additional demand for public infrastructure or services is anticipated as a result of this planning proposal.

E. State and Commonwealth interests

Q12. *What are the views of state and federal public authorities consulted in accordance with the Gateway determination?*

Should the Planning Proposal proceed to public exhibition, consultation with the relevant public authorities will be conducted. Council intends to notify Heritage NSW, Department of Premier and Cabinet during the public exhibition of the Planning Proposal. Any other authorities nominated by the Department of Planning, Industry and Environment as part of the requirements of the Gateway Determination will be consulted.

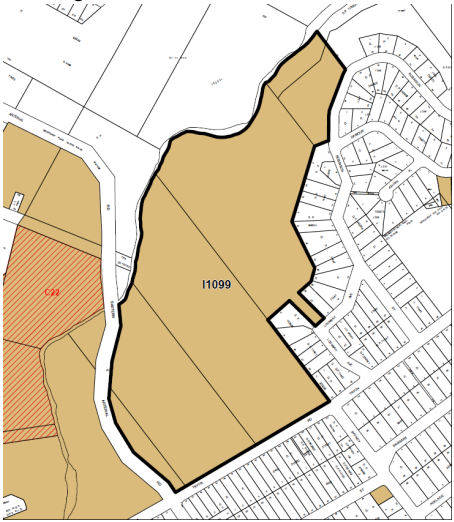
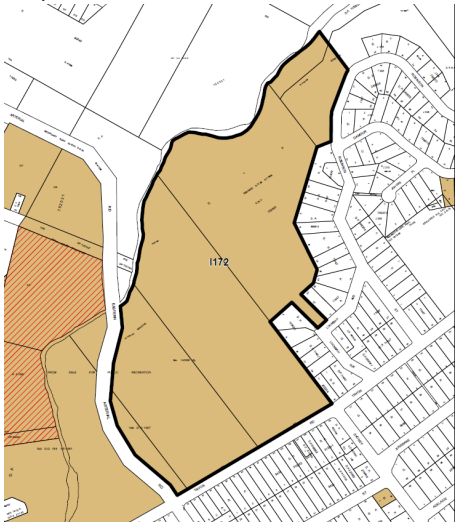
PART 4 - MAPPING

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

The planning proposal seeks to amend the KLEP 2015 Heritage Map. The map sheets to be amended are:

- HER_001
- HER_002
- HER_006
- HER_007
- HER_008
- HER_014
- HER_015
- HER_019
- HER_020

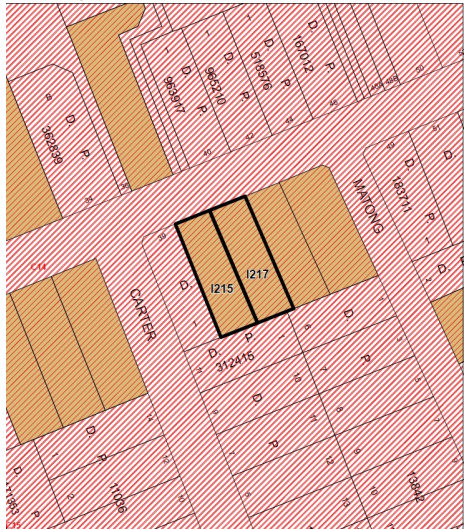
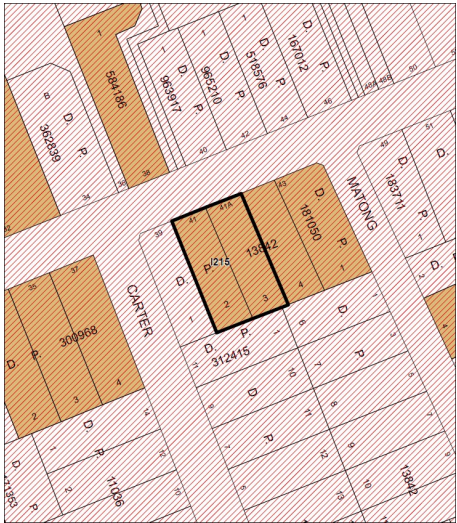
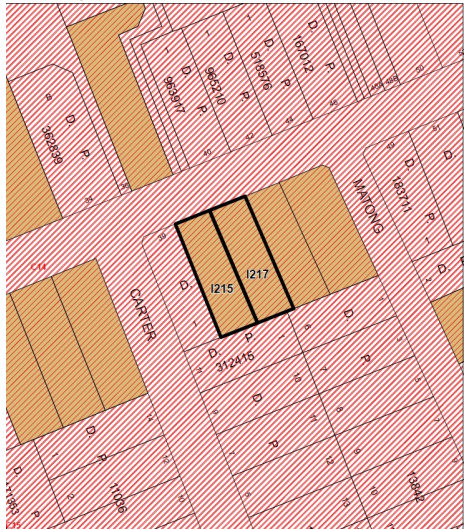
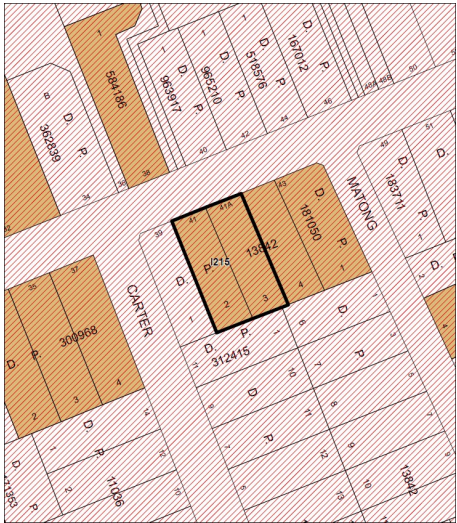
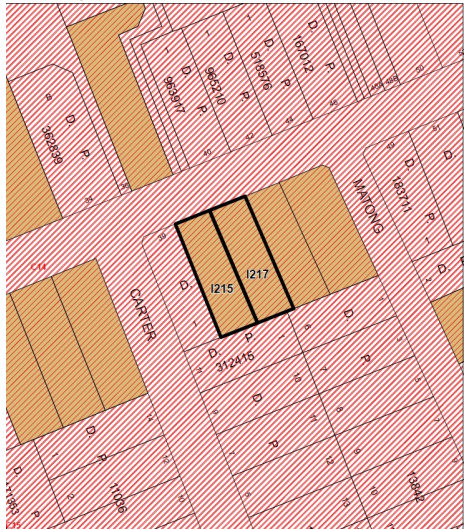
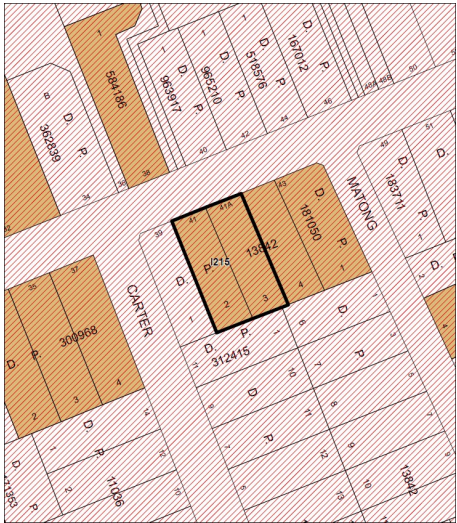
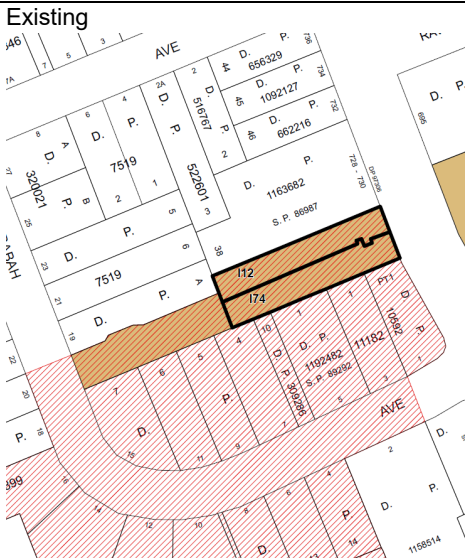

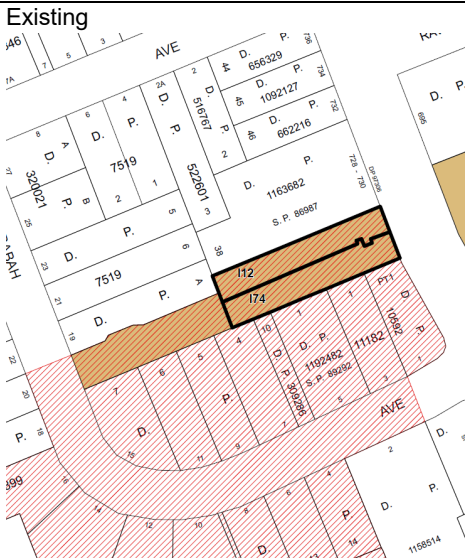

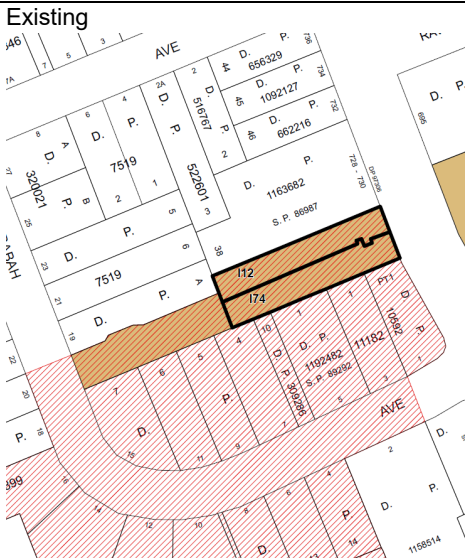

The below table provides further details of the proposed amendments to the KLEP 2015 Heritage Map.

Site 2	62A Tryon Road, East Killara	
	Reason for amendment: Updates and clarifies property description. Allocate new item number I172 to resolve item number duplication, with 6 Beechworth Road, Pymble. No changes to mapped listing.	
	Existing 	Proposed 

Ku-ring-gai Council

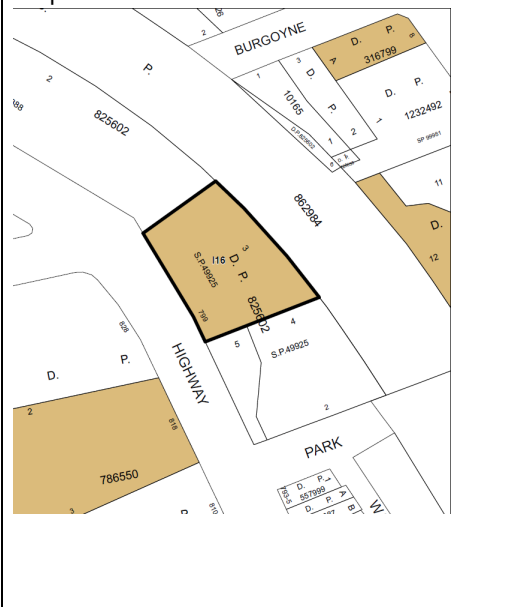
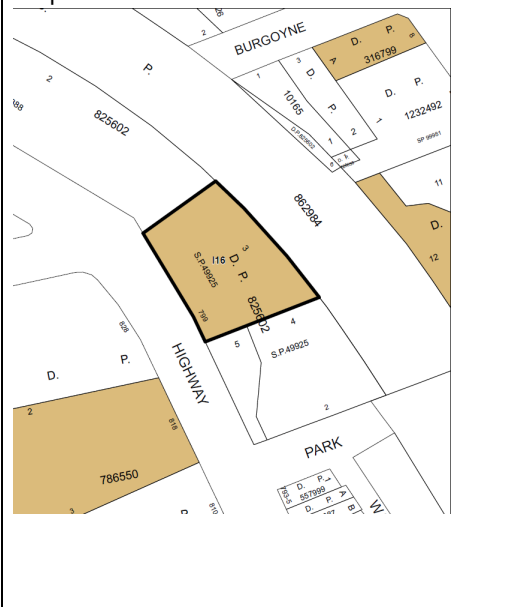
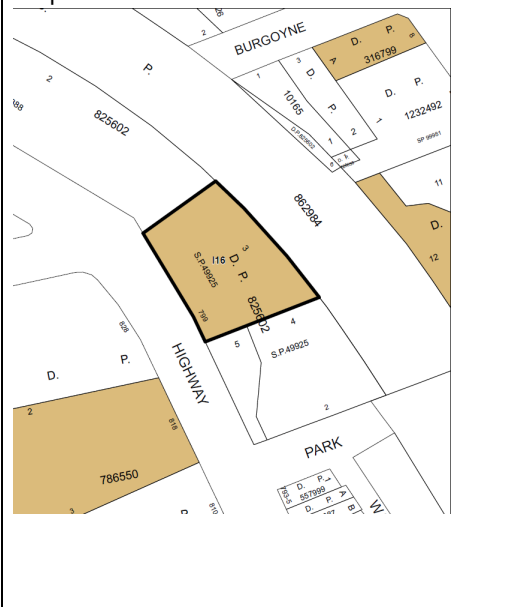
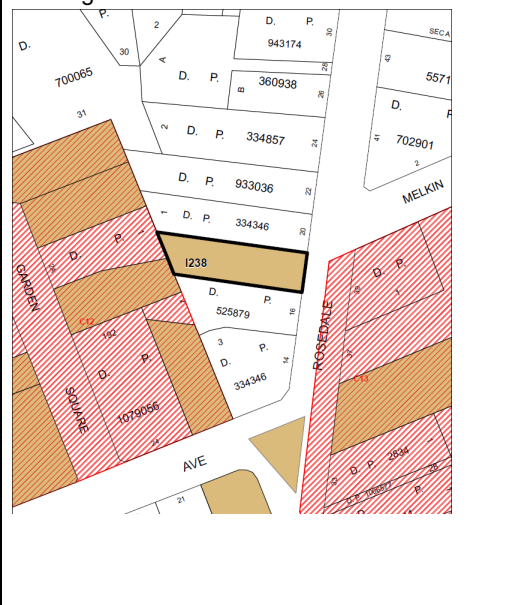
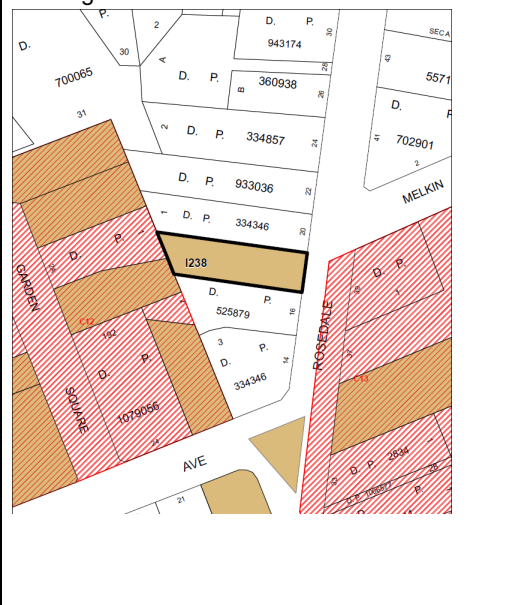
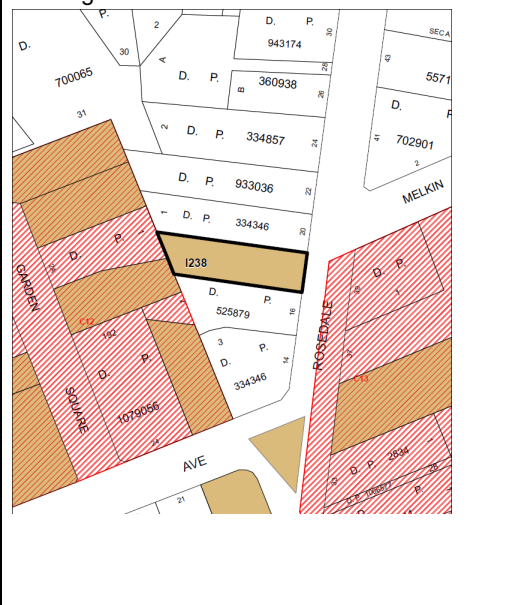
Planning Proposal

<p>Site 3</p>	<p align="center">22 Sydney Road, East Lindfield</p> <p>Reason for amendment: Removes subdivided redeveloped land at side from listing.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
<p>Site 4</p>	<p align="center">12-14 Cecil Street, Gordon</p> <p>Reason for amendment: Removes redeveloped land at rear from listing. Updates property description to include SP.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					

<p>Site 8</p>	<p>41 & 41A Nelson Street Gordon</p> <p>Reason for amendment: Merges related heritage items into one listing with the item number I215. No changes to mapped listing extent.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
<p>Site 9</p>	<p>724-726 Pacific Highway Gordon</p> <p>Reason for amendment: Merges related heritage items into one listing with the item number I12. 724 Pacific Highway previously identified as I74. No changes to mapped listing extent.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					

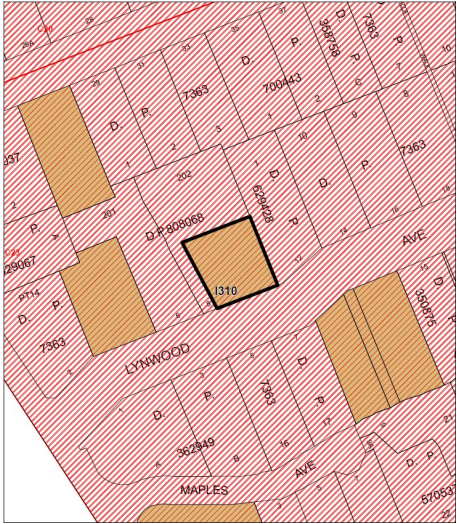
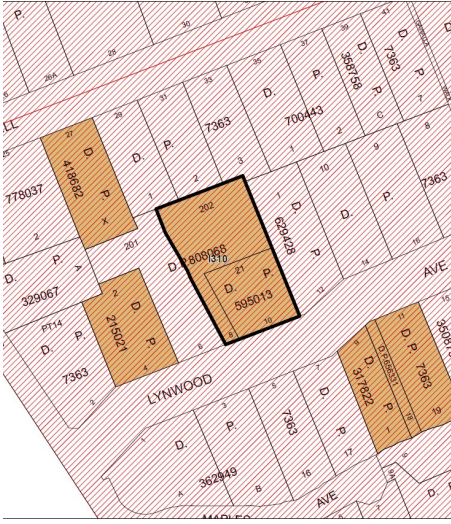
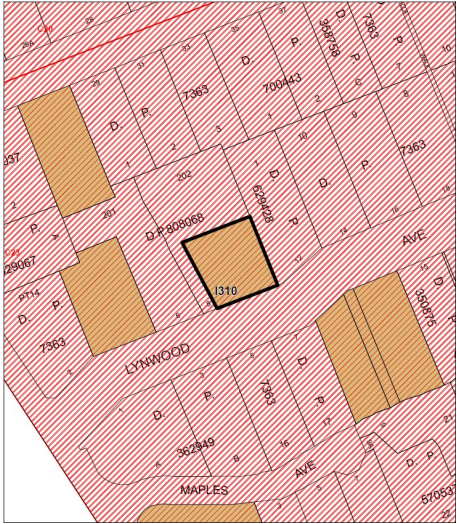
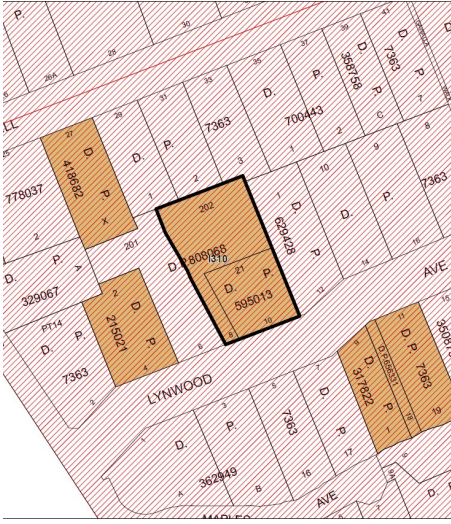
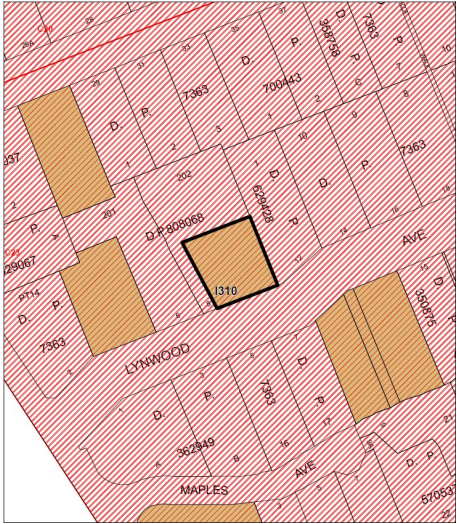
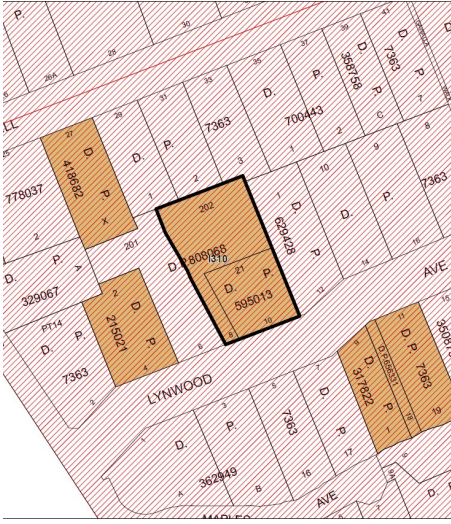
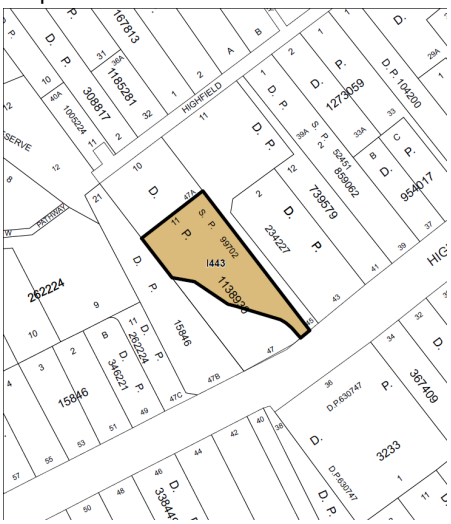
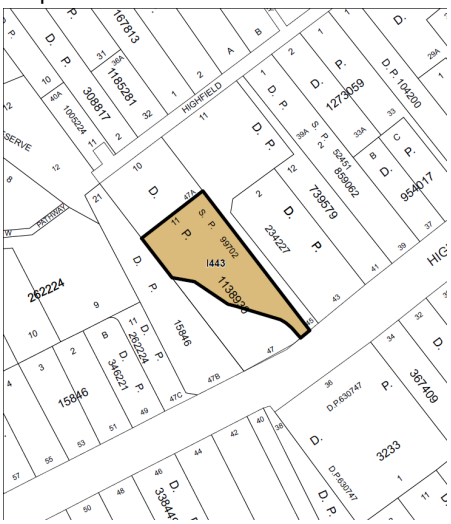
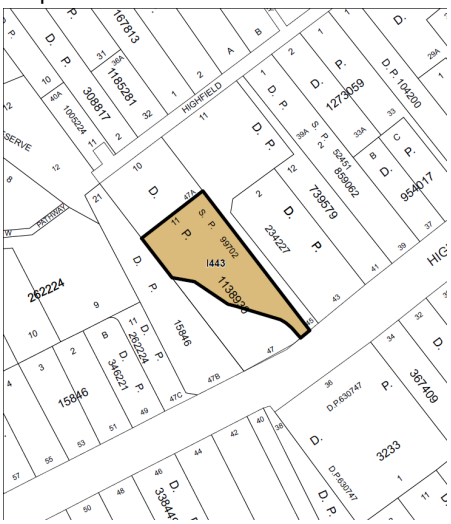
Ku-ring-gai Council

Planning Proposal

<p>Site 10</p>	<p align="center">799 Pacific Highway, Gordon</p> <p>Reason for amendment: Updates property description to include SP. Removes addition on the side from listing to reflect state listing.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
<p>Site 12</p>	<p align="center">16-18 Rosedale Road, Gordon</p> <p>Reason for amendment: Updates property description and street address. Corrects mapped listing extent to capture significant building and setting.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					


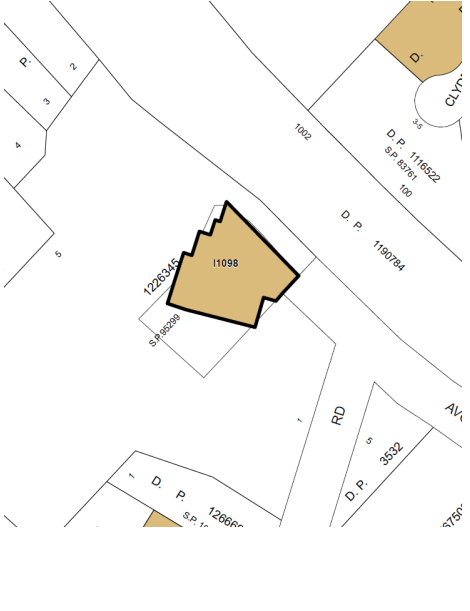

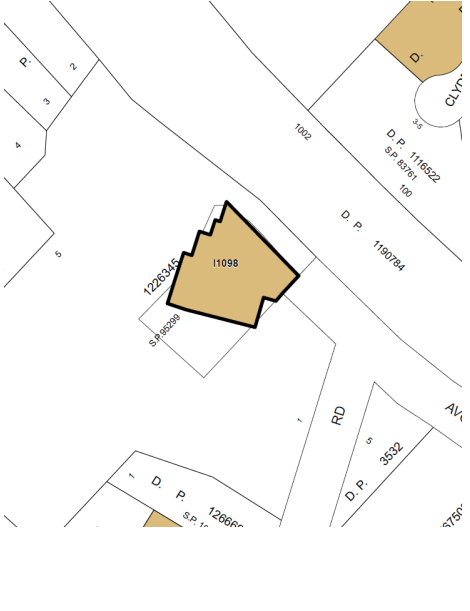

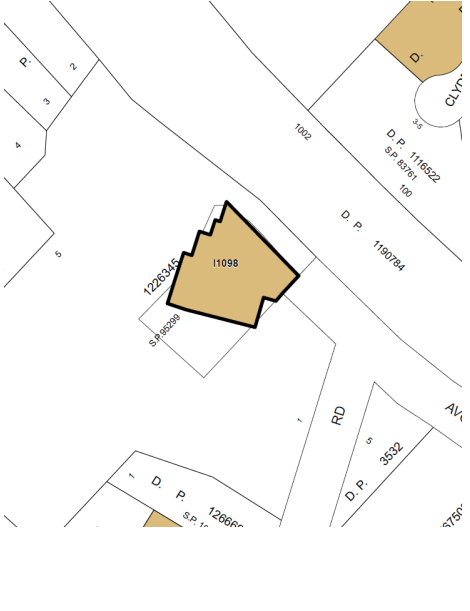

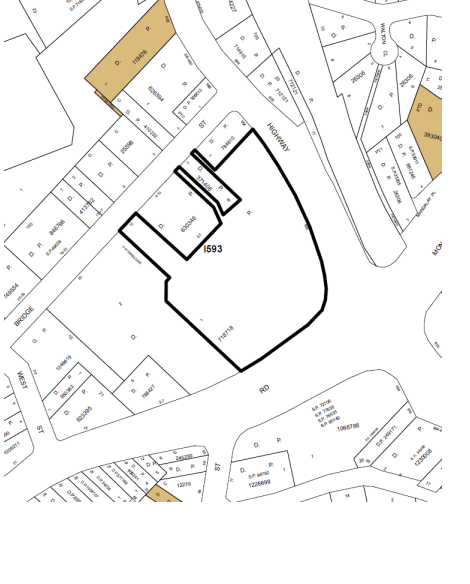

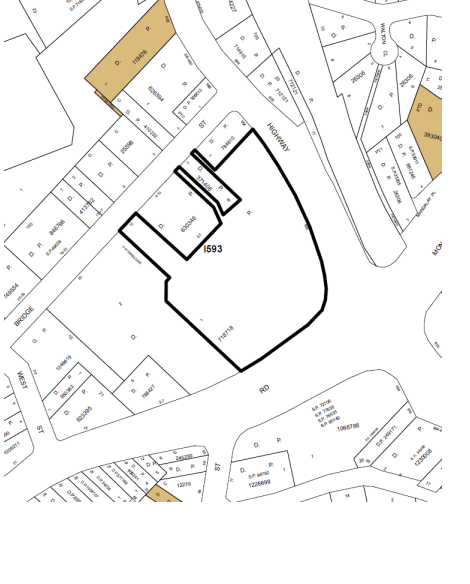

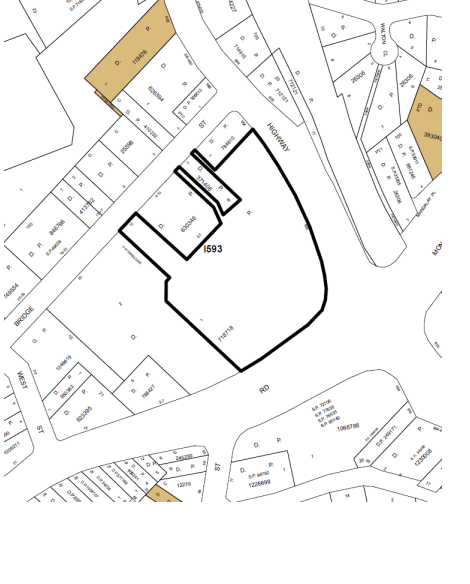
Ku-ring-gai Council

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Site 16	<p align="center">8-10 Lynwood Avenue, Killara</p>				
	<p>Reason for amendment: Updates property description and street address. Corrects mapped listing extent to capture significant building and setting.</p>				
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Existing	Proposed				
					
Site 22	<p align="center">47 Highfield Road, Lindfield</p>				
	<p>Reason for amendment: Removes redeveloped land at front from listing. Updates and clarifies property description to include SP.</p>				
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Existing	Proposed				
					







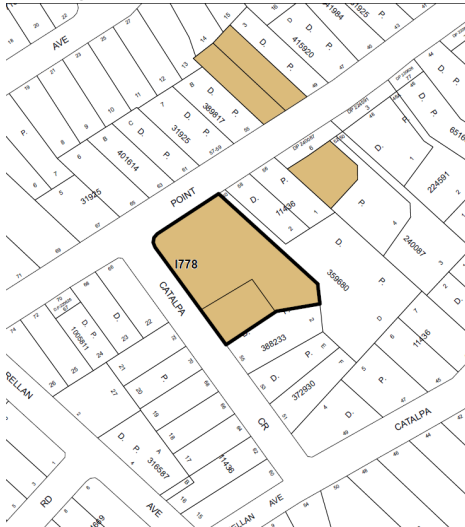
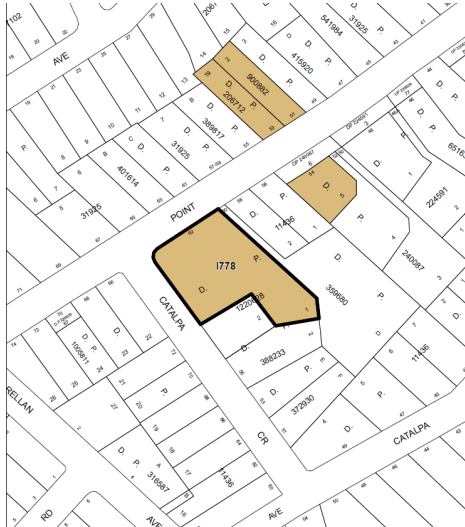
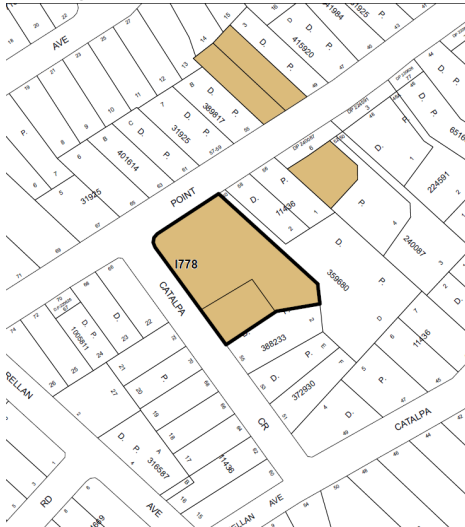
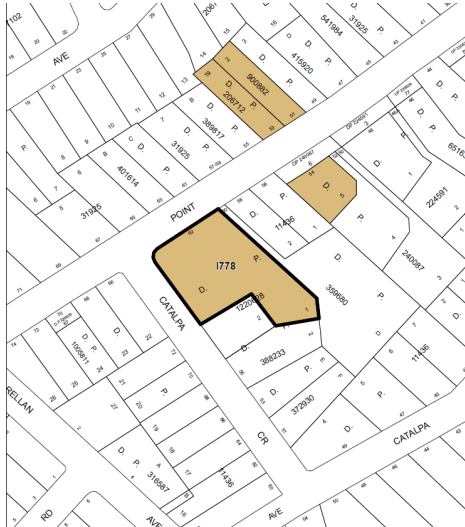
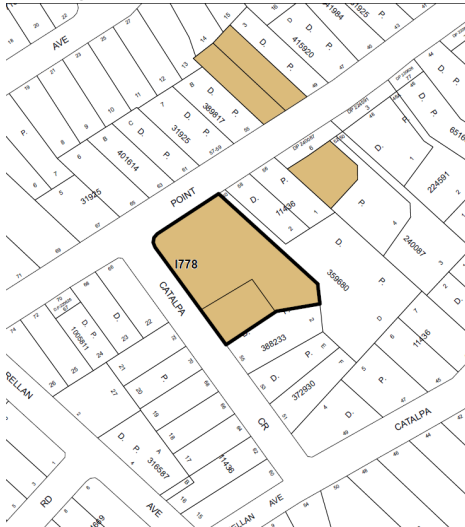
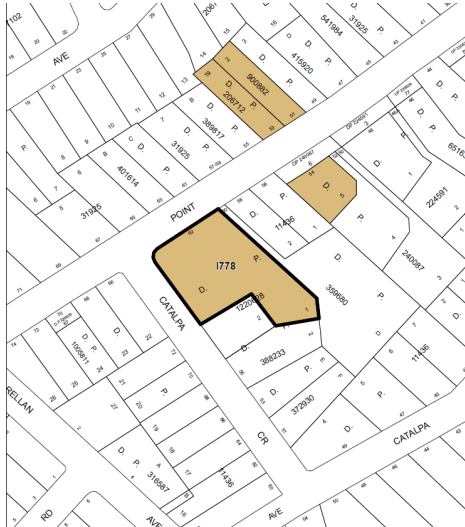
Ku-ring-gai Council

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Site 29	<p align="center">1 Avon Road, Pymble</p> <p>Reason for amendment: Removes redeveloped land at rear and side from listing. Updates property description to include SP.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
Site 33	<p align="center">950 Pacific Highway Pymble</p> <p>Reason for amendment: Delists demolished heritage items. Removes mapped listing extent.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
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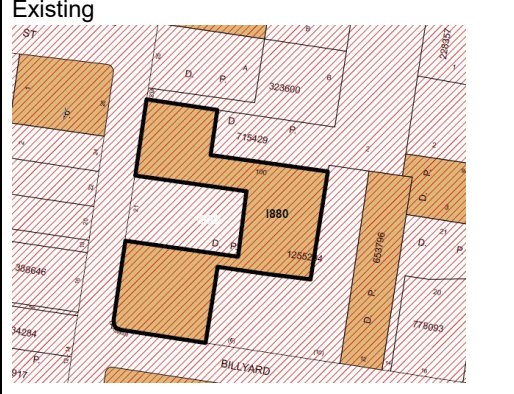
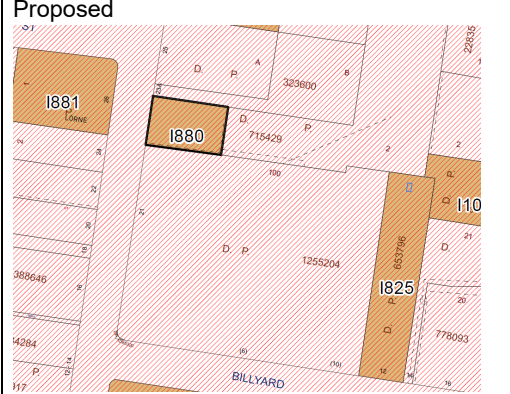
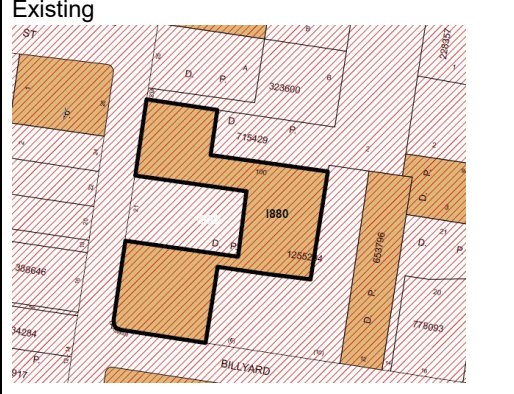
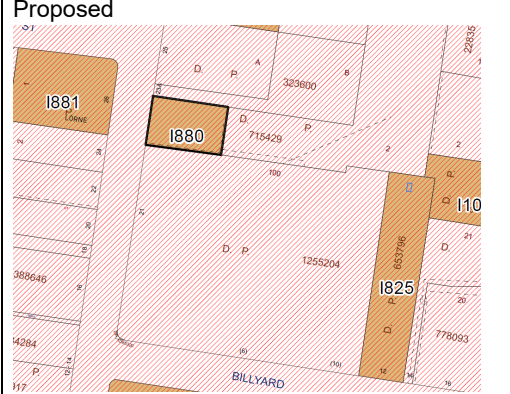
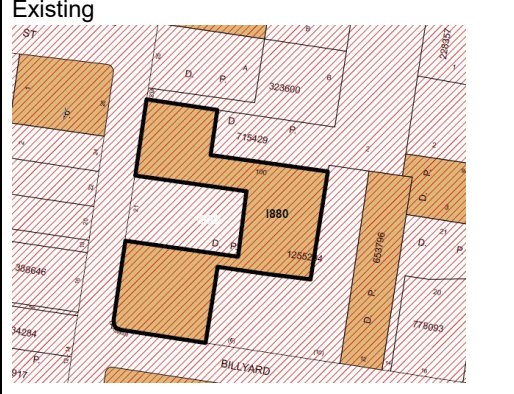
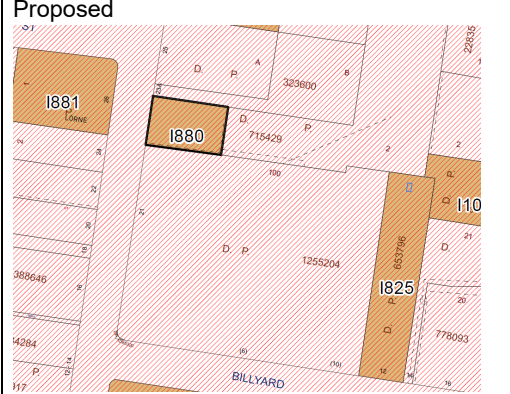
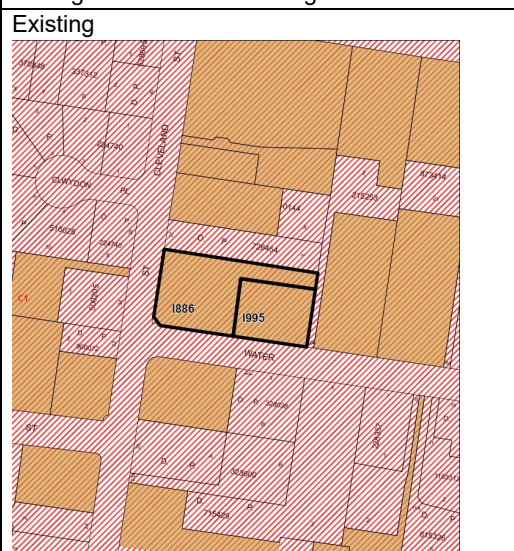

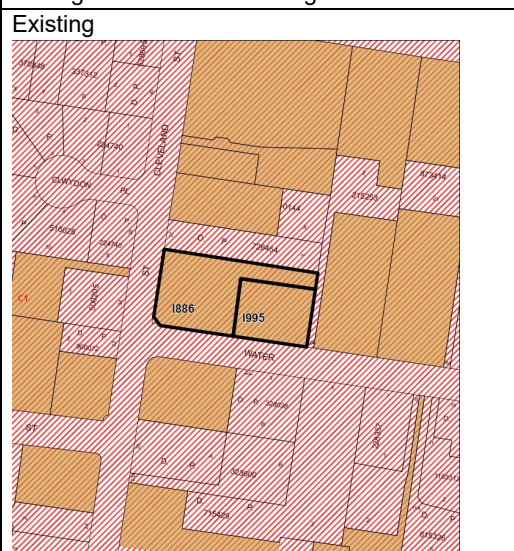

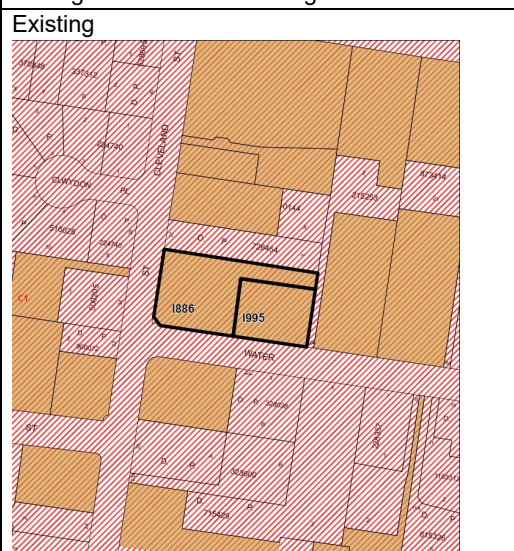

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Site 50	<p align="center">Echo Point Park Babbage Road, Roseville Chase</p> <p>Reason for amendment: Updates street address and item number. No changes to mapped listing extent. Allocate new item number I183 to resolve item number duplication, with 1 Avon Road, Pymble.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
Site 54	<p align="center">62 Kissing Point Road, Turramurra</p> <p>Reason for amendment: Removes subdivided redeveloped land at side from listing.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					

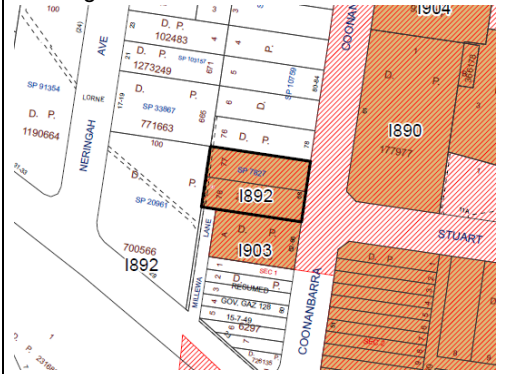
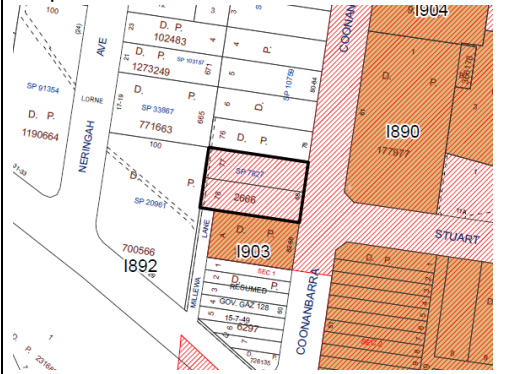
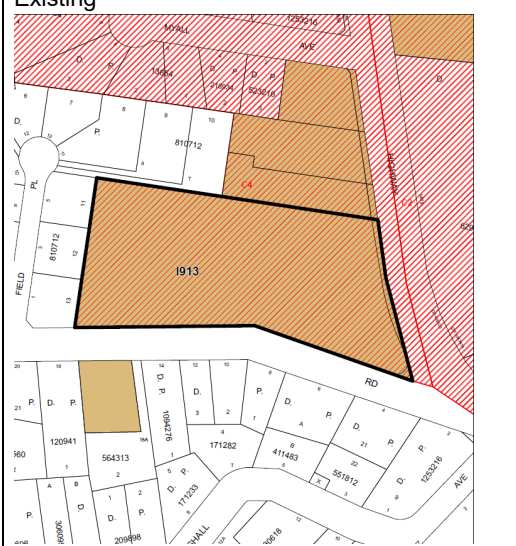
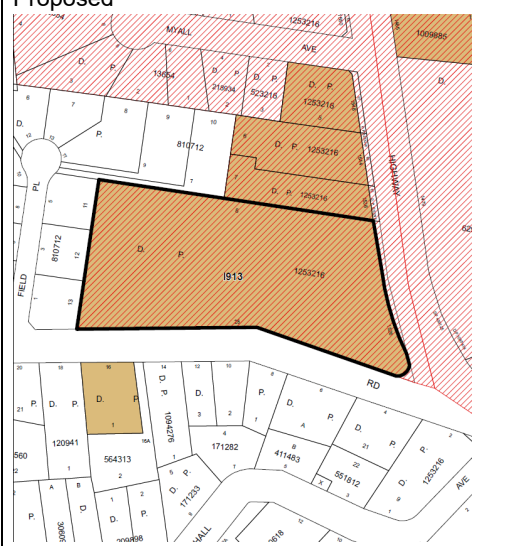
Ku-ring-gai Council

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<p>Site 57</p>	<p align="center">21 Cleveland Street, Wahroonga</p> <p>Reason for amendment: Updates street address. Updates and clarifies Property description. Removes redeveloped land on side from listing</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td data-bbox="359 448 874 996">  </td><td data-bbox="874 448 1388 996">  </td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
<p>Site 58</p>	<p align="center">25B Cleveland Street, Wahroonga</p> <p>Reason for amendment: Clarifies item name and updates street address, Merges related heritage items into one listing with the item number 1886. No changes to mapped listing extent.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td data-bbox="359 1120 874 1825">  </td><td data-bbox="874 1120 1388 1825">  </td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					













Ku-ring-gai Council

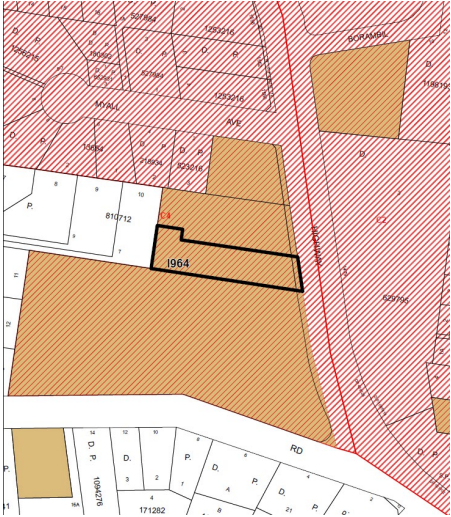
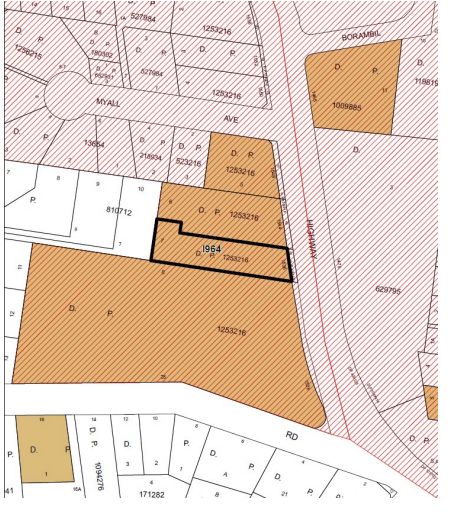
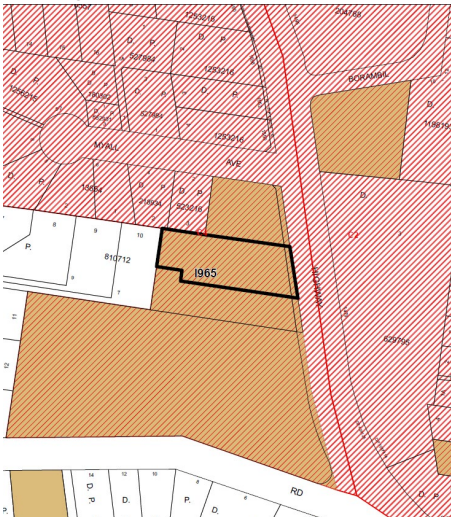

Planning Proposal

<p>Site 61</p>	<p>68 Coonanbarra Road, Wahroonga</p>
	<p>Reason for amendment: Remove from Schedule 5 and heritage map to correct historical listing error carried over from the Ku-ring-gai Planning Scheme Ordinance. See heritage map amendment.</p> <div data-bbox="357 439 1388 1021"> <div> <p>Existing</p>  </div> <div> <p>Proposed</p>  </div> </div>
<p>Site 62</p>	<p>25 Fox Valley Road (1526 Pacific Highway), Wahroonga</p>
	<p>Reason for amendment: Updates property description and street address. Removes land for road widening at front from listing.</p> <div data-bbox="357 1144 1388 1832"> <div> <p>Existing</p>  </div> <div> <p>Proposed</p>  </div> </div>

Ku-ring-gai Council

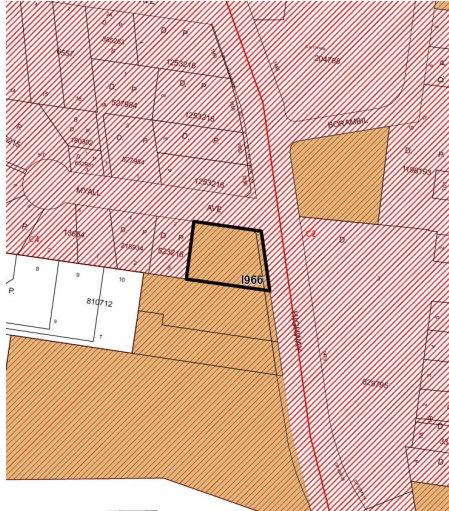

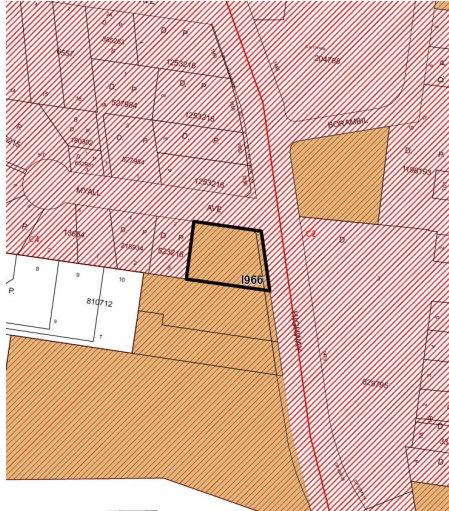

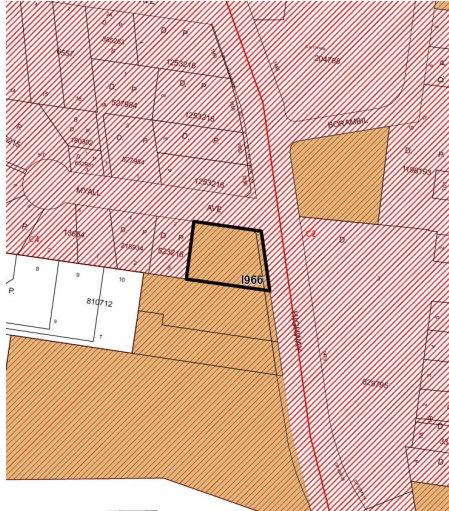

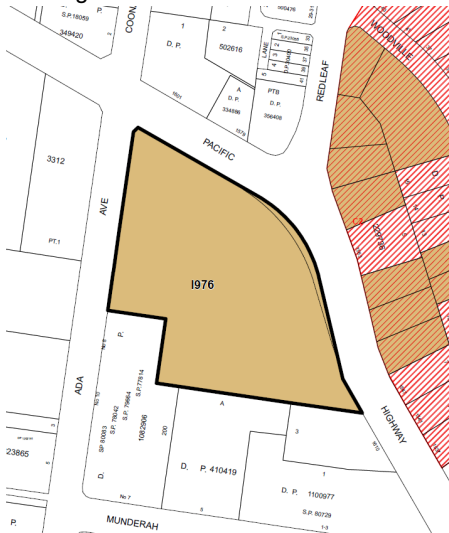
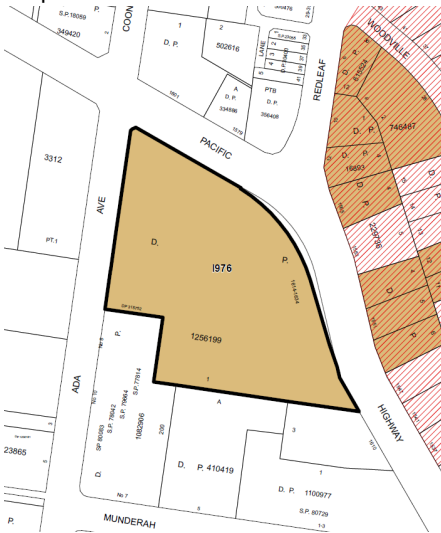
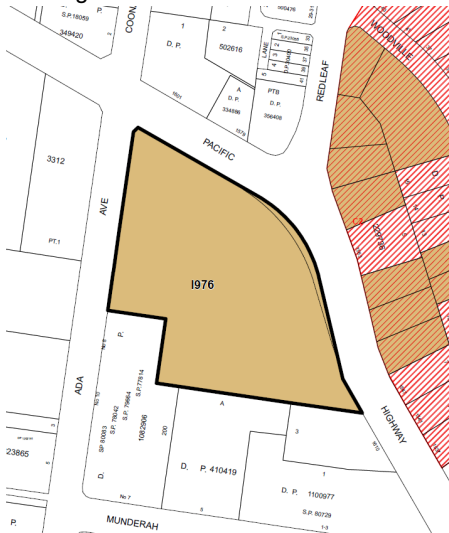
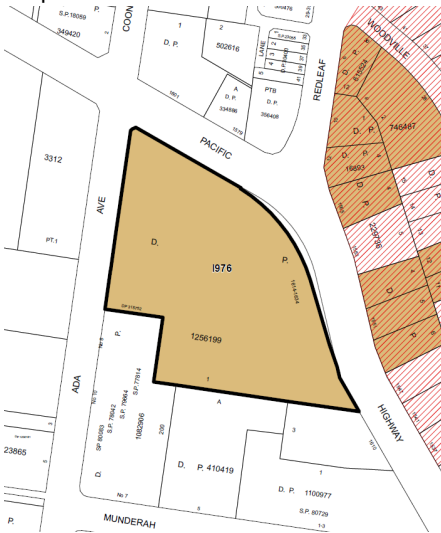
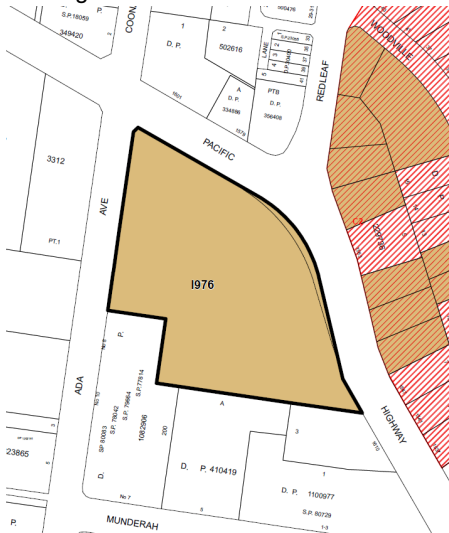
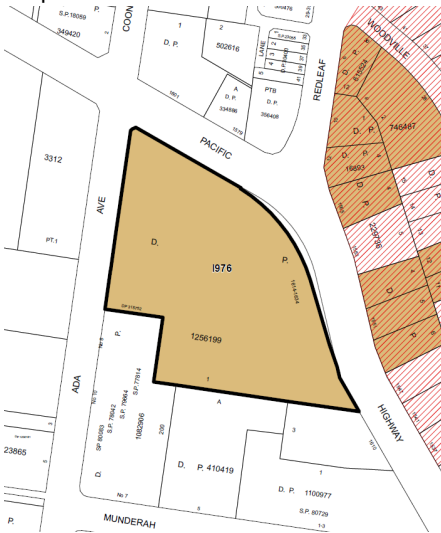
Planning Proposal

<p>Site 63</p>	<p>35 Fox Valley Road, Wahroonga</p> <p>Reason for amendment: Removes subdivided redeveloped land at rear from listing.</p> <table> <tr> <td data-bbox="359 414 869 1064"> <p>Existing</p>  </td><td data-bbox="869 414 1388 1064"> <p>Proposed</p>  </td></tr> </table>	<p>Existing</p> 	<p>Proposed</p> 
<p>Existing</p> 	<p>Proposed</p> 		
<p>Site 64</p>	<p>40 Fox Valley Road, Wahroonga</p> <p>Reason for amendment: Removes subdivided redeveloped land at rear from listing.</p> <table> <tr> <td data-bbox="359 1153 869 1823"> <p>Existing</p>  </td><td data-bbox="869 1153 1388 1823"> <p>Proposed</p>  </td></tr> </table>	<p>Existing</p> 	<p>Proposed</p> 
<p>Existing</p> 	<p>Proposed</p> 		

Site 70	1536 Pacific Highway, Wahroonga	
	Reason for amendment: Updates property description and clarifies item name. Removes land for road widening at front from listing.	
	Existing 	Proposed 
Site 71	1544 Pacific Highway, Wahroonga	
	Reason for amendment: Updates property description. Removes land for road widening at front from listing.	
	Existing 	Proposed 

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<p>Site 72</p>	<p>1548 Pacific Highway, Wahroonga</p> <p>Reason for amendment: Updates property description. Removes land for road widening at front from listing.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					
<p>Site 73</p>	<p>1614-1634 Pacific Highway, Wahroonga</p> <p>Reason for amendment: Updates property description, street address and clarifies item name. Removes land for road widening at front from listing.</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Existing	Proposed		
Existing	Proposed				
					

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<p>Site 74</p>	<p align="center">1676 Pacific Highway, Wahroonga</p> <p>Reason for amendment: Updates street address. Removes land following demolition at side from listing.</p> <div> <div> <p>Existing</p>  </div> <div> <p>Proposed</p>  </div> </div>
<p>Site 75</p>	<p align="center">9A-17 Railway Avenue, Wahroonga</p> <p>Reason for amendment: Merges related heritage items 1978, 1979 and 1980 into one listing with item number 1982. No changes to mapped listing extent.</p> <div> <div> <p>Existing</p>  </div> <div> <p>Proposed</p>  </div> </div>

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Site 81	42 Bangalla Street, Warrawee	
	Reason for amendment: Removes subdivided redeveloped land at side from listing.	
	Existing	Proposed

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

Community Consultation for this Planning Proposal will be consistent with the requirements of the Gateway Determination, the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the consultation guidelines contained within the NSW Department of Planning and Environment's *A Guide to Preparing Planning Proposals* (December 2021) and the *Local Environmental Plan Making Guideline* (December 2021).

In accordance with the Guide, the public exhibition of a Planning Proposal is generally undertaken in the following manner:

- Notification on Council's website on the 'Have my say' exhibition page
- Notification in writing to the affected and adjoining landowners

During the public exhibition period, the following material is made available for viewing:

- The Planning Proposal
- The Gateway Determination
- Information and technical reports relied upon by the Planning Proposal

As determined by the *Local Environmental Plan Making Guideline* (December 2021), the Planning Proposal falls within the 'basic' category, and therefore will be exhibited for a maximum period of 10 working days.

At the conclusion of the public exhibition period, a report will be prepared and presented to Council to allow for the consideration of submissions received from the community during the exhibition period.

PART 6 – PROJECT TIMELINE

Stage	Timing
Council resolution	TBA
Anticipated commencement date (date of Gateway determination)	TBA
Commencement and completion dates for public exhibition period	TBA
Post exhibition review and reporting	TBA
Council consideration of submission	TBA
Legal drafting of LEP	TBA
Anticipated date RPA will make the plan (if delegated)	TBA
Notification of Plan on Legislation website	TBA

Site reference	Suburb	Item name	Address	Property description	Significance	Item number	Reasons for amendment
1.	East Killara	Seven Little Australians Park (being the western part of former Lindfield Park)	Tryon Road	Lot 2, DP 1134198; Lot 1, DP 611692; Lot 4, DP 449586; Lot 2, DP 399827; Lot 199, 200, DP 752031 ; Part <u>of</u> Lots 154, 155, 199, 200 215, 216 and 217, DP 752031; Part <u>of</u> Lot 7316, DP 1157421; Lot 7061, DP 93836	Local	I1100	Updates and clarifies property description. No changes to mapped listing extent.
2.	East Killara	Lindfield Soldiers Memorial Park (being the eastern part of former Lindfield Park)	62A Tryon Road	Lot 3, DP 182465; Lot 156, DP 752031; Part <u>of</u> Lots 154, 155 and 159 , DP 752031; <u>Lot 159 DP 752031</u> ; Part <u>of</u> Lot 1, DP 1180328	Local	I4099-I172	Updates and clarifies property description. Allocate new item number I172 to resolve item number duplication, with 6 Beechworth Road, Pymble. No changes to mapped listing extent. See heritage map amendment.
3.	East Lindfield	"Meadow Lea", dwelling house	22 22A Sydney Road	Lot A, DP 339432; Lots 1 and 2 , DP 1149553	Local	I179	Removes subdivided redeveloped land at side from listing. See heritage map amendment.
4.	Gordon	Dwelling house	12-14 Cecil Street	Part of Lot 100, DP 1229475	Local	I3 and I4	Removes redeveloped land at rear from listing. See heritage map amendment.
5.	Gordon	Lady Gowrie Retirement Village (formerly known as Burnham Thorpe)	10 Edward Street	Lot 1, DP 624543 <u>Part of Lot 1, DP 1239849</u>	Local	I189	Updates and clarifies property description. No changes to mapped listing extent.
6.	Gordon	Gordon Station Railway Group	25 Henry Street (Gordon Railway Station)	<u>Part of</u> Lot 1, DP 1129081;	State	I6	Clarifies property description. No changes to mapped listing extent.
7.	Gordon	"Theace", dwelling house	24 - 26-Nelson Street	Lot 1, DP 632984	Local	I207	Updates street address. No changes to mapped listing extent.
8.	Gordon	Dwelling house	41 <u>and 41A Nelson Street</u>	Lot 2, DP 13842; <u>Lot 3, DP 13842</u>	Local	I215	Merges related heritage items into one listing with the item number I215. No changes to mapped listing extent. See heritage map amendment.
	Gordon	Dwelling house	41A Nelson Street	Lot 3, DP 13842	Local	I217	Merges related heritage items into one listing with the item number I215. No changes to mapped listing extent. See heritage map amendment.
9.	Gordon	Dwelling house	724 - 726 Pacific Highway	Lot 1, DP 130693; <u>Lot 1, DP 120508</u>	Local	I12	Corrects administrative error in schedule 5 and the map. 724 Pacific Highway previously identified as I74. Listed together as related properties. No changes to mapped listing extent. See heritage map amendment.
10.	Gordon	Old Gordon Primary School	799 Pacific Highway	Lot 3, DP 825602	State	I16	Removes addition on the side from listing to reflect state listing. See heritage map amendment.
11.	Gordon	Dwelling house	16 Park Avenue	Lot 16, <u>Section 2</u> , DP 975243; <u>Lot 17, Section 2, DP 975243</u> ;	Local	I21	Updates property description. No changes to mapped listing extent.
12.	Gordon	Dwelling house	16 - 18 Rosedale Road	Lot A, DP 390075; <u>Lot 1, DP 525879</u>	Local	I238	Updates property description and street address. Corrects mapped listing extent to capture significant building and setting. See heritage map amendment.

Site reference	Suburb	Item name	Address	Property description	Significance	Item number	Reasons for amendment
13.	Gordon	Dwelling house	49 Werona Avenue	Lot 3, <u>Section 3</u> , DP 3352	Local	I28	Updates property description. No changes to mapped listing extent.
14.	Killara	Dwelling house	9A Arnold Street	<u>Lot A, DP 334995; Lot B, DP 359137 Lot 1, DP 1215147</u>	Local	I253	Updates property description. No changes to mapped listing extent.
15.	Killara	Dwelling house	41 Buckingham Road	<u>Lots 5 and Lot 6, DP 456023 Lot 56, DP 1177651</u>	Local	I259	Updates property description. No changes to mapped listing extent.
16.	Killara	"Lynwood", dwelling house	8-10 Lynwood Avenue	Lot 21, DP 595013 <u>Lot 202, DP 808065;</u>	Local	I310	Updates property description and street address. Corrects mapped listing extent to capture significant building and setting. See heritage map amendment.
17.	Killara	Dorchester Flats	1 Marian Street	Part of Lots 30 and <u>Part Lot 31</u> , DP 3263	Local	I320	Clarifies property description. No changes to mapped listing extent.
18.	Killara	Killara Golf Course Clubhouse including putting green, fairway and garden within the curtilage of the Clubhouse	556 Pacific Highway	Part <u>of</u> Lot 2, DP 535219	Local	I341	Clarifies property description. No changes to mapped listing extent.
19.	Killara	"Deepdene", dwelling house	17 Springdale Road	<u>Lot A, DP 343026; Lot 7, DP 4524 Part of Lot, DP 1179429</u>	Local	I371	Updates and clarifies property description. No changes to mapped listing extent.
20.	Lindfield	<u>UTS Ku-ring-gai Campus main building, including the gymnasium and footbridge Lindfield Learning Centre (former William Balmain Teachers College)</u>	100 Eton Road	<u>Part of</u> Lot 2, DP 1151638	<u>Local State</u>	I422	Clarifies property description and clarifies item name to reflect state listing. Changes significance to state. No changes to mapped listing extent.
21.	Lindfield	Dwelling house	6 Highfield Road	Lot 51, DP 133309; <u>Lot 6, DP 2653;</u>	Local	I39	Updates property description. No changes to mapped listing extent.
22.	Lindfield	Dwelling house	47 Highfield Road	<u>Part of</u> Lot 11, DP 1138930 (<u>Lot 1, SP 99702</u>)	Local	I443	Removes redeveloped land at front from listing. Updates and clarifies property description to include SP. See heritage map amendment. Note current DA for Torrens title subdivision is under consideration.
23.	Lindfield	Dwelling house	<u>25-27</u> Polding Road	Lot A, DP 343615	Local	I465	Updates street address. No changes to mapped listing extent.
24.	Lindfield	Dwelling house	23 Treatts Road	Lot 1, DP 456178; <u>Lot 67, DP 6608</u>	Local	I51	Updates property description. No changes to mapped listing extent.
25.	Lindfield	St Alban's Anglican Church	1-5 Tryon Road	Lot 1 <u>and 2</u> , DP 501299;	Local	I55	Updates property description. No changes to mapped listing extent.
26.	Lindfield	Lindfield Uniting Church	33 Tryon Road	Lot 1, DP 724802; <u>Lot 22, DP 3210</u>	State	I54	Updates property description. No changes to mapped listing extent.
27.	Lindfield	Dwelling house	17 Waimea Road	Lot 11, <u>Section 2</u> DP 5653	Local	I56	Updates property description. No changes to mapped listing extent.
28.	Lindfield	"The Glen", dwelling house	2 Westbourne Road	Lot 1, DP 955268; <u>Lot 822, DP 752031</u>	Local	I57	Updates property description. No changes to mapped listing extent.
29.	Pymble	Dwelling house	1 Avon Road	Part of Lot 5, DP 1226345	Local	I1098	Removes redeveloped land at rear and side from listing. See heritage map amendment.

Site reference	Suburb	Item name	Address	Property description	Significance	Item number	Reasons for amendment
30.	Pymble	Avondale Golf Club House	40 Avon Road	<u>Part of</u> Lot 4, DP 789892	Local	I503	Clarifies property description. No changes to mapped listing extent.
31.	Pymble	Dwelling house	10– 12 Carinya Road	Lot 5, Section 4, DP 13451; Lot 4, DP 13451	Local	I529	Updates property description and street address. No changes to mapped listing extent..
32.	Pymble	“Lanosa”, dwelling house	62–64 Mona Vale Road	Lot 2, DP 573946; Lot 11, DP 855982; Lot 12, DP 1233279	Local	I579	Updates property description. No changes to mapped listing extent.
33.	Pymble	3M Building (former)	950 Pacific Highway	Lot 1, DP 718718	Local	I593	Delists demolished heritage item. Removes mapped listing extent. See heritage map amendment.
34.	Pymble	Substation	982 – 984 Pacific Highway	Lot 1, DP 119476; Lot 1, DP 441760	State	I598	Updates street address. No changes to mapped listing extent.
35.	Pymble	“The Maples”, dwelling house	5 Station Street	Lot 10, DP 3519; <u>Lot 11, DP 3519</u>	Local	I81	Updates property description. No changes to mapped listing extent.
36.	Pymble	Dwelling house	7 Taunton Street	Lot 1, DP 1022801; <u>Lot B DP 17424</u>	Local	I84	Updates property description. No changes to mapped listing extent..
37.	Pymble	Sydney Water Reservoir—Pymble Pymble Reservoir No.1 and No.2 (covered) (WS0097) and (WS0098)	2C Telegraph Road	Lots 1 and 2, DP 7321; Lots 1–4, DP 744950; Lot 2, DP 621763	Local <u>State</u>	I655	Clarifies item name to reflect state listing. Changes significance to state. No changes to mapped listing extent.
38.	Roseville	Dwelling house	6 Addison Avenue	Lot 6, DP 6341; Lot 1, DP 121689 <u>Lot 61, DP 1263037</u>	Local	I663	Updates property description. No changes to mapped listing extent.
39.	Roseville	“Rochester”, dwelling house	3 Bancroft Avenue	Lot 2, DP 114228; <u>Lot 5, DP 1046733</u>	Local	I91	Updates property description. No changes to mapped listing extent.
40.	Roseville	“Leightonlyn”, dwelling house	9 Bancroft Avenue	Lot 7, <u>Section C</u> DP 5035	Local	I94	Updates property description. No changes to mapped listing extent.
41.	Roseville	Dwelling house	19 Bancroft Avenue	Lot 11, <u>Section C</u> DP 5035	Local	I96	Updates property description. No changes to mapped listing extent.
42.	Roseville	Dwelling house	15 Belgium Avenue	Lot 51, DP 7872 ; Lot 1 <u>and 2</u> , DP 314995	Local	I670	Updates property description. No changes to mapped listing extent.
43.	Roseville	<u>Roseville Park including</u> The Firs Estate Cottage	60A Clanville Road <u>Clanville Road</u>	Lots 1–5 and 7–11, DP 9475; Lots 8–14 and 25–31 and 43–49, DP 10038; Lot 2, DP 132908; Lot 6, DP 667676; Lot 1, DP 166600	Local	I674	Clarifies item name and updates street address. No changes to mapped listing extent.
44.	Roseville	Dwelling house	48 Duntroon Avenue	Lot 62, DP 7517; Lot A, DP 340378 <u>Lot 1, DP 1260404</u>	Local	I679	Updates property description. No changes to mapped listing extent.
45.	Roseville	Dwelling house	54 Duntroon Avenue	Lot 65, DP 7517; Lot C, DP 340378 <u>Lot 1, DP 1196796</u>	Local	I680	Updates property description. No changes to mapped listing extent.
46.	Roseville	“Doralyn”, dwelling house	16 Kelburn Road	Lot 8, <u>Section 2</u> DP 5653	Local	I105	Updates property description. No changes to mapped listing extent.
47.	Roseville	Former Commonwealth Bank building	83 Pacific Highway	Lot 2, DP 1096041; <u>Lot 1 DP 442434</u>	Local	I109	Updates property description. No changes to mapped listing extent.
48.	Roseville	Dwelling house	10 Roseville Avenue	Lot 7, <u>Section A</u> , DP 3277	Local	I112	Updates property description. No changes to mapped listing extent.
49.	Roseville	“Lawarra”, dwelling house	12 Roseville Avenue	Lot 8, <u>Section A</u> DP 3277	Local	I113	Updates property description. No changes to mapped listing extent.

Site reference	Suburb	Item name	Address	Property description	Significance	Item number	Reasons for amendment
50.	Roseville Chase	Echo Point Park	17 Normac Street Babbage Road	Lots 94, 95, 96, 97 98 and 139, DP 13450; Lot 7035, DP 1058600	Local	I4098-I183	Updates street address and item number. No changes to mapped listing extent. Allocate new item number I183 to resolve item number duplication, with 1 Avon Road, Pymble. See heritage map amendment.
51.	Turramurra	Dwelling house	17 Ancona Road	Lot 134, DP 623002 Lot 2, DP 1224565 and part of Lot 1, DP 1224565	Local	I756	Clarifies property description. No changes to mapped listing extent.
52.	Turramurra	St Margaret's Church (17A Eastern Road)	17A Eastern Road 18 – 22 Gilroy Road	Lot 1, DP 830432	Local	I137	Updates street address and clarifies item name. No changes to mapped listing extent.
53.	Turramurra	"The Manse", dwelling house	34 Eastern Road	Lot 1, Section C , DP 2511	Local	I133	Updates property description. No changes to mapped listing extent.
54.	Turramurra	"Ingalara", dwelling house	62 Kissing Point Road	Lot A, DP 326323; Lot C, DP 388233 Lot 1, DP 1220628	Local	I778	Removes subdivided redeveloped land at side from listing. See heritage map amendment.
55.	Wahroonga	Dwelling house Jack House	62 Boundary Road	Lot C, DP 371361	Local State	I835	Clarifies item name to reflect state listing. Changes significance to state. No changes to mapped listing extent.
56.	Wahroonga	Dwelling House	69 Braeside Street	Lot 1 DP 534426	Local	I850	Corrects administrative error. No changes to mapped listing extent.
57.	Wahroonga	Dwelling house Former Prouille Convent and garden	21 3 Cleveland Street	Lot 1, DP 715429; Lot B, DP 341153; Lot 1, DP 726090 Part of Lot 100, DP 1255204	Local	I880	Updates street address. Updates and clarifies property description. Clarifies item name. Removes redeveloped land on side from listing. See heritage map amendment.
58.	Wahroonga	St Andrews Church and Manse (2 Water Street)	25B Cleveland Street	Lot A, DP 339202 Lot 1, DP 1252982	Local	I886	Clarifies item name and updates street address, Merges related heritage items into one listing with the item number I886. No changes to mapped listing extent. See heritage map amendment.
	Wahroonga	St Andrew's Church Manse	2 Water Street	Lot B, DP 339202	Local	I995	Merges related heritage items into one listing with the item number I886. No changes to mapped listing extent. See heritage map amendment.
59.	Wahroonga	"Rose Seidler House", dwelling house	69- 71 Clissold Road	Lot A, DP 372495	State	I888	Updates street address. No changes to mapped listing extent.
60.	Wahroonga	"Coonanbarra Shops"	62–66 Coonanbarra Road	Lot A, DP 1260458-401441	Local	I903	Updates property description. No changes to mapped listing extent.
61.	Wahroonga	Shops	68 Coonanbarra Road	Lots 77 and 78, DP 2666	Local	I892	Remove from Schedule 5 and heritage map to correct historical listing error carried over from the Ku-ring-gai Planning Scheme Ordinance See heritage map amendment.
62.	Wahroonga	Mahratta Dwelling including interiors and grounds	25 Fox Valley Road (1526 Pacific Highway)	Lot 1, DP 62488 Lot 8, DP 1253216	State	I913	Updates property description and street address. Removes land for road widening at front from listing. Clarifies item name. See heritage map amendment.
63.	Wahroonga	"Rothiemore", dwelling house	35 Fox Valley Road	Lot 2, DP 322390 Lot 1 DP 1218826	Local	I916	Removes subdivided redeveloped land at rear from listing. See heritage map amendment.
64.	Wahroonga	Dwelling house	40 Fox Valley Road	Lots 31 and 32, DP 561970 Lot 1, DP 1201181	Local	I918	Removes subdivided redeveloped land at rear from listing. See heritage map amendment.

Site reference	Suburb	Item name	Address	Property description	Significance	Item number	Reasons for amendment
65.	Wahroonga	Seventh-Day Adventist administrative building, including interiors and front garden setting	148 Fox Valley Road	Part of Lot 621, DP 1128314 <u>Part of Lot 201, DP 1234558</u>	<u>Local</u>	1929	Updates and clarifies property description and includes local significance. No changes to mapped listing extent.
66.	Wahroonga	"Grosvenor Cottage", dwelling house	81 -83 Grosvenor Street	Lot 10, DP 788934	Local	1940	Updates street address. No changes to mapped listing extent.
67.	Wahroonga	"Bolton Grange", dwelling house	21 Lucinda Avenue	Lot 92, DP 534264 <u>Lot 101, DP 1213871</u>	Local	1953	Updates property description. No changes to mapped listing extent.
68.	Wahroonga	"Cullingral", dwelling house	33 Lucinda Avenue	Lot 1, DP 549844 <u>Lot 55, DP 1212986</u>	Local	1956	Updates property description. No changes to mapped listing extent.
69.	Wahroonga	Dwelling house	108 Lucinda Avenue South	Lot 8, DP 403607 <u>Lot B, DP 403607</u>	Local	1718	Updates property description. No changes to mapped listing extent.
70.	Wahroonga	"Mahratta", dwelling house <u>Curtilage Park</u>	1536 Pacific Highway	Lot 14, DP 810712 <u>Lot 7, DP 1253216</u>	State	1964	Updates property description and clarifies item name. Removes land for road widening at front from listing. See heritage map amendment.
71.	Wahroonga	"Yaamba", dwelling house	1544 Pacific Highway	Lot 6, DP 1253216 Lot A, DP 354970	Local	1965	Updates property description. Removes land for road widening at front from listing. See heritage map amendment.
72.	Wahroonga	Dwelling house	1548 Pacific Highway	Lot 4, DP 523216 <u>Lot 5, DP 1253216</u>	Local	1966	Updates property description. Removes land for road widening at front from listing. See heritage map amendment.
73.	Wahroonga	Gateposts to the former "Estha", dwelling house "Estha", dwelling house and gateposts	1614–1634 Pacific Highway	Lot 102, DP 1034668 <u>Lot 1, DP 1256199</u>	Local	1976	Updates property description, street address and clarifies item name. Removes land for road widening at front from listing. See heritage map amendment.
74.	Wahroonga	Sydney Water Reservoir—Wahroonga	167 68 Pacific Highway	<u>Lot 1, DP 780432</u> DP 1210093	State	1974	Updates street address. Removes land following demolition at side from listing. See heritage map amendment.
75.	Wahroonga	Federation Queen Anne Style Terrace Shops	9A–17 Railway Avenue	Lot D, DP 400884 <u>Lot A, B, C, D, DP 400881</u>	Local	1982	Merges related heritage items 1978, 1979 and 1980 into one listing with item number 1982. No changes to mapped listing extent. See heritage map amendment.
	Wahroonga	Commercial building	11 Railway Avenue	Lot C, DP 400884	Local	1978	Merges related heritage items into one listing with item number 1982. No changes to mapped listing extent. See heritage map amendment.
	Wahroonga	Commercial building	15 Railway Avenue	Lot B, DP 400884	Local	1979	Merges related heritage items into one listing with item number 1982. No changes to mapped listing extent. See heritage map amendment.

Site reference	Suburb	Item name	Address	Property description	Significance	Item number	Reasons for amendment
	Wahroonga	Commercial building	17 Railway Avenue	Lot A, DP 400884	Local	1980	Merges related heritage items into one listing with item number 1982. No changes to mapped listing extent. See heritage map amendment.
76.	Wahroonga	"Cedar Bank", dwelling house <u>(7 Stuart Street)</u>	<u>7 Stuart Street 25 Illoura Avenue</u>	Lot 1, DP 582063	Local	1986	Clarifies item name and updates street address. No changes to mapped listing extent.
77.	Wahroonga	Wahroonga Railway Station Group	1 Warwilla Avenue	<u>Part of</u> Lot 2076, DP 1133894	State	1991	Clarifies property description. No changes to mapped listing extent.
78.	Wahroonga	"Redleaf", dwelling house and grounds	28–30 Woodville Avenue	Lot 4, DP 16893; Lots 1 and Lot 2, DP 746487; Lot 12, DP 615524	Local	11008	Updates property description. No changes to mapped listing extent.
79.	Wahroonga	Dwelling house <u>(3 Woonona avenue)</u>	<u>3 Woonona Avenue 4 -10 Neringah Avenue</u>	Lot B, DP 420513 <u>Part of Lot 1, DP 1199937</u>	Local	11009	Updates and clarifies property description and street address. Clarifies item name. No changes to mapped listing extent.
80.	Wahroonga	"Poole House"	24 Woonona Avenue	Lot 1, DP 1004733 <u>Lot 45, DP 1210393</u>	Local	11012	Updates property description. No changes to mapped listing extent.
81.	Warrawee	Dwelling house	42 Bangalla Street	Lot A, DP 392484 <u>Lot 11, DP 1184563</u>	Local	11022	Removes subdivided redeveloped land at side from listing. See heritage map amendment.

Part 2 Heritage Conservation areas

	Description	Identification on Heritage Map	Significance	Reason for amendments
82.	Clanville Conservation Area	Shown by red hatching and labelled "C32"	Local	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Clanville Conservation Area	Shown by red hatching and labelled "C32B"	Local	
	Clanville Conservation Area	Shown by red hatching and labelled "C32C"	Local	
83.	Gordondale Estate Conservation Area	Shown by red hatching and labelled "C12"	Local	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Gordondale Estate Conservation Area	Shown by red hatching and labelled "C12B"	Local	
84.	<u>Ku-ring-gai Avenue Conservation Area</u>	<u>Shown by red hatching and labelled "C6"</u>	<u>Local</u>	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Ku-ring-gai Avenue Conservation Area	Shown by red hatching and labelled "C6A."	Local	
	Ku-ring-gai Avenue Conservation Area	Shown by red hatching and labelled "C6B"	Local	

85.	<u>Lindfield West Conservation Area</u>	<u>Shown by red hatching and labelled "C30"</u>	<u>Local</u>	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Lindfield West Conservation Area	Shown by red hatching and labelled "C30A"	Local	
86.	<u>Orinoco Street Conservation Area</u>	<u>Shown by red hatching and labelled "C10"</u>	<u>Local</u>	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Orinoco Street Conservation Area	Shown by red hatching and labelled "C10A"	Local	
	Orinoco Street Conservation Area	Shown by red hatching and labelled "C10B"	Local	
87.	<u>Pymble Heights Conservation Area</u>	<u>Shown by red hatching and labelled "C8"</u>	<u>Local</u>	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Pymble Heights Conservation Area	Shown by red hatching and labelled "C8A"	Local	
	Pymble Heights Conservation Area	Shown by red hatching and labelled "C8B"	Local	
88.	Smith Grant Conservation Area	Shown by red hatching and labelled "C19"	Local	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Smith Grant Conservation Area	Shown by red hatching and labelled "C19B"	Local	
89.	<u>St Johns Avenue Conservation Area</u>	<u>Shown by red hatching and labelled "C16"</u>	<u>Local</u>	Amalgamation of Conservation areas. No changes to mapped listing extent.
	St Johns Avenue Conservation Area	Shown by red hatching and labelled "C16A"	Local	
	St Johns Avenue Conservation Area	Shown by red hatching and labelled "C16B"	Local	
90.	Stanhope Road Conservation Area	Shown by red hatching and labelled "C25"	Local	Amalgamation of Conservation areas. No changes to mapped listing extent.
	Stanhope Road Conservation Area	Shown by red hatching and labelled "C25A"	Local	
	Stanhope Road Conservation Area	Shown by red hatching and labelled "C25B"	Local	



ST LUCY'S SCHOOL
Conservation Management Plan

COUNCIL SUBMISSION

April 2022

ST LUCY'S SCHOOL

Conservation Management Plan

COUNCIL SUBMISSION

Prepared by
Umwelt (Australia) Pty Limited
on behalf of
**The Trustees of the Sisters of St Dominic and
Dominican Education Australia**

Project Director: **Brad Vale**
Project Manager: **Nicola Roche**
Report No. **210127_V02**
Date: **April 2022**



Level 11, 213 Miller Street, North
Sydney



This report was prepared using
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Acknowledgement of Country

Umwelt would like to acknowledge the traditional custodians of the country on which we work and pay respect to their cultural heritage, beliefs, and continuing relationship with the land. We pay our respect to the Elders – past, present, and future.

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Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
2	Nicola Roche	February 2022	Brad Vale	3 February 2022
3			Brad Vale	9 February 2022
4			Brad Vale	11 February 2022
5			Brad Vale	14 February 2022
6	KMC	April 2022	Brad Vale	28 April 2022
7			Brad Vale	5 May 2022





EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) for St Lucy's School, Cleveland Street, Wahroonga, was commissioned by the Trustees of the Sisters of St Dominic and Dominican Education Australia to form a strategy to adjust the heritage curtilage of the school so that the heritage significance of the land is reflected in an appropriate curtilage, which we trust will become the updated heritage listing in the Ku-ring-gai Local Environment Plan, 2015. The CMP establishes the cultural heritage significance of St Lucy's School and the relative significance of its buildings, internal spaces, and landscape. The intention of this document is to guide and inform any future works to the convent, the larger school site and its setting, so that any future change may be carried out in a manner that conserves the heritage significance of the place.

The methodology adopted for this report follows the established guidelines of The Conservation Plan by Dr James Semple Kerr (7th Edition, 2013) published by Australia ICOMOS, and the Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013. Evaluation of the place has been carried out in accordance with the guidelines and recommendations of the Heritage NSW. This CMP is an update of the draft Conservation Management Plan for St Lucy's School prepared by NBRS Architecture in 2021. This CMP draws on the work by NBRS Architecture, and many sections of this CMP are substantially the same.

The assessment is based on an analysis of documentary evidence of the site's origins with the Federation house that became Prouille Convent, the acquisition of neighbouring properties, construction of school buildings, and subsequent alterations and additions to the buildings on the site, as well as a detailed examination of the physical fabric of the place. Following the assessment of the significance, procedures for retaining and enhancing fabric and other aspects of identified heritage value are established, together with appropriate constraints and opportunities for the future management of the place.

Key Recommendations

Prouille Convent has cultural significance for its historical, aesthetic, associative and representative heritage values, demonstrated at a Local level of importance. The convent is a significant Federation mansion with a 1930s Tudor style overlay.

The 1971 school buildings have a level of heritage significance that does not meet the threshold for local listing, but can be managed within the Wahroonga Conservation Area C1.

The key recommendations for the conservation of the cultural significance of St Lucy's School, emerging from this report include:

- The Trustees of St Lucy's School should adopt this Conservation Management Plan as the guiding document for future development of the place;
- This Conservation Management Plan should be submitted to Ku-ring-gai Council as required to progress the application for changing the heritage curtilage in the local listing of St Lucy's School. Schedule 5 of the Ku-ring-gai Local Environmental Plan should be updated accordingly to reflect the revised curtilage.
- Recommendations contained in this report should be implemented progressively by the Trustees of St Lucy's School and managers of the place;



- This Conservation Management Plan should be used as a guiding document to inform change at the site; and
- Formal procedures for undertaking heritage conservation and maintenance work to the place involving experienced conservation professionals and contractors are maintained to minimise adverse impacts on the heritage significance of the place.



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7.0 Appendix – Recommended Heritage Curtilage

1

7.1 Recommended Schedule 5 Entry

4



1.0 Introduction

1.1 Background Information

This Conservation Management Plan (CMP) for St Lucy's School (the School) was commissioned by the Trustees of the Sisters of St Dominic and Dominican Education Australia Ltd.

This report has been prepared to inform a long-term strategy for the conservation of the School site, and to inform the application to change the heritage curtilage in the local listing of St Lucy's School in Schedule 5 of the *Ku-ring-gai Local Environment Plan, 2015*. Ku-ring-gai Council has invited the School to lodge a planning proposal to clarify the heritage curtilage of the school with a CMP.

Accordingly, this report establishes the cultural heritage significance of St Lucy's School and the relative significance of its internal spaces, components and fabric. The intention of this document is to guide and inform future works to St Lucy's School and its setting, so that this may be carried out in a manner which conserves its heritage significance.

1.2 Site Identification

The St Lucy's School Campus is located at the corner of Cleveland Street and Billyard Avenue Wahroonga and includes Lot 100 in DP 125504 that contains the Federation period house /convent building. This allotment includes 21–23 Cleveland Street and 2–10 Billyard Avenue.

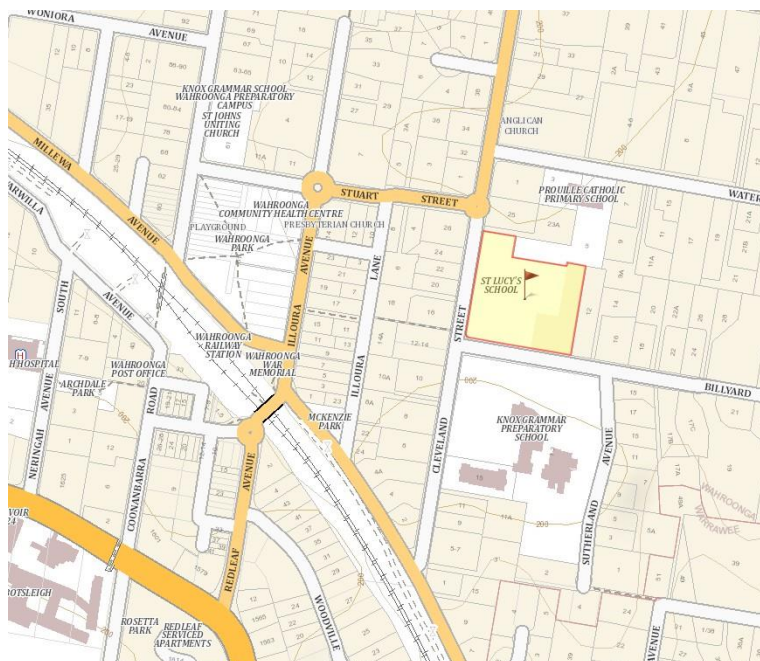


Figure 1.1— Street map with the St Lucy's School site highlighted in yellow.

(NSW Spatial Information exchange SIX Maps)



Figure 1.2 — Street map with the proposed curtilage of Prouille Convent outlined in red (top). Other lands owned by St Lucy's School are outlined in light blue.

(NearMap and annotations by DFP Planning and Umwelt)

St Lucy's School adjoins residential development to the north, accessed from Cleveland Street, and also to the east in Billyard Avenue, and has common northern and eastern boundaries with Prouille Catholic Primary School, accessed from Water Street.

St Lucy's is one of several institutional developments in this otherwise residential area, including St Andrew's Anglican Church, Prouille Catholic Primary School, and Knox Grammar Junior School Campus.

The recommended curtilage of Prouille Convent is the north-west corner of the consolidated Lot 100 in DP 125504.

1.3 Study Objectives

The main objective of this Conservation Management Plan is to provide a practical document to guide future works or changes to St Lucy's School to ensure that its identified heritage significance is adequately identified, protected and conserved. This management plan aims to:

- Provide an understanding of the historic development of the place, and a description of the physical fabric and its condition;
- Identify the heritage significance of St Lucy's School site, assessed against the prescribed Heritage NSW document, *Assessing Heritage Significance*; and
- Set out policies to enable St Lucy's School to continue to be managed and interpreted in accordance with NSW Heritage management principles defined by the NSW Heritage Council.



1.4 Methodology

This report is based on the guidelines set out in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (7th Edition, 2013). The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meanings given them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013*. Physical research was carried out without excavation or physical intervention in the fabric.

The architectural styles referred to in this report are as defined in *A Pictorial Guide to Identifying Australian Architecture* by Richard Apperley, Robert Irving and Peter Reynolds (Angus and Robertson: Sydney, 1989).

1.5 Limitations

Information on the fabric and condition of the buildings on the site has been obtained from observations during site inspections. These inspections were limited to those spaces which are safely accessible. The roof spaces and under-floor spaces were not inspected. No fabric was removed during these inspections.

1.6 Identification of Authors

This CMP was updated by Brad Vale, Principal Heritage Consultant of Umwelt Australia, drawing on the work of NBRSArchitecture including the authors there, Brad Vale and Historian Leonie Masson.

1.7 Sources

The main documentary sources consulted in the research for this report are listed below:

- National Library of Australia;
- State Library of NSW;
- NSW Land Registry Services;
- Sydney Water / Water NSW Historical Research Facility; and
- Archives of the Dominican Sisters of Eastern Australia and the Solomon Islands.

1.8 Copyright

Copyright of the original parts of this report remains with the author, Umwelt Australia. Unless otherwise noted, all images are by the author. Umwelt acknowledges that the substantial part of this CMP was prepared by NBRSArchitecture for the same client and purpose as this CMP, which is an updated version following advice received from Ku-ring-gai Council. Further School development has been undertaken with approval since the earlier draft version was written.

1.9 Acknowledgements

The Author gratefully acknowledges the assistance of Caroline Fowler and James McLeod in the preparation of this report.



2.0 Documentary Evidence

2.1 Aboriginal Occupation

At the time of European settlement there were three main Aboriginal tribes, based on linguistic groups, in the Sydney region. The Guringai, north of Sydney Harbour, the Dharug, around the Harbour and to the west, and the Tharawal to the south of Botany Bay.

The principal aboriginal tribe of the northern part of Sydney was the Kuring-gai. The tribe occupied a huge territory between the north side of Port Jackson and the Parramatta River, north to a point between Tuggerah Lakes and Lake Macquarie, and west to a line running north from Hornsby parallel with the coast.

The dominant sub group in this tribe who occupied the present day area of Ku ring gai were the Cammeragal people.

The area was claimed for the English Crown in 1770 and the first European occupation of the Sydney Basin commenced in 1788. While early expeditions led by Governor Arthur Phillip travelled through the immediately surrounding area in the earliest years of settlement, European occupation of the area did not commence until about 1815 when the dense forest lands were occupied by timber getters.

Despite the general Aboriginal population around the Sydney settlement being decimated in the early years of European settlement by disease, Aborigines were still noted in the Ku ring gai area in the 1830's and frequently camped in areas along the high ridge which is presently occupied by the Pacific Highway. They were a common sight even up to the late 1850's but gradually retreated from the area as more intense clearing and farming development occurred. Their presence in the area was later acknowledged by the adoption of many aboriginal names for locations and streets in the municipality.

The suburb name, "Wahroonga" is derived from an aboriginal word thought to have meant 'Our Home' and was adopted for the suburb in the 1890's to replace the earlier designation of the railway stopping point as 'Noonans Crossing'.

2.2 Thomas Hyndes – “The Big Island”

The whole of the area north of the Pacific Highway and west of Eastern Road, including the suburbs of Turramurra, Warrawee, Wahroonga, Waitara and parts of Hornsby were originally a 2000-acre lease hold occupied from as early as 1815 by Thomas Hyndes and used by him for timber getting. The area known as "The Big Island" was virgin native forest and contained significant stands of native hardwood timbers that were felled and transported to Hyndes' Sydney premises by bullock along the ridge and by river at Fiddens Wharf, Lindfield.

Thomas Hyndes was born in London in 1780 and arrived in the Colony of New South Wales as a seaman on HMS Glatton in 1803. A man of some education, within 18 months of his arrival he had been appointed clerk to the Superintendent and Overseer of Town and Gaol gangs by Governor King. In 1806, he married Charlotte Green at St James Church, Sydney. By the 1820's Hyndes was operating a profitable timber business as a master sawyer in Sussex Street behind the Old Burial Ground and owned a second house in Castlereagh Street. After a series of unfulfilled promises of government land grants, Hyndes moved his forestry operations to unoccupied land at Lane Cove (Pymble). When this land was eventually granted to



Robert Pymble, Hyndes was forced to move further north and petitioned the Governor, Sir Thomas Brisbane for a permanent lease over "The Big Island". Though he had been in occupation of portions of this land since about 1815 there was no permanent settlement made on the estate. Rough huts were erected to house the teams of sawyers who worked the forests for the valuable native hardwood and camps were established for the 30 bullocks and their drivers and for the saw pits where some of the logs were reduced to planks.

The timber once it had been cut was moved to the rough track that followed the central ridge (Pacific Highway) and was transported by bullock dray to Fidden's Wharf on the Lane Cove River at Lindfield and then by boat to Cockle bay where it was sawn and stacked for seasoning prior to being sold or exported. In 1833, Hyndes built his own wharf on the Lane Cove River because his timber was being stolen from the public wharf.

The 'Big Island' extended over much of present day Turramurra, Wahroonga and Hornsby and the lease permitted him to exploit its valuable timber resources. Hyndes also had other large land holdings which were on the Illawarra where he was felling Red Cedar using convict labour under the superintendence of his brother in law. Hyndes was also granted 640 acres of land on the southern side of Wahroonga in the area named "The Fox Ground". This area was also partly cleared for its timber resources.

Thomas Hyndes became a wealthy and influential member of Sydney society. For some years he lived at Enfield where he was responsible for the erection of the Anglican Church and School in 1848 on land he donated from his own estate. He also lived for some time at Turramurra where he built a house called "Mahratta" at the top of Fox Valley Road.

In 1840, the lands at Wahroonga were released by Hyndes by an indenture dated 7 January to John Terry Hughes (Number 526 in Book 2). A Deed of Grant for "The Big Island" was made out by Governor Gipps in Hughes' name in August 1842. Thomas Hyndes died at Sydney on 18 February 1855 at the age of 75 and was buried at St Thomas' Anglican Church, Enfield.

2.2.1 John Terry Hughes

John Terry Hughes was a prominent merchant and brewer and a man of some substance owning large tracts of land throughout NSW and in Victoria in partnership with John Hosking. He mortgaged the Wahroonga lands purchased from Thomas Hyndes to Adolphus William Young in February 1840 and subsequently was declared insolvent.

John Terry Hughes died on 17 October 1851 aged 48 at his residence "Albion House", Surry Hills. The complicated circumstances surrounding the transfer of the land from the trustees of the insolvent estate of John Terry Hughes to Adolphus William Young is contained in the report to the Court of Claims, Case No. 1094.

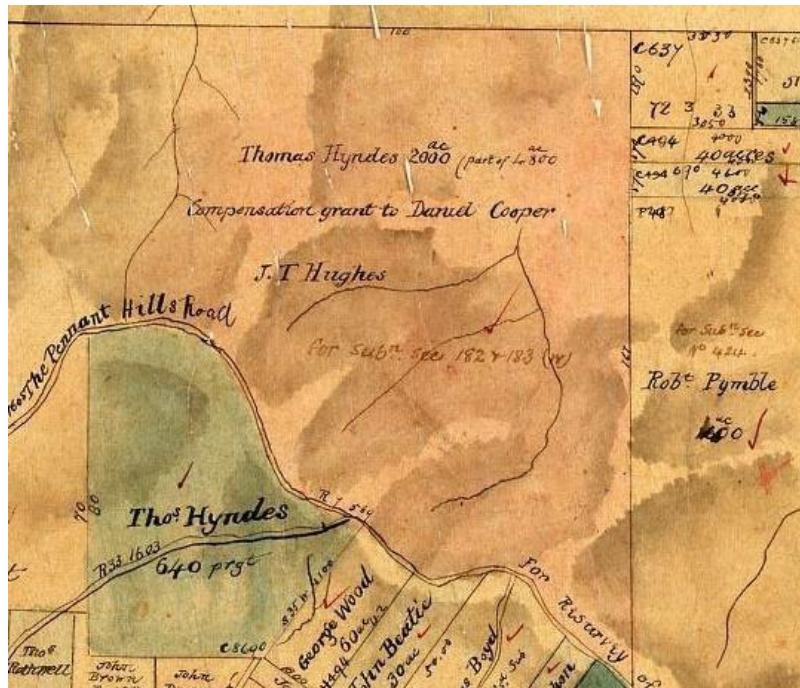


Figure 3 — Parish of Gordon showing 2000 acres released to John Henry Hughes on 18 August 1842.

(Source: NSW Land & Property Information, PMap MN03 140684)

2.2.2 Adolphus William Young

"The Big Island" land came by default of a payment of £4,000 by the trustees of the insolvent estate into the direct ownership of Adolphus William Young, a land owner and speculator, and was partially broken up for subdivision over a long period of time. A number of parts of the estate including the land associated with this study were sold to small landholders, some of who settled along the Lane Cove Road which ran from St Leonards to Pearce's Corner at Hornsby.

The first and largest of the early estate subdivisions in the area was the "Vanceville Estate" which provided 41 'small farmlets' blocks of between four and seven acres set in a grid pattern running between Burns Road and Lane Cove Road (Pacific Highway) and between Eastern Road. These were mainly taken up for orchards and market gardens but were also eventually developed for semi-rural housing estates once knowledge of a railway was confirmed by Parliament.

In December 1855, the land on which the subject site is located, comprising Lot 1 in Section 3 of the Big Island Estate, was sold by Adolphus William Young to John Brown, a local land owner who already owned other large tracts of land in the area (Deed No 115 Book 44). Brown also purchased other allotments from land formerly occupied by Thomas Hyndes including the adjoining Lot 1 in Section 3 and the whole of the 640 acres to the south of the main road known as the "Fox Ground Estate".



2.3 Vanceville

2.3.1 Burns Withers & Smith

In 1881, the bulk of the remnant 'Big Island Estate' was purchased by a syndicate made up of three politician land speculators, John Fitzgerald Burns, M.L.A., George Withers, M.L.A., and Robert Burdett Smith, M.L.A., Colonial Treasurer. (Conveyance No 372 in Book 235) The purchase was made in the knowledge that the area would develop as a result of the decision to create a railway between Hornsby and St Leonards and would increase rapidly in value.

The first and largest of the estate subdivisions in the area was the 'Vanceville Estate' which provided residential blocks of between 4 and 7 acres set in a grid pattern running between Burns Road and Lane Cove Road (Pacific Highway) and between Eastern Road. The pattern of this subdivision is still evident today in some of the larger blocks on the southern side of Burns Road, in particular the Mount Alverna site, the Bush School site and the former Patrician Brothers site (now subdivided) at the corner of Eastern Road.

In 1885, Burns, Withers & Smith applied to bring the remaining part of their lands under the provisions of the Real Property Act, (Primary Application No. 6438) Its value was placed at £50,000.

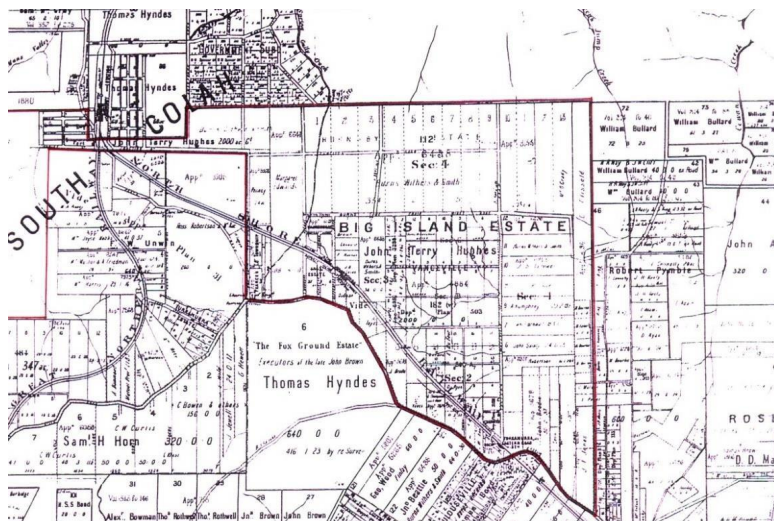


Figure 4 - Map showing major subdivisions estates of land at Wahroonga owned by John Terry Hughes. The subject land is noted as being owned by Burns Withers and Smith and was formerly part of John Terry Hughes' earlier holding in the Big Island Estate.

(Source: Ku-ring-gai Library Local Studies Collection)

The most significant aspect of the Burns Withers & Smith ownership of the land at Wahroonga was the construction of a series of access roads throughout the area made at Government expense using unemployed labour that not only assisted in the opening of the area for residential subdivision but significantly increased the value of the land. By the time the Railway was opened in 1890, a small nucleus of homes and orchards had been established in the area.



Once the residential potential of the district had been realised, further subdivision for residential lots took place rapidly. The original purchasers re-sold the blocks to professional people and wealthy merchants who set about building substantial villa residences in the latest architectural styles.

The land values soared when the railway from Hornsby to St Leonards was eventually constructed with a station at Noonan's Crossing, now Wahroonga in 1890.

Wahroonga was considered a desirable location for substantial residential properties erected by wealthy merchants and gentlemen of business who were able to enjoy the benefits of the healthy elevation and rural surroundings and yet be able to travel daily to the city by train. John Toohey, members of the Hordern and Gillespie family's, F.C. Sargood, Sir Charles Wade, Sir Sydney Snow and Sir James Murdoch were a few of the wealthy merchants and professional men to establish themselves at Wahroonga before the turn of the twentieth century.

In the 1891 census there were 57 residents in the area but by 1911 the number had increased to over 350. While some original early cottages and houses remained clustered around the station, many of the new homes in the area were mansions situated in extensively landscaped grounds of from two to twenty acres in extent.

The area became very fashionable and attracted artists and architects as well as merchants and lawyers. A large number of private schools were also established in the district which was praised for its health improving climate.

2.4 The Early Twentieth Century

2.4.1 The Wahroonga Progress Association

The Wahroonga Progress Association was founded in August 1900 at a public meeting of the local residents. A committee comprising Messrs, Toohey, Sargood, Wade, Parish, Hayes, Murdoch and Cooper were appointed to formulate ways, means and rules for the government of the Association. The committee replaced an earlier roads committee which had overseen maintenance of the local streets. The Wahroonga Progress Association, which was a precursor to local government, was a pioneer in road maintenance, street tree planting and gas lighting, members subscribed large sums of money towards road maintenance through a voluntary tax. It lobbied the Water and Sewerage Board for a permanent water supply, eventually resulting in the construction of the reservoir on Lane Cove Road (later named Pacific Highway). It was also instrumental in having a telephone exchange and Post Office being erected to serve the area.

The new residents of Wahroonga saw their community as a model village developed along English lines, surrounded by larger semi-rural estates. The English Garden City Movement influence at the time was strong and reinforced by the presence in the community of such notable men as Sir John Sulman, Walter Liberty Vernon, Howard Joseland, Thomas Cosh and George Collingridge.

Collingridge published a magazine which he called "Progress" in which he took the opportunity to describe the development of the suburb in 1897.

Within a half mile radius of the Wahroonga Station alone there are now over 70 houses where two or three years ago one or two only existed. Seventy houses with an average of five persons per house would give a population of 350, which is the most tangible proof of growth of public



appreciation in favour of the locality. As to the style of houses that are being erected on all sides, a glance at the specimens shown in these pages will convey an accurate idea of the average attained. All the dwellings whether cottages or mansions, belong to the latest improved type and have been planned by some of our cleverest architects.

George Collingridge produced a map showing the extent of development in the area in 1897 in this publication.

Many notable artists and architects made their homes in the area attracted by the health-giving aspects of the elevation of the land and the character provided by the remnant bushland settings within easy reach of the city.

A copy of the Annual Report of the Association for 1904 states in part:

It is gratifying to state that the progress of the district continues, and that in every part of it improvements are being carried out in harmony with its natural surroundings, clearly indicating the outlines of a beautiful and attractive suburb.

Nearly all the local residents were listed as subscribers to the Progress Association, and many played an active part in its activities in improving the services of the area.

In the first decades of the Twentieth century the suburb of Wahroonga continued to develop as a garden suburb with the assistance of the Progress association, street trees were planted, roads formed, and gas lighting provided. Suburban consolidation proceeded with the infilling of sites often with substantial houses and later still by further subdivisions of the larger estates and infilling with more modest scaled houses. The suburb retained its semi-rural character until the Post War era of development which saw continued consolidation.

A characteristic of the area from 1897 was the preponderance of educational institutions which were based in large residential style properties.

2.5 Wahroonga Heights

2.5.1 Early Residential Development of Wahroonga

Much of the land in the surrounding area remained undeveloped throughout the nineteenth century because of its relative remoteness and the land ownership patterns. Timber getting continued to be a significant activity followed by some orcharding. Wahroonga or Pearce's Corner as it was known was a small semi-rural village prior to the construction of the North Shore Railway Line and the establishment of a station in 1890, when it was given the name, 'Noonan's Crossing'. Land to the east of Wahroonga had been divided as small farm sites in the 'Vanceville' estate in the 1870's and was also beginning to be developed as residential estates from about 1880 onward.

More intense subdivision of the surrounding land for suburban development commenced soon after this date, with the land closest to the station at Wahroonga being the earliest to be developed. Land in the area was purchased by individuals and by land speculators in the belief that its value would increase dramatically.



Full scale residential development of the area around Wahroonga Railway Station commenced in about 1894 with the 'Wahroonga Heights' subdivision. As prices rose the land began to be sold for housing with a combination of large estates and simple cottages side by side.



Figure 5 – Wahroonga Heights at Wahroonga being part of John Terry Hughes 2000-acres, 1893. Land related to St Lucys School campus outlined and coloured purple.

(Source: NSW Land & Property Information, DP 2943)

Large homes were taken over by institutions in the mid-Twentieth Century including: Rippon Grange (1890s) in Water Street, which became the John Williams Memorial Hospital in 1951 and in 1980 being taken over by the Hornsby & Ku-ring-gai District Hospital for disability services; Redleaf, (1897) in Redleaf Avenue used as a convalescent hospital 1946-1948; Greystanes the 1894 Pockley Home at 49 Burns Road became the Mt Alverna Franciscan retreat from 1951-1987; and Berith Park (1909) at 19 Billyard Avenue was occupied by the Dominican Sisters 1957-1979, and the c1910 Federation Queen Anne style house at 134 Eastern Road (now 1 Glenwood Close), which was the Patrician Brothers Training College until recent years. All of these houses have since reverted to private residential use.

After World War I, some of the larger residential estates began to be subdivided. The original estate home was often retained on one block of an acre or so (0.4ha), with an access driveway, surrounded by smaller lots offered for sale. This has resulted in a pattern of battle-axe allotments, often with earlier, significant houses nearby.

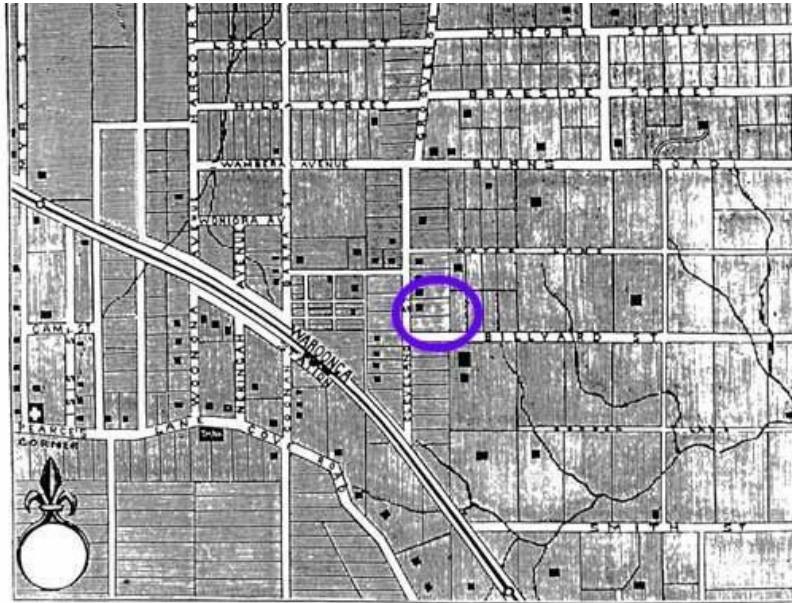


Figure 6 - George Collingridge – detail from Map of Wahroonga residences in 1897 from his magazine "Progress". Approximate location of St Lucy's School circled purple thereon.

(Source: Progress: an illustrated journal and magazine devoted to the record of facts concerning the growth, progress and history of Australasia)



2.5.2 Cleveland Street

Cleveland Street was established in 1894 by the subdivision of Lot 3 in Section 3 of 'The Big Island Estate' as the 'Wahroonga Heights Estate', with the Bank of NSW exercising Power of Sale as the mortgager (DP 2943).



Figure 7: 1930 map of the St Lucy's site. (Source: photograph 3424 Commonwealth of Australia, dated 6 March 1930)

2.6 St Lucy's School

The subject site of Lot 100 in DP 125504 consists of St Lucy's School. The School was established in 1938 by the Dominican Sisters responding to the request of the Catholic Church to establish a school for blind children this followed on from their work with deaf children. The school was originally located at Homebush and created under the patronage of St Lucy, the traditional protectress of the blind. In 1959, the school transferred to Wahroonga adjacent to the Dominican Convent and Prouille School, also established by the Dominican Sisters.

In more recent years, St Lucy's has moved from the education of blind children to encompass children with a range of physical and intellectual disabilities. Consequently, the school has more than doubled in student numbers. A playground development and the addition of new specialist facilities on the property were designed in 2006 by architects, Alec Tzannes and Associates.¹ Two houses at 6 and Billyard Avenue were demolished in 2018 to enable new education buildings to be constructed for the school on these sites by 2020.



2.6.1 23 Cleveland Street

In August 1896, Lot 21 of the Wahroonga Heights Estate, comprising 3 roods and 39½ perches, was purchased by William Roland Morgan of Stanmore (schoolteacher). Within six months Morgan had erected a two-storey house in a free version of the Queen Anne style. According to advertising in January the following year, a private school at Wahroonga by the name of “Camelot” headed by Miss Overell “is specially built for a Girls’ Boarding School, and contains extensive grounds, tennis court, etc”.² She is first listed in the *Sands Directory* in 1898 in Cleveland Street. The house appears to have been extended in 1898, as according to one advertisement, “large dormitory and class room are being added to the College, and there will be vacancies for day girls and boarders”.³

Camelot College was one of a number of private schools operating in the immediate area, including:

- Miss Hooke’s, ‘Eldinhope’ at No.47 Burns Road (established 1900)
- ‘Dinora’ Prep School (Wahroonga College) No.5 Water Street (established 1900)
- Wahroonga Grammar School at No. 36 Burns Road
- Eltham College on the corner of Cleveland and Stuart Street (operated from 1915)
- Abbotsleigh was also established nearby on the Pacific Highway in 1898

In 1902, Miss E Breyman succeeded Miss Overell as principal of Camelot College on account of her departure for Europe. Miss A E. Hipsley was Principal of the school in 1908 and part of 1909. Commencing in 1909 Miss E Fischer Cripps, “sole successor to Miss Kate Levy [who] having purchased Camelot, Wahroonga has removed Harrow College to that address, where in future the School will be carried on under the title of HARROW COLLEGE, CAMELOT, WAHROONGA”.⁴ In the 1910 *Sands Directory*, Miss E Fischer Cripps is listed at Camelot College in Cleveland Street. The school is featured in an illustrated article on Turramurra and Wahroonga in the *Town and Country Journal* on 27 July 1910 (Figure 8): “Camelot College is pleasantly situated in Cleveland Street Wahroonga. The principal is Miss E. Fletcher Cripps B.A a distinguished graduate from Sydney University.”

¹ “History”, <http://www.stlucys.nsw.edu.au/about-st-lucys/history/>, accessed 24 January 2017

² *The Queenslander*, 16 January 1897, p106

³ “Camelot College Wahroonga”, *Sydney Morning Herald*, 6 July 1898, p3

⁴ “Miss A E Fischer Cripps, BA”, *The Hebrew Standard of Australasia*, 11 June 1909, p9



Figure 8 — Camelot College. (Source: *Australian Town and Country Journal*, 27 July 1910)

In April 1912, Esther Aberdeen Fisher Cripps lodged an application to continue an injunction in respect of her lease of the property at Wahroonga to restrain the owner, William Rowland Morgan, from ejecting her from the school premises.

*The point raised was an alleged dispute between the plaintiff and the defendant as to whether the plaintiff held the premises for a term which expired at the end of 1911 or whether she held them on a yearly tenancy, in which case, she submitted, she would be entitled to six months' notice, and would be enabled to hold possession until the end of the present year.*⁵

The outcome of the case is not reported in the newspapers but may have been in the owner's favour as in September 1912, Morgan sold 23 Cleveland Street to Helen and Lionel Carey of Chatswood.⁶ Simultaneously, Cripps relocated her school to a new site in Cleveland Street. According to the *Farmer and Settler* in December the same year: "Last week at the invitation of Miss Fischer Cripps, B.A., a representative of the "Farmer and Settler" visited Wahroonga to inspect the premises she has recently erected, to serve as a school and residence".⁷

The Careys took up residence by July 1913 when Mrs LW Carey advertised for a "young cook and laundress, or general" care of "Colwyn", Wahroonga. The Careys are listed at this address until 1931, with frequent mentions in the social pages of the *Sydney Morning Herald*, such as the substantial 'coming of age' celebration for their son and 'coming out' dance for their daughter with a hundred guests in September 1930.⁸

⁵ "Wahroonga School dispute", *Sun*, 1 April 1912, p8 and "Equity...a school at Wahroonga", *Daily Telegraph*, 2 April 1912, p14 and "Equity Court, Cripps v Morgan", *Sydney Morning Herald*, 2 April 1912, p7

⁶ CT Vol 1201 Fol 196, NSW Land & Property Information

⁷ "Camelot, Wahroonga", *Farmer and Settler*, 3 December 1912, p8

⁸ "Near and far", *Sydney Morning Herald*, 3 September 1930, p8



In 1932, the last year of the publication of the Sands Directory, 23 Cleveland Street is in the occupation of Reginald Marcus Clarke. The property was sold in November 1934 to Agnes Thompson Smith, of Sydney, and Arthur Smith, builder. They renamed the house "Esperance". In March 1938, S A Smith lodged an application with Ku-ring-gai Council for alterations and additions to the house.⁹ There is a clear 1930s layer of work in the house, such as the Inter-War Old English (Tudor) front door. The Smiths sold 23 Cleveland Street in 1948 to Geoffrey Hickson of Sydney, chemical manufacturer and his wife Kathleen. The following year, the Hicksons sold the property to The Trustees of the Sisters of St Dominic for use as a Convent associated with the Dominican Sisters of Eastern Australia and the Solomon Islands. The house was re-named "Prouille" after the village in France where St Dominic founded the Sisters as a part of the Order of Preachers (OP).

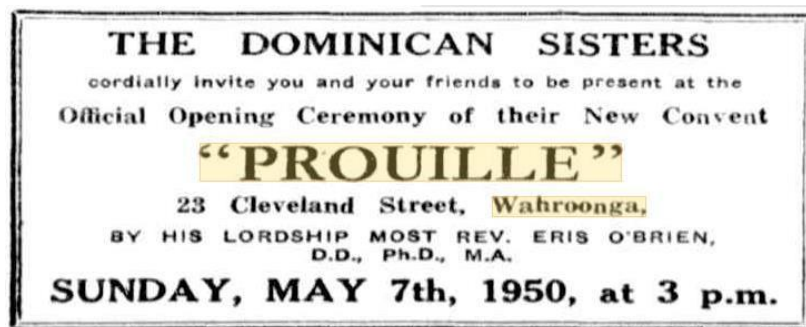


Figure 9 – Invitation to opening of Prouille Convent. (Source: Catholic Weekly, 27 April 1950, p3)

An early photograph of the Convent shows the original form and detail of the house before it was substantially modified later in the twentieth century. A southern verandah, enclosed on the upper level and a single storey wing on the southern side have now been replaced with later building work. The rear service courtyard has also been infilled.

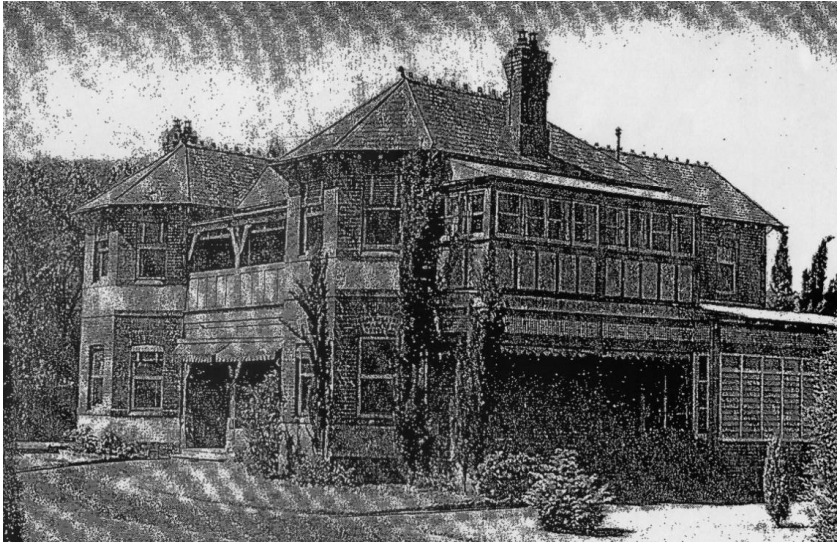


Figure 10 – Prouille Convent, c1950. Note previous to the ownership by the Sisters of St Dominic, the building had been used as a house and the verandah treatments had been altered from their original details. The Dominican Sisters found the verandah dilapidated and dangerous.

(Source: Dominican Sisters Archives)



Figure 11 — nuns outside Prouille Convent c1970.

(Source: Dominical Sisters)

The sisters opened a primary school there (prior to the foundation of the Holy Name Priory Parish) as a charitable work of the Dominican Sisters. Originally the school took day students and boarders but is now a co-educational day school associated with the Diocese of Broken Bay. (Prouille School, Water Street).



At the request of Archbishop Kelly, The Dominican Sisters, who had pioneered education for deaf children, opened St Lucy's School for Blind Children at Homebush in 1938. The institution moved to Prouille, Wahroonga in 1959. The school has broadened its focus to assist children with other disabilities as well as those with impaired vision.



Figure 12 — extract from the 1943 aerial photograph of Sydney showing the recommended curtilage around the Prouille Convent building outlined in blue at 23 Cleveland Street. The next house to the south was 21 Cleveland Street, and the square-shaped house further south was 2 Billyard Avenue.

Land Titles Information -23 Cleveland Street

Year	Details
1842	Crown Grant dated 18th August To John Terry Hughes of 2000 acres
1886	Primary Application No. 6438 dated 14th May John Fitzgerald Burns, George Withers and Robert Burdett Smith
1896	Transfer No. 255628 dated 29th August To William Rowland Morgan of Lot 21 in DP 2943
1896	CT Vol 1201 Folio 196 dated 12th September William Rowland Morgan of Stanmore, school teacher, being Lot 21 in DP 2943 containing 3 roods 39½ perches
1912	Transfer No. 681163 dated 24th September To Helene May Carey, wife of Lionel Westropp Carey of Chatswood



1935	Transfer No. C302176 dated 30th November To Agnes Thompson Smith, wife of Sydney Arthur Smith of Sydney, builder
1948	Transfer No. D831486 dated 27th April To Geoffrey Hickson of Sydney, chemical manufacturer and his wife Kathleen Hickson
1949	Transfer No. F46944 dated 9th May To Trustees of the Sisters of Saint Dominic
1972	CT Vol 11889 Folio 10 dated 21st July Lot 1 in DP 715429 Trustees of the Sisters of St Dominic
Current Title: Lot 100 in DP 125504 Current Owners Trustees of the Sisters of Saint Dominic and Dominican Education Australia Ltd	

St Lucy's School was initially situated in the cottage on the corner of Billyard Avenue and Cleveland Street, demolished c1970 for the existing two-storey classroom building there.

Changes made to the convent building included substantial additions to the south and east of the original house and an attachment to a classroom wing at the rear of the site.

In 1970, Pope Paul VI blessed the foundation stone of a new school complex on the Cleveland Street site and in September 1973, the new facilities including an auditorium, gymnasium and library were opened by the Prime Minister E.G. Whitlam and dedicated by Cardinal Freeman, seen below in the 1970s aerial photo.

The School library and the two houses at 6 and 8 Billyard Avenue were demolished in 2018, to allow for construction of new facilities for the School over the land facing Billyard Avenue. The school has purchased the house at 10 Billyard Avenue and is using the retained house for school-related purposes.



Figure 2-1 aerial photograph of the school site in 1978, showing a rear wing extending from the rear of the convent. This rear wing has since been demolished and replaced with an external basketball court. (Source: SIX Maps)



2.6.2 21 Cleveland Street

The 1943 aerial photograph indicates that a single-storey Federation house was constructed on this site. It had a formal garden and a row of large, dense trees along its front boundary. The rear of this site was a sparse formal garden with a square shape with a circular landscape feature at the centre. The house was demolished by the 1960s when the St Lucy's School's two-storey classroom building was constructed offset from the Cleveland Street frontage. No structures remain from the 1943 era. No landscape features remain from 1943; the street trees have been renewed since.

2.6.3 2-8 Billyard Avenue

The 1943 aerial photograph indicates that a single-storey Federation house was constructed facing Billyard Avenue. To the east of the house, there was a tennis court. The house was demolished by the 1960s when the St Lucy's School's two-storey classroom building was constructed. The school's library was built on the tennis court in the 1960s. The library was demolished in 2018. There were early twentieth-century houses at No. 6 and 8 Billyard Avenue in highly altered states until 2017 when they were demolished with approval to enable the new classroom block to be constructed in 2018. There are no buildings, other structures or trees remaining on this site from 1943.



3.0 Physical Evidence

3.1 Site Inspection and Documentary Sources

The site was inspected by Brad Vale, formerly of NBR SARCHITECTURE many times over the 2016-21 period, and this continues in 2022, employed by Umwelt. Physical research was carried out without excavation or physical intervention in the fabric. No inspection was carried out to the roof spaces or the under the floors.

3.2 Urban context and setting

Wahroonga is an outer northern suburb of Sydney. St Lucy's School is located north-east of Wahroonga Railway Station, approximately 18km from the Sydney CBD.

The eastern side of Cleveland Street, containing Prouille Convent, is characterised by traditional permissible uses in a residential area, including detached houses on generous allotments with richly planted gardens, and social infrastructure including a church and several schools. The area was developed in the early Twentieth Century, and several large houses remain from this period. The schools in the street were originally based in a large Federation house, some of which are fine architectural works of Queen Anne or Arts and Crafts styles.

The land in this precinct is close to flat, near the upper portion of the north shore ridge. The soil is derived from fertile shale and originally supported blue gum high forest and turpentine ecological communities. Some of these species remain in the precinct. Cleveland Street has an avenue quality with evident periods of concern to plant batches of matching street trees; sometimes brush box near the subject site, frequently jacarandas, and further away there are Hills figs.

St Lucy's School has been part of this residential area for about 70 years. It has served the community alongside other educational establishments such as Prouille, Wahroonga Prep, Knox Junior School Campus, St Edmunds School and The Bush School. Each school adds to the established character of the area which has been known for its educational facilities since its establishment in the 1890s.



Figure 14 – this Federation Arts and Crafts house on the corner of Water and Cleveland Streets is a local heritage item nearby. This view is taken from near the subject site in Cleveland Street



Figure 15 – there is a significant Federation Arts and Crafts house (though altered) behind the planting and fence at 26 Cleveland Street, opposite Prouille Convent.



Figure 16 — north-east view across Cleveland Street showing Prouille Convent among the brush box street trees.

3.3 Views to and from the site

The St Lucy's School site is visible from Cleveland Street and Billyard Avenue. The convent and school buildings limit views from the public domain into the north-eastern corner of the site. Cleveland Street provides the more significant public views towards Prouille convent and the 1971 education buildings. Billyard Avenue offers views towards the Federation house at No. 10 which contributes to the conservation area and is now zoned for education purposes. Billyard Avenue also offers views towards the recently completed two-level educational building over a level of carparking.

The low gradient of the land in this precinct means that the two-storey buildings of the site tend to have views towards the houses across the street with a similar scale in their buildings and gardens. There are no significant distant views to or from the site.



3.4 Description of the site

The School site comprises two buildings constructed as dwellings in the Federation period, namely Prouille Convent at 21 Cleveland Street, and the house at 10 Billyard Avenue; and then various buildings constructed for education purposes, namely the buildings constructed along the southern section of the site facing Cleveland Street that were built around 1971, the link to the convent built in 2006 with the adjacent performing arts centre building of the same period with more recent extensions, and the classroom block facing Billyard Avenue built in 2018.

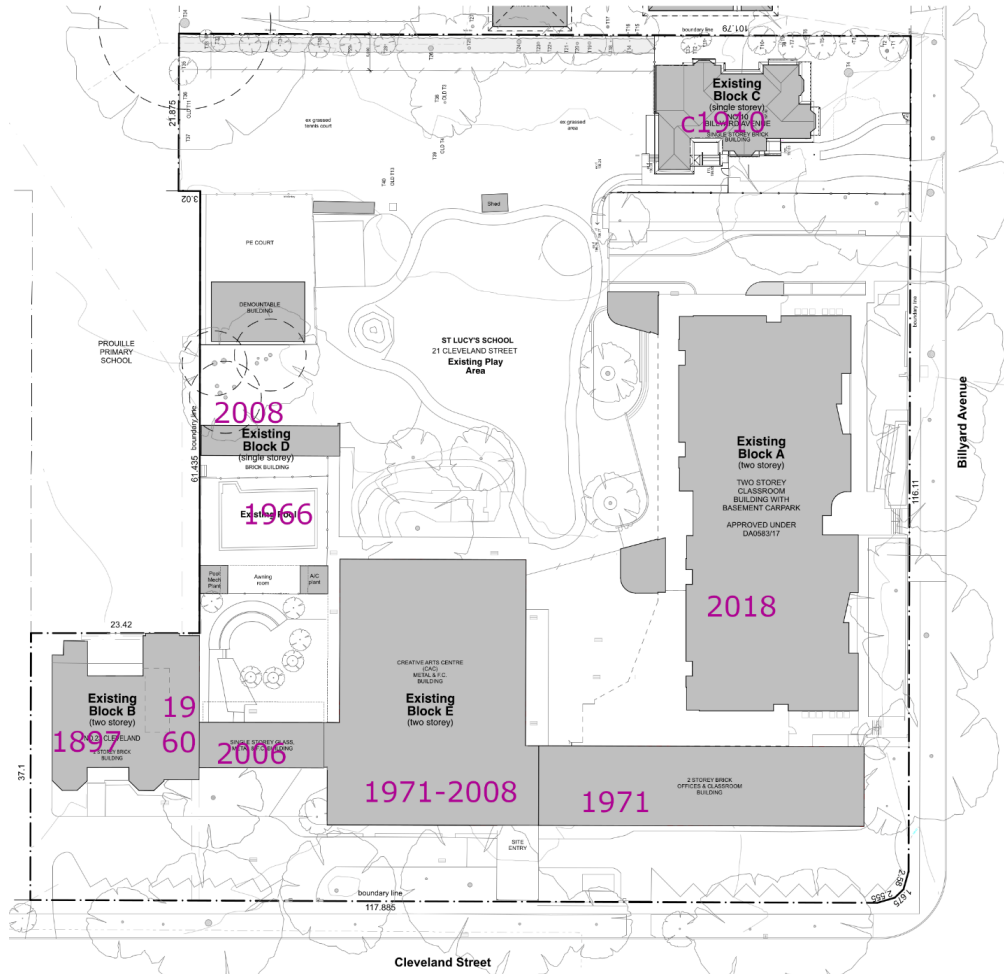


Figure 17: site plan showing the buildings of St Lucy's School with their approximate dates of initial construction marked in pink.

(Source of site plan: Stanton Dahl Architects.)



3.5 Description of Prouille Convent

3.5.1 Description of the building exterior

Prouille Convent is a two-storey building original constructed as a Federation mansion in a restrained Queen Anne style, although it was extended in 1898, a year or two after construction, renovated in 1938 and extended in the 1960s to the south. The symmetrical front elevation is unusual for a Federation Arts and Crafts mansion.

The walls are face brick with rendered banding on the front elevation. Original openings have segmented arched spans. The northern of the two segmented bays facing Cleveland Street has dichromatic brick work, with dark purple bricks predominating, and red bricks on the 135° corners. On the southern faceted bay. Red bricks predominate and purple bricks are used in the segmented arches. The southern bay may be the 1898 extension.

The windows are timber framed and most appear to be original. The window joinery is restrained Federation style, without stylistic flourishes. Most windows are single sashes with a little decoration in the sash horns, otherwise the internal architraves are well profiled in Federation style. There is a sash window on the northern side with leaded squares of coloured glass and some spun circles of glass. This suggests the likely glazing pattern of the original front door.

The roof is timber-framed and clad with slates, terra cotta ridge capping and galvanised steel flashing. The rear section of the roof is hidden from the street. There is a likely original gable on the southern side, almost in line with the southern faceted bay. An early extension added the north-east section of the first floor with a brick parapet at the top of the northern wall, from which a wide shallow valley that is clad in sheet metal drains to the rear to the east, and then rises to link with the southern rear gable



Figure 18 — the front elevation of Prouille Convent. The left faceted bay is probably original, and the right-hand bay was probably built a year or two later.



Figure 19: the front central recessed bay is a wall that was rebuilt in 1938, providing a new front door in Inter-war Old English (Tudor) style with an ogee arch. The terrazzo verandah floor is from 1938, but it appears that the verandah columns were reinstated over it.



Figure 20: the first-floor verandah bay retains its original timber framing, but the wall on the right is from 1938 and features the lead-light window to the stair in lead-light amber glass in Inter-war Old English (Tudor) style.



Figure 21 — the northern side wall of the building has a Federation character, although there are many signs of early alterations. The ground floor wall is likely original, and the first floor with its rendered parapet appears to be an early extension.



Figure 22 — the rear east-facing façade retains early brick work and windows at the first floor. The upper part of the gable may be an early extension, followed by the low-pitched valley on the right with much evidence of alteration, The 1960s former dormitory wing is glimpsed on the left.



Figure 23 — the south-east corner of Prouille Convent consists of the 1960s former dormitory wing that replaced a two-storey Federation period verandah.

3.5.2 Description of the building interior

The original interior features are well detailed and typical of an upper middle-class house in the Federation period. This includes several remaining internal panelled doors with Federation profiles in the architraves, French doors that originally led to the south verandah, and the marble mantelpieces. The built-in fixtures to the large room east of the hall are early twentieth-century, possibly original. These include the mantelpiece and cupboards.



Figure 24 — Jacobean style ceiling decoration, likely from 1938, if not earlier, in the ground floor southern faceted bay room.



Figure 25 — an Inter-War Old English style mantelpiece in cast stone from 1938, in the ground floor southern faceted bay room.

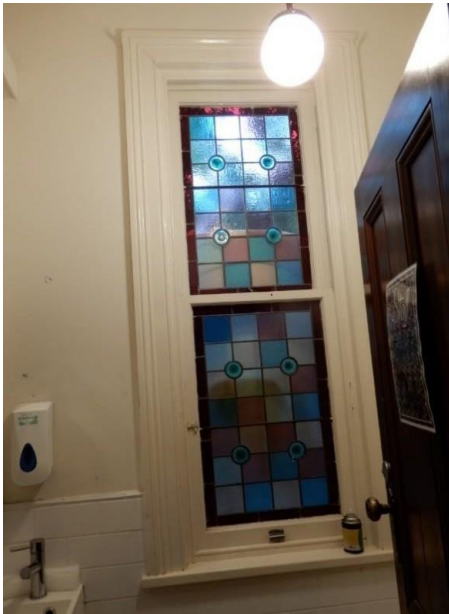


Figure 26 — the original Federation period coloured glass window on the ground floor, north wall. This decoration may indicate that the original stair was here.



Figure 27 — the early servant stair in the north-east corner of the house.



Figure 28: the ground-floor north-western room retains its likely original skirting, architraves and mantelpiece. The cornice appears to have been altered in the 1930s.



3.6 Modifications to the Interior

The house has been altered and extended in several phases. The 1898 extensions occurred only a year after construction, so they are in the same style, and only identifiable by the slightly different brick colours across the house. Other early changes are hard to identify because the original plans are not known, and the likely ability to use the same craftsmen and matching materials ensured the work blended in. However, the 1938 renovation changed the appearance of every room, except possibly the north-west rooms on each level.

In 1938, the house was renovated in the 1930s Inter-War Old English style, affecting the interior more than the outside. The selected style was more specifically Tudor. A new solid timber-framed and panelled door was fixed inside a new ogee-arched doorway, possibly in much the same location as the original door. This door has no glazing, unlike a typical Federation period entry door. The central front section of the house was gutted to become a large stair void. The Hollywood fashions of the time valued this grand space. A new staircase was installed in polished timber as a 1930s stylised version of Tudor carpentry with smoother timber and more brilliant varnish. A sculptural mid twentieth-century light fitting hangs above this space. At the first floor, an amber lead-light window provides the only natural light to this large space.

If the original stair was on the mid-northern side of the house, this space was reorganised, and now includes a toilet with the strangely grand Victorian-style coloured glass window, likely left from the original stair hall. There are few original cornices in the house. The various cornices in pre-cast fibrous plaster are rich for 1938 and include 1930s interpretations of Jacobean geometric in the ground-floor south bay room, Rococo in the first-floor faceted bay rooms, a large-scaled simplified classical profile in the stair hall, and simpler Art Deco cornices in the other rooms. The bathrooms are intact to 1938, including their tiling and most of their fittings.

In the 1960s, the Federation timber-framed two-storey verandah on the south side was removed and replaced with a dormitory wing that came to have two storeys. This dormitory wing was linked to the major rooms at the south-west corner of the house, and it continued parallel with the southern side wall of the house to the east, allowing for a lightwell in between. The dormitory wing is a typical 1960s institutional style building, with a regular grid of aluminium-framed windows in near-matching face brick walls, and a low-pitched roof.



Figure 29 — the stair hall between the facettted bays and the amber-glass window are likely an Inter-War Old English style alteration within the house.



Figure 30 — the four rooms with facettted bay windows retain a Federation period character, although all the ceilings and some of the mantelpieces appear to be 1930s



Figure 31: the first-floor southern bathroom is intact to 1938

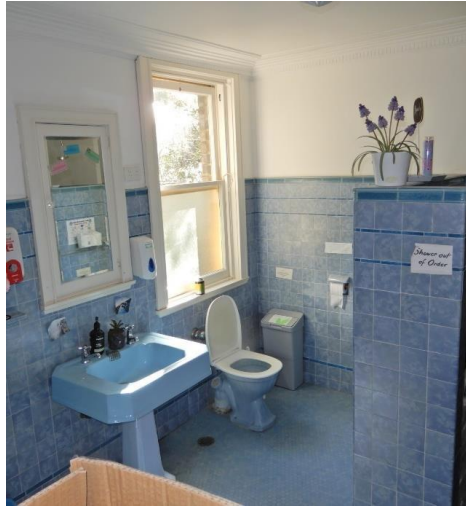


Figure 32: the first-floor northern bathroom is intact to 1938



Figure 33: Federation timber French door on the first floor that originally led to the south verandah



Figure 34: 1890s marble mantelpiece in the first-floor northern faceted bay room



Figure 35: early twentieth-century brickwork and joinery in the ground floor dining room.

3.7 Moveable Heritage – Moveables, Contents and Collections

The Prouille Convent does not contain any known moveable item associated with this building earlier than the purchase of the building by the Trustees of the Sisters of St Dominic in 1948. The convent contains a small number of furniture items, signs, mementos and archival material that came from the Sisters' convent at Homebush. These items are the mementos of a community group and do not make a substantial contribution to the local heritage significance of the place.

3.8 Plans and Elevations

The following drawings are copied from St Lucy's School archives.

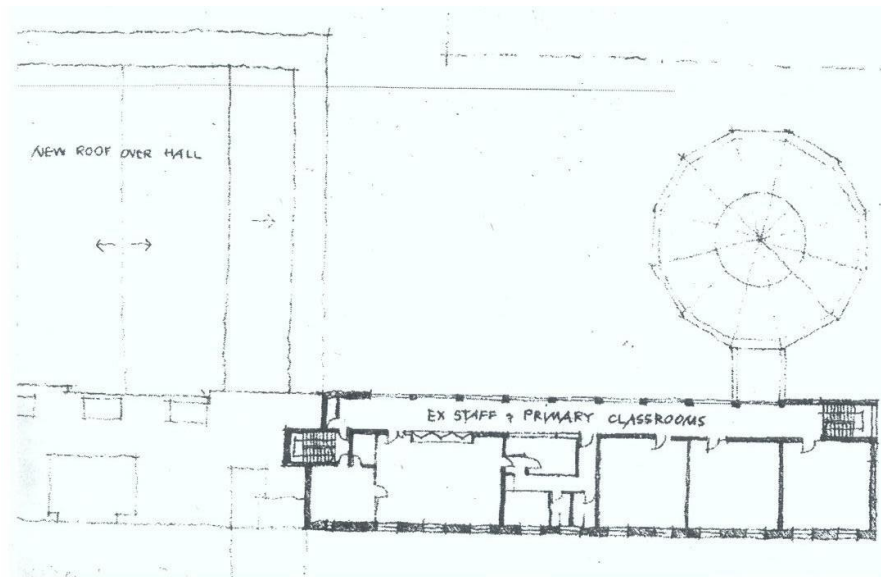


Figure 36: extract from the first-floor plan of St Lucy's School for the Blind, dated December 1971 by Kevin J Curtin & Partners Architects & Consulting Engineers. Not to scale.

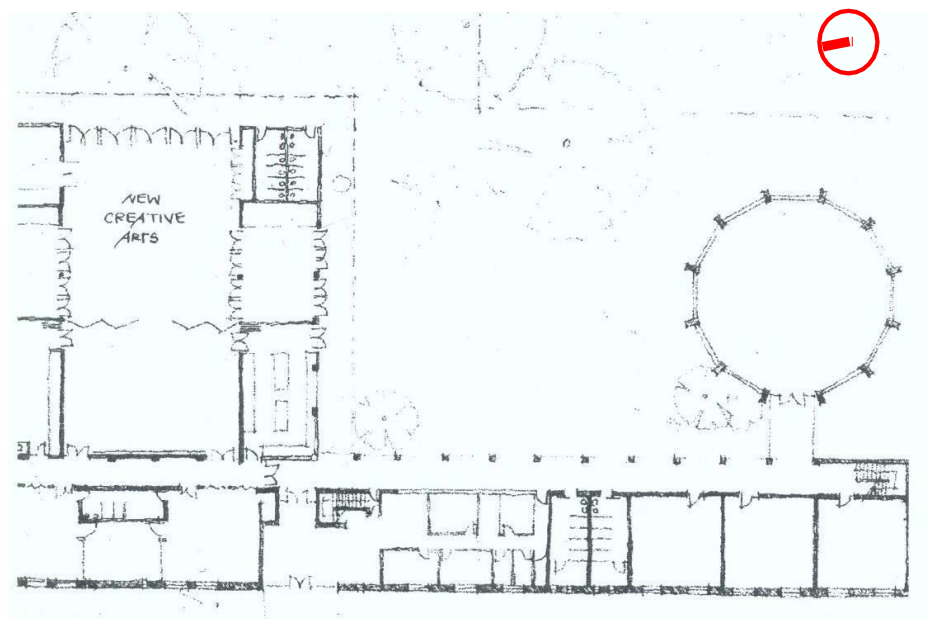


Figure 37: extract from the ground-floor plan of St Lucy's School for the Blind, dated December 1971 by Kevin J Curtin & Partners Architects & Consulting Engineers. Not to scale.

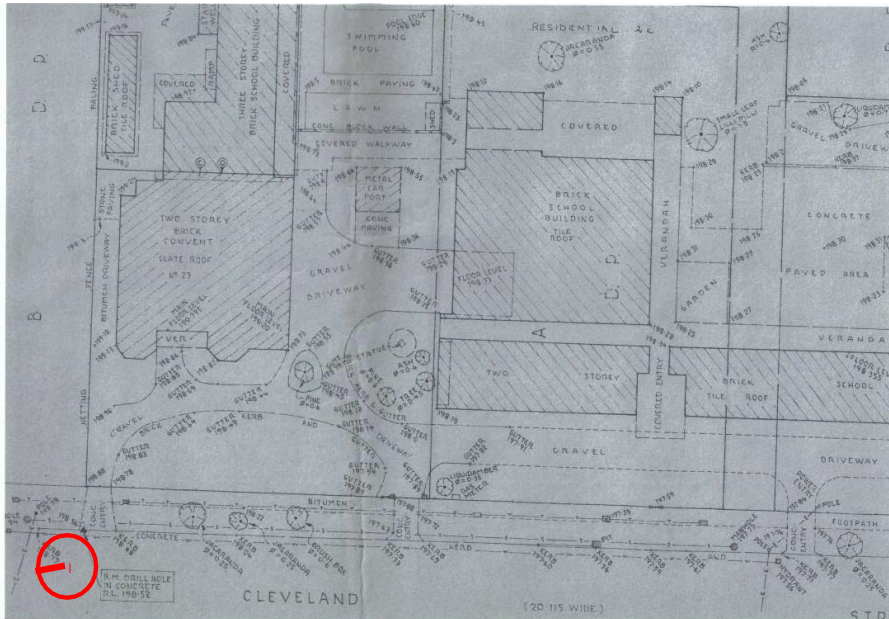


Figure 38: extract from survey plan 9247/98 by Hammond Smeallie & Co Consulting Surveyors and Planners, dated 1998, showing the north-western sector of the School site. Note the 1960's addition to the eastern facade of the Prouille Convent building (now demolished), located on land now owned by Prouille Catholic School.

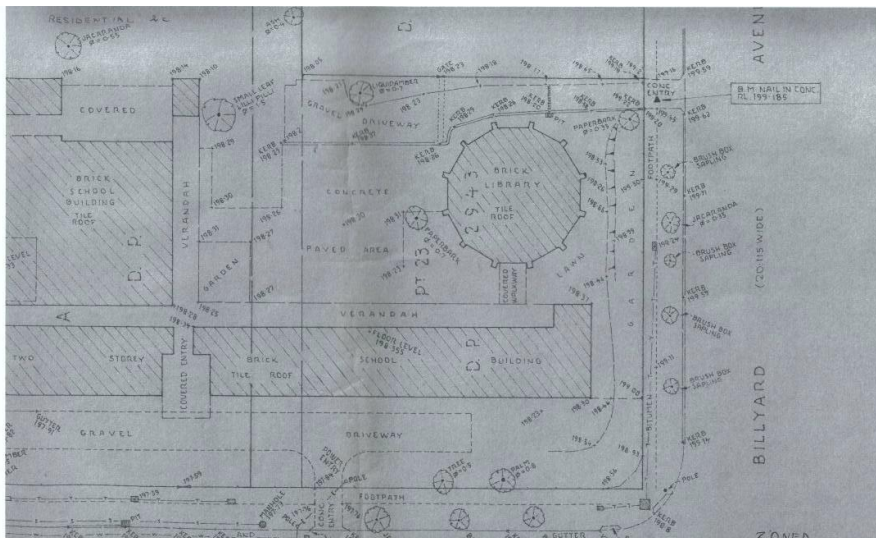


Figure 39: extract from survey plan 9247/98 by Hammond Smeallie & Co Consulting Surveyors and Planners, dated 1998, showing the south-western sector of the School site.



3.9 Other Buildings at St Lucy's School

The Administration and support buildings (Veritas Building) are single and two-storey buildings that have a north-south orientation with most rooms facing west to Cleveland Street. The building was constructed in 1971 of brick, concrete slabs and stairs, and a low-pitched roof. The buildings were constructed in a 1970s Modernist style with facades characterised by bold vertical stripes of masonry and recessed aluminium-framed fenestration between. These buildings have been changed by cement bagging and painting, replacement of the roof systems and several internal renovations. The buildings represent their era to a reasonable extent.



Figure 3-1 The Veritas Administration and Support Buildings

The 2018 Dominican Building have two levels of classrooms over a level of carparking. It is constructed of reinforced concrete with a face brick wall finish. It has a contemporary design by Stanton Dahl Architects that draws on Modernist traditions since the 1950s.



Figure 3-2 The 2018 Dominican Building

The Tagliaferro Gallery is a large transition space between the 1960s south wing of the convent building and the Creative Arts Building. The gallery has a steel frame and large areas of glass in a minimalist design. It was built in 2006 to the design of Alex Tzannes.



Figure 3-3 10 Billyard Avenue



Figure 3-4 The Tagliaferro Gallery

The Federation period house at 10 Billyard Avenue is a single storey house with typical asymmetrical gabled forms in a balanced domestic composition. The house is relatively intact at the front, apart from the face bricks being painted. The house as seen from Billyard Avenue contributes historical and aesthetic values to the conservation area.



4.0 Assessment of Cultural Significance

4.1 Methodology for Assessing Cultural Significance

Determining cultural significance is the basis of all planning for places of heritage value. Determination of significance permits informed decisions or future planning to ensure that the expressions of significance contained within the place are protected, retained and enhanced. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The following assessment of cultural significance for St Lucy's School has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance 2013*, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *Assessing Heritage Significance*.

4.1.1 The Burra Charter

The Burra Charter was adopted by Australia ICOMOS in 1979 and contains a set of principles developed to create a nationally accepted standard for the practice of heritage conservation in Australia. The Burra Charter describes a process by which a significant place is conserved, which includes understanding significance, developing policy and managing the place in accordance with the policy. An assessment of the cultural significance of the place underpins the development of appropriate policies for its protection and conservation. Cultural significance is defined in Article 1.2 of the Burra Charter as follows:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.¹⁰

4.1.2 Heritage NSW Guidelines

In accordance with the above definition of cultural significance, the Heritage Division of the NSW Office of Environment and Heritage has developed a set of guidelines contained in their publication *Assessing Heritage Significance*, which sets out assessment criteria based on the understanding that the cultural significance of a place can be determined by its aesthetic, historic, scientific, social and spiritual values.

The assessment of cultural heritage significance for St Lucy's School contained in this section is based on the methodology and guidelines set down by Heritage NSW and considers the standard values or criteria that arise from the history, construction and use of the building and its site, as well as any levels of esteem by recognised groups for the site.

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it and in the historical record that allow us to understand it in its own context.

¹⁰ Burra Charter, Article 1.2.



4.2 NSW State Heritage Inventory Statement of Significance

The land in the proposed curtilage of the Prouille Convent is identified within a local heritage item (I880) in Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015*, where it is identified as a "Dwelling House" 23 Cleveland Street, [on former allotments] Lot 1 DP 715429, Lot B in DP 341153 and Lot 1 in DP 726090. This listing includes the house/Convent Building, 'Prouille' at 23 Cleveland Street, the hardstand playground area, most of the 1970s Administration Building further south on the corner of Billyard Avenue, and the grassed playground in the north-east corner of the site. These site features, apart from the convent, have no apparent heritage value.

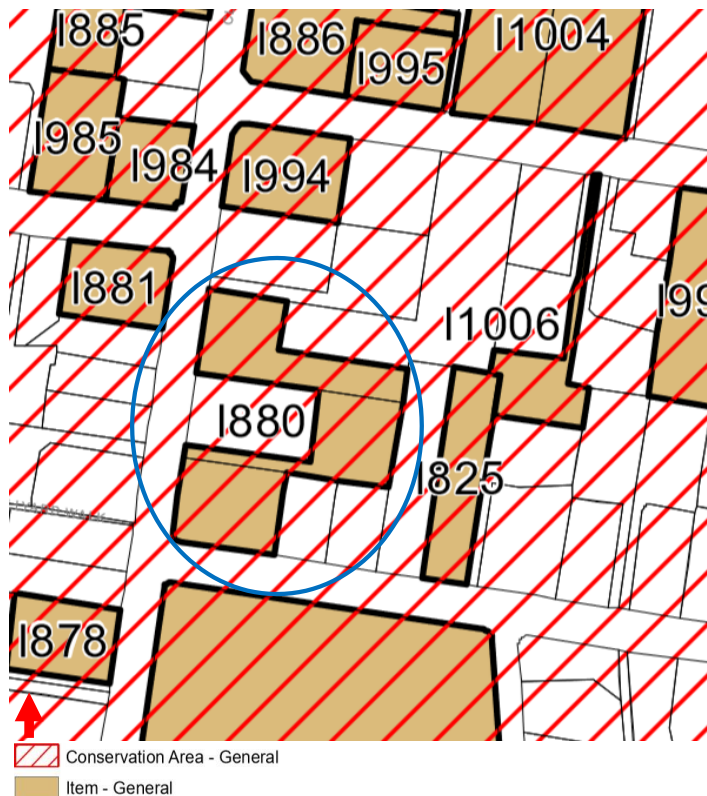


Figure 40: Excerpt from the *Ku-ring-gai LEP 2015* heritage map at the time of writing. Heritage items are shown brown and the Wahroonga Conservation Area is hatched red. The subject site is circled blue. (Source: LGA LEP 20100, Heritage Map HER_006) The School seeks to rationalise this mapping. See the Appendix for the proposed rationalised mapping of the School site as a local heritage item.

The following Statement of Significance for the Item, at 23 Cleveland Street, is sourced from the NSW State Heritage Inventory database, reference number 1880172:

Reasons for listing; cultural, architectural, municipal significance



Based on the research carried out during preparation of this report, the heritage significance of the site has been re-assessed in section 4.9 of this report and an updated Statement of Significance included in section 4.10.

4.3 Significance of the C1 Conservation Area

The subject site is located within the Wahroonga C1 Conservation Area which is listed in Schedule 5 of the Ku-ring-gai LEP 2015. The following Statement of Significance for the Wahroonga Conservation Area is sourced from the Heritage Data form by Paul Davies PtyLtd:

Wahroonga Heritage Conservation Area is of heritage significance for its distinctive residential streetscapes which evidence the transformation of early subdivisions of the 1890s into the later rectilinear grid lot street and lot pattern of later subdivisions including the Wahroonga Heights Estate. The area contains a significant collection of grand residences from the Federation and Inter-war periods, built following the opening of the North Shore railway line in 1890, many of these the residences of prominent families of this period, and often designed by prominent architects, for example the 1894 Ewan House (formerly Innisfail) designed by architect Herbert Wardell for John Thomas Toohey, and eleven houses designed by the architect Howard Joseland. The western end of Burns Road and western side of Coonanbarra Road are representative streetscapes of intact more modest Federation period houses.

The through-block pathways and formal avenues of street trees within the area (in Burns Road, Water Street and Coonanbarra Road) along with the formal landscaping of Wahroonga Park, and its distinctive John Sulman-designed shops in Coonanbarra Road facing the Park, are a tribute to the work of the Wahroonga Progress Association in the early twentieth century (which included Sulman as a member), and have resulted in a high- quality and distinctive residential landscape.

Comment

The Federation house that is Prouille Convent fits into the statement of significance for the Wahroonga C1 Conservation Area, and so is contributory in the conservation area.

4.4 Significance of Items in the Vicinity

The subject property is also located within the Conservation Area C1 and in the vicinity of other listed items, including:

- 10 Cleveland Street, Wahroonga (Dwelling house) – Item No: I878; and
- 1–3 Billyard Avenue, Wahroonga (“Ewan House” (formerly Innisfail) Lodge, Lanterned Pavilion) – Item No: I831; and
- 26 Cleveland Street, Wahroonga (Dwelling house) – Item No: I881; and
- 12 Billyard Avenue, Wahroonga (Dwelling House) – Item No: I885.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development and distance, and so they do not warrant assessment as part of this report.



Figure 41 — No. 26 Cleveland Street, Wahroonga



Figure 42 — the Lodge at 1–3 Billyard Avenue, Wahroonga



Figure 43 — No. 10 Cleveland Street, Wahroonga
(Source: Domain)



Figure 44 — heritage item at 12 Billyard Avenue, Wahroonga

4.5 Comparative Analysis

Northern Ku-ring-gai and surrounds contain many schools that began in a Federation mansion, and then expanded through the success of the institution to enable many new and different educational buildings to be built around the initial mansion. Examples of large schools that began in a Federation mansion include Know Grammar Preparatory School, Knox Grammar senior school campus and the senior school, Abbotsleigh and Ravenswood, and then further away, Wenona. In each of these cases, the mansion remains in an altered state as adapted for education purposes, and the school property has expanded significantly, acquiring and demolishing surrounding houses. The closest comparative example to St Lucy's School is St Edmund's School nearby at Wahroonga, which began as a school for blind boys in the Federation mansion of a successful retailer.

The early Twentieth Century was a time when many small schools were set up by entrepreneurial educators in a mansion with large grounds. There are many Federation mansions in Ku-ring-gai that have housed schools and health institutions on a small scale, and which have since returned to a residential use. Examples include 49 Burns Road and 16 Park Avenue, Gordon.



In terms of architectural style, Prouille Convent is a Federation mansion with a 1930s Inter- War Old English (Tudor) style renovation affecting the front door, internal staircase and many other rooms. In this way, the building could be compared to the Federation mansion at 12 Bradley's Head Road, Mosman, which also had Tudor-style renovation in the 1930s including the same precast mantelpieces as Prouille and a replacement front door. Prouille Convent has a grandly scaled stair in Inter-War Old English style that has a similar



character to the not-quite genuine English Jacobean staircase that was salvaged and inserted into a new house Carrick Hill in Springfield, South Australia in 1939. The evidence suggests that the subject house was renovated as a speculative move to increase the value of the property. The 1930s renovation might be of greater significance if it was linked to the politics of Reginald Clarke.

4.5.1 List of Comparative Examples

The following table provides a list of sites / buildings / places which exhibit similarities to the Federation mansion that became Prouille Convent, and which demonstrate its architectural and historical context as the beginning of a school that grew.

Location	Details	Image
Abbotsleigh Pacific Highway, Wahroonga	The established school moved into a large Federation building in 1898, much the same time as the subject building was constructed. Abbotsleigh has grown enormously since then and has acquired a further Federation mansion nearby. Surprisingly, it is unlisted.	
St Edmunds School, 60 Burns Road, Wahroonga	This is the most comparable school to St Lucy's: both were established in a Federation mansion shortly after World War I by a Catholic Order. Each school grew around the house, though St Edmunds' will replace most of their post-war buildings.	
Knox Grammar School, Pacific Highway, Wahroonga	Knox Grammar School began in 1924 in 'Earlston', a Federation mansion built in 1908 to the design of Span & Cosh. Knox GS has expanded with much further land and many newer buildings for 2,900 boys. Earlston is now a boarding house. Knox's inter-war period buildings contribute to the conservation area.	
Carrick Hill, Springfield, SA	This larger house was built in 1937 in South Australia by a famous glamorous couple, incorporating a timber staircase salvaged from an older house in England. The stair was thought in 1937 to be genuine Jacobean late 1600s, but later understood to be mostly from 1912.	
Former John Williams Memorial Hospital, 35 Water Street, Wahroonga	A children's hospital as set up in this Federation mansion after the death of the home owner's son, John. The state government constructed new buildings around the house, most of which were removed after the property reverted to a home.	



4.5.2 Discussion of Comparative Examples

There is a long tradition of charitable groups purchasing a large house to become a base for a charitable or commercial social institution such as a school, religious retreat or private hospital. If the institution thrived, it would purchase a neighbouring property, demolish the building, and continue to grow with new institutional buildings. In each case, the original building is usually a heritage item, and the subsequent building have varying degrees of significance.

Comparing the case of St Edmund's, the two Federation mansions are a little similar in that they are large houses built in a simple Queen Anne style that were extended early after initial construction. The early post-war buildings built at St Edmunds had rather uninspiring tight spaces, rather like the 1960s extension on the south side of Prouille Convent. These early post-war buildings at St Edmunds' School are approved to be demolished, and only the more recent purpose-built education buildings have been retained. The 1971 buildings built along the southern frontage to Cleveland Street were more ambitious works of Modern architecture. They are generous with space, but not remarkable buildings. While the buildings from the second half of the Twentieth Century at St Lucy's School compare favourably for architectural quality with those of St Edmund's School, the larger non-government schools in Wahroonga have had the scale and resources over a long period to construct a suite of buildings of much greater significance.

Abbotsleigh has a disparate collection of buildings, including two large Federation buildings, a fine inter-war stage of red brick classrooms with sandstone dressings, possibly in a Scandinavian style a little similar to the contemporaneous buildings at Shore, North Sydney. The post-war buildings are architecturally confident, if unremarkable. Several of Abbotsleigh's more recent building have architectural distinction that may be recognised when they have stood the test of time.

Knox Grammar School may be the only school in the Sydney region with a collection of buildings dating from almost a century of existence in which most of the buildings are in one contrived style. The 'Knox style' has solid face-brick buildings and multi-paned windows, steep gables and tiled roofs, sometimes with stepped gable ends that reference the Scottish Baronial style of various eras. Of these buildings, the inter-war development has heritage significance that contributes to its conservation area.

4.6 Identified Historical Themes

St Lucy's School demonstrates several the historic themes formulated by the NSW Heritage Division, as described below



Australian Theme	NSW Theme	Comments
4 Building settlements, towns and cities	Accommodation	Prouille convent is a Federation mansion with an Inter-War Old English overlay that contributes to the Federation period historical and aesthetic values of the Wahroonga Conservation Area.
5. Working	Labour	The Federation house retains the humble servants' spaces at the rear of grander served spaces
6. Educating	Education	The Federation house was used as a small school in its first years. The St Lucy's School site has been used as a place of education for disabled children for most of the post-war period.
7. Governing	Welfare	St Lucy's School has benefitted from the welfare gifts of labour and money from the Catholic Church and Australian governments for much of the post-war period.
8. Developing Australia' cultural life	Domestic life	The Federation house demonstrates the lifestyle of the upper middle class in the early Twentieth Century
8. Developing Australia' cultural life	Creative endeavour	The Federation house may not be one of the more remarkable designs in Wahroonga, but it is well detailed and demonstrates the fine craftsmanship of the period, with further fine work in the 1930s renovation.
8. Developing cultural institutions and ways of life	Religion	The St Lucy's School site has been owned and operated by the Dominican Sisters since and operated as part of the welfare and mission of the Order.
9. Marking the phases of life	Persons	The lives of several nuns are recognised in the fixtures at Prouille Convent and garden.

4.7 Fabric Condition and Integrity

St Lucy's School keeps its buildings and grounds in a good state of repair and cleanliness.

Prouille Convent is highly intact to its 1930s state. While St Lucy's School and the Sisters of St Dominic have occupied this Federation building for most of its existence, they have made for a light touch on the building, apart from the southern boarding extension completed in the 1960s, which replaced a two-storey timber-framed verandah.

The 1930s layer of the house has some heritage significance, and includes the brick wall of the front façade between the two faceted bays, which includes the front door and the window that lights the stair. Inside, the stair hall is from the 1930s, including the ceiling decoration and some light fittings.

4.8 Archaeological Potential

The appropriate reduced allotment curtilage of Prouille Convent contains a Federation mansion that was the first development on the wider school site. Any relics are likely to relate to redundant services and the process of constructing the building. Considering that municipal garbage services started eight years after the first stage of the building was completed, it is unlikely that the site would contain a refuse heap capable of making a general statement about life in the Federation period. Footings and detritus are nonetheless



unlikely to add to our understanding of a period as well-known as domestic and school life in Sydney in Federation period.

The 1970s education building that faces Cleveland Street stands on a site previously occupied by two houses that were likely constructed in the Federation period. There may be remains of buried footings and services that were parts of these earlier houses. Such remains are unlikely to be of much heritage value because a lot is known the construction of houses in the Federation period and the remains are unlikely to add to known information about the site.

The site has been extensively disturbed over twelve decades of change, so the site is unlikely to contain stratified relics of Aboriginal origin or the contact period. The site is unlikely to contain archaeological resources of high significance.

4.9 Assessment of Cultural Significance

An assessment of how the subject site relates to the criteria established by the NSW Heritage Office (now the Heritage NSW)¹¹ is provided below. It considers the historical context and physical evidence of the subject site, which have been presented in the preceding sections of this report.

4.9.1 Criterion (A) Historical Importance

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

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity or historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

Prouille convent demonstrates the demand for grand houses in Wahroonga from about 1894 onwards, when the subdivision of the Vanceville Estate combined with the 1890 opening of the North Shore Railway, prompted many wealthy families to seek a healthy semi-rural lifestyle on the Upper North Shore. While the building was constructed in 1897 as a grand dwelling, it was evidently first used as a school and this use continued under different principals until 1913. It changed to a grand residence for the inter-war period, and was renovated in 1938, before being purchased by the Dominican Sisters a decade later as a school for blind children. This was about the time that other Federation mansions were converted to use for schools for disabled children in Wahroonga, including the former John Williams Memorial Hospital nearby at 35 Water Street. This is one among several properties in Wahroonga owned by the Dominican Sisters in the early post-war era. The building and its front garden setting satisfy this criterion at a local level.

The education buildings, parking areas, fencing, landscape and playing areas built from the 1960s through to 2019 within the allotments listed as the heritage items of St Lucy's School are relatively recent institutional buildings that do not have a heritage significance proven by the passage of time.



¹¹ NSW Heritage Office, *Assessing Heritage Significance, NSW Heritage Manual 2, 2001*

4.9.2 Criterion (B) Historical Associations

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

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

The various personalities associated with the early school are not prominent in the history of Ku-ring-gai outside of the school community. While the house was owned by Sir Reginald Marcus Clarke for several years in the inter-war period, he did not make any known changes to the house or grounds that remain. The property is not closely associated with the life or taste of this prominent retailer.¹² Other residential owners of the property were not locally prominent persons. The 1971 buildings were opened by a member of federal parliament from the eastern suburbs, and the foundation stone was blessed by Pope John VI a year before the construction was well advanced, but these are momentary associations. The post-war buildings are not closely associated with any person of local prominence.

Prouille Convent does not satisfy this criterion at a state or local level, nor do the other buildings at St Lucy's School.

4.9.3 Criterion (C) Aesthetic Values

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

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

Prouille Convent retains the materiality and some detailing of a large Federation Queen Anne house. The symmetrical form is unusual for a house of this period, but it likely formed after the early need for extensions led to the selection of a more Victorian massing as the best design solution. Internally, the four rooms with faceted bays retain some of their Federation character. Every other internal space has a character predominating from 1938 or 1960s. The stair hall is a grand space with a 1930s stylisation of a Tudor staircase. This is a significant space in its own right. The dining room in the ground floor rear-centre of the house is another significant space from the early Twentieth Century. Other rooms have little spatial significance and fewer fine 1930s features. Prouille Convent satisfies this criterion at a local level.



¹² We understand that the 1930s alterations were undertaken in 1938, four years after Clarke sold the house. If further research identifies the alterations with Clarke, they would have significance under this criterion for demonstrating Clarke's Anglophile and Royalist sympathies. The evidence suggests the Inter-War Old English layer was added by a builder and his wife for their own taste or as speculative development.

The 1971 classroom building does not cross the threshold for local listing in Ku-ring-gai due to its conventional planning and detailing for a late twentieth-century classroom block. The sculptural skylights are relatively recent and so are not tested by the passage of time to contribute to the Wahroonga conservation Area C1. The remaining purpose-built educational buildings at St Lucy's School clearly do not have aesthetic significance because they are unremarkable (swimming pool, activities building) and are quite new and have not been tested by time for significance (2006 link building and 2018 classrooms facing Billyard Avenue).

The Federation house seen from the street at 10 Billyard Avenue has sufficient aesthetic value as a reasonably intact building to contribute to the Wahroonga Conservation Area C1, but not sufficient to meet the threshold for local listing.

4.9.4 Criterion (D) Cultural Associations

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

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

Prouille Convent is one among several properties in Wahroonga owned by the Dominican Sisters since the early post-war era. The Sisters have owned the building for most of its existence. The building has been the centre of authority for the school for much of this period and is a special place in the St Lucy's community of alumni, staff, carers and families. The Prouille Convent building is unlikely to satisfy this criterion at a local level if it was the only criterion with any significance, but given the clear sufficiency of the building satisfying the aesthetic criterion, this social significance strengthens the listing. It needs to be acknowledged that the Sisters have made few changes to the building apart from adding the southern wing in the 1960s, so the impact of the Sisters on the building has otherwise been light.

Prouille Convent and its immediate grounds are the focus of the social significance of the School in terms of memorials and leadership.

4.9.5 Criterion (E) Cultural or Natural Research Value

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

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant to science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily



available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

A thorough investigation of the sub-floor and ceiling spaces of the Federation house might reveal some information about its original internal form and the early changes. Such information would be interesting for its own sake, but this would not satisfy this criterion at a state or local level. The many changes to the house and grounds since 1938 have disturbed the site, reducing the potential for stratified relics that might provide further information about the use of the site for Federation period schools and dwellings. The Federation building and its site are unlikely to yield significant new information about its early period as a school, its inter-war period as a dwelling, or its post-war use as a school for disabled children. Documentary evidence is a better source of information in each case. The building and its site are unlikely to satisfy this criterion at a state or local level.

The site of the 1971 classrooms facing Cleveland Street has potential to contain remains of footings and buried services for the two early twentieth-century houses that were demolished for the replacement building. Such remains are likely to demonstrate the placement of the houses, but this is already known from documentary evidence. Any such remains would not be sufficiently early or distinctive to have heritage value.

4.9.6 Criterion (F) Rarity

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

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

The Federation house has been so altered that it does not demonstrate a whole (or near whole) Federation house or a school from that period. It does demonstrate a property in the Upper North Shore that has alternated between being a home and an educational institution, but this is not necessarily a type, so the place and the building are not rare. Similarly, as a Federation house with an Inter-War Old English overlay, the house is not an actual type, and so is not rare. The assembly of post-war school buildings represent many of the decades of this period as is normal for a growing school. The assembly of post-war buildings at St Lucy's is not rare. Prouille Convent and its site do not satisfy this criterion at a state or local level.

4.9.7 Criterion (G) Representativeness

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

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it



is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

The exterior of Prouille Convent is sufficiently intact from the Federation period that it represents the Federation Queen Anne type at a local level, despite its few 1930s alterations and its many interior changes demonstrating later periods in the detailing.

The post war school buildings across the St Lucy's School site demonstrate design thinking at the time, though the older post-war school buildings have had more phases of renovation than the newer buildings. These post-war buildings do not have sufficient integrity historical or aesthetic significance to represent a type of school in a manner that satisfies this criterion. The purpose-built school buildings represent many decades of the post-war period in a manner that is common across New South Wales, but not so distinctive here that it satisfies this criterion at a local level. The school represents specialist education for children with special needs, but even here, the buildings and grounds of the school are not so distinctively specialist in their layout, function or detail from other schools of a similar size that the post-war school buildings would satisfy this criterion at a local level.

4.10 Statement of Cultural Heritage Significance

Prouille Convent was constructed as a large house in Wahroonga soon after the Vanceville Estate was broken up for semi-rural housing. The grand scale of the building is typical of many others nearby from the same period. The Federation Queen Anne exterior of the house is largely intact, but is not as remarkable architecturally as many others in Ku-ring-gai. The interior contains four Federation-style rooms with faceted bays and a significant 1930s stair hall and a dining room with early twentieth-century fit-out. The front garden is important for the setting of the building, but it does not contain significant landscape fabric. The building has some social significance for its long association with St Lucy's School.

The land to the south is not associated with the significance of the Prouille Convent. The post-war school buildings are of good quality but not so distinctive that they cross the threshold of local heritage significance.

4.11 Gradings of Significance

The following section provides a graded assessment of significance for components of the St Lucy's School site so that the relative significance of spaces and elements can be understood for their contribution to the overall cultural significance of St Lucy's School. Different components of a site make a different relative contribution to the site's overall significance. The significance of individual components can only be understood in relation to the role they play in creating and explaining the quality, character, meaning, history and use of the place.

The gradings provided below indicate the significance of spaces and elements relative to each other and to the overall significance of the place (established above at Section 4.10). They are not intended for comparison with any other site or as an indication of significance independent of their context. For example, where an element is of Exceptional significance, it has been identified as such because it makes



an exceptional contribution to the overall established significance of the place and is vital for the creation and retention of this significance.

4.11.1 Definitions

These gradings are based on the gradings included in the Heritage Office's (now NSW Heritage Division) guideline Assessing Heritage Significance (2001). An explanation of the gradings used in this assessment is provided below.

EXCEPTIONAL

These spaces/elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity and intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

HIGH

These spaces/elements are of high cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric from later alterations. The integrity of these elements may have been compromised by alteration/ modification, but their contribution to the overall significance of the site remains strong.

MODERATE

These spaces/elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play an important role in supporting the overall significance of the place.

LITTLE

These spaces/elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

INTRUSIVE

These spaces/elements are intrusive to the cultural significance of the subject site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces/elements are damaging to the site's cultural significance.

4.11.2 Significance Gradings Table

The following table describes the relative significance gradings of elements and spaces of the site and buildings. This table should be understood in conjunction with the definitions for significance gradings provided above and is complemented by the diagrams of significance gradings in the following section.

Significance Grading	Fabric / Space / Element
Exceptional	• Nil



High	<ul style="list-style-type: none"> • The external form of Prouille Convent, excluding the additions from the 1960s onwards. High includes the 1890s brick and slate exterior of the building, timber-framed windows, front verandah, west (front) and north (side) elevations, 1930s front door and first-floor central window due to relationship with stair hall • The space between the house/convent building and Cleveland Street; and • The six largest rooms inside Prouille Convent, namely the four rooms with a faceted bay facing the front, the stair hall and the ground floor dining room.
Moderate	<ul style="list-style-type: none"> • The smaller spaces inside Prouille Convent in place before World War II • The Statue of Mary and golden cypress in front of Prouille Convent • The external form of 10 Billyard Avenue that is visible from the street, in a garden setting • The turpentine trees growing near the northern boundary, north of the play space.
Little	<ul style="list-style-type: none"> • The single and two-storey sections of the 1971 Veritas / Administration Building • The creative arts centre • The swimming pool (begun in 1966) and surrounding structures from 2006 • The playground landscaping built for educational purposes • The two-storey Dominican classroom buildings facing Billyard Avenue • The 1960s extension on the south side of Prouille Convent, Cleveland Street • The post-war rear extensions and alterations to the house at 10 Billyard Avenue.
Intrusive	<ul style="list-style-type: none"> • The 1960s extension on the south side of Prouille Convent, closest to Cleveland Street.

4.11.3 Significance Gradings Diagrams

The following diagrams indicate the relative significance of individual elements and spaces of the site and buildings and are to be understood in conjunction with the table and explanations of the grading categories above.

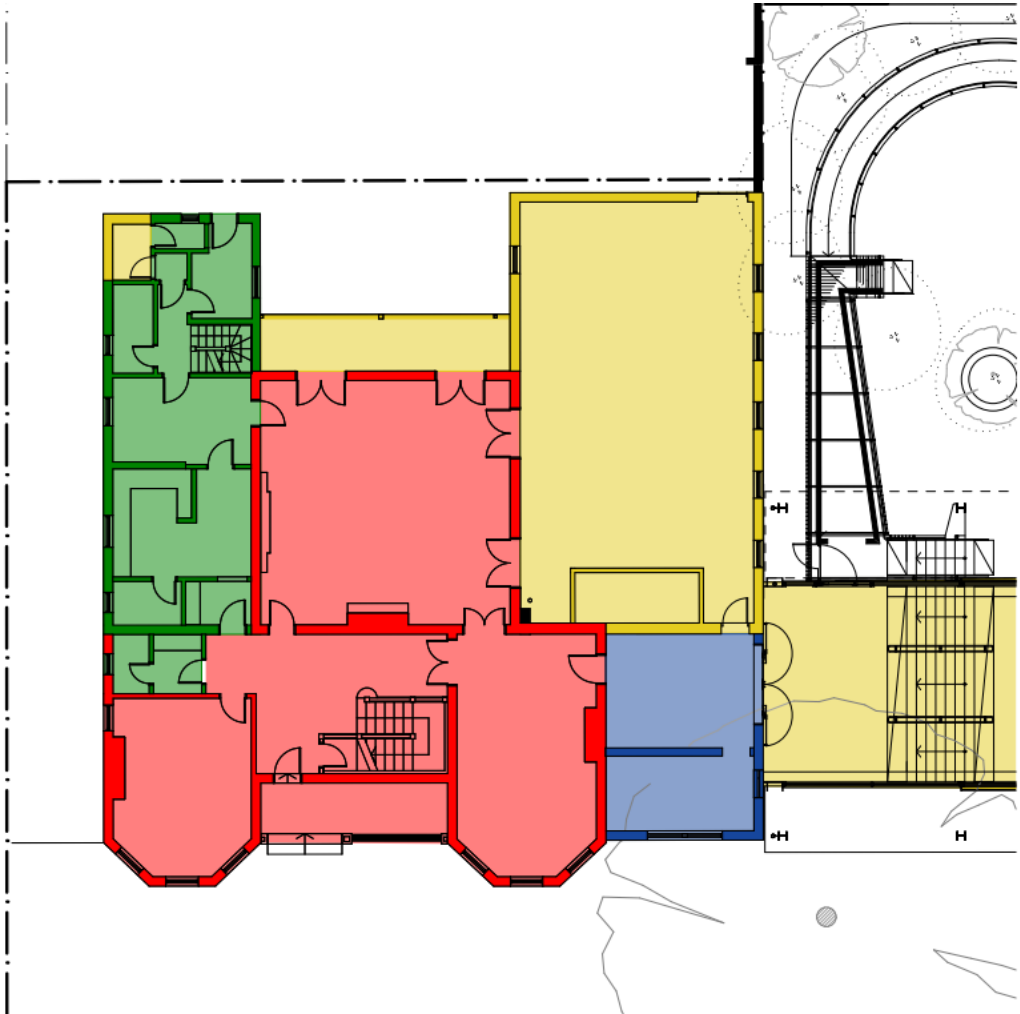


Figure 45: Ground floor plan of Prouille Convent showing significance of fabric and spaces. Scale 1:250

Legend Fabric Significance	Legend Spatial Significance
<div></div> High Significance	<div></div> High Significance
<div></div> Moderate Significance	<div></div> Moderate Significance
<div></div> Little Significance	<div></div> Little Significance
<div></div> Intrusive	<div></div> Intrusive

Source: graphics by Stanton Dahl Architects according to Umwelt heritage advice.

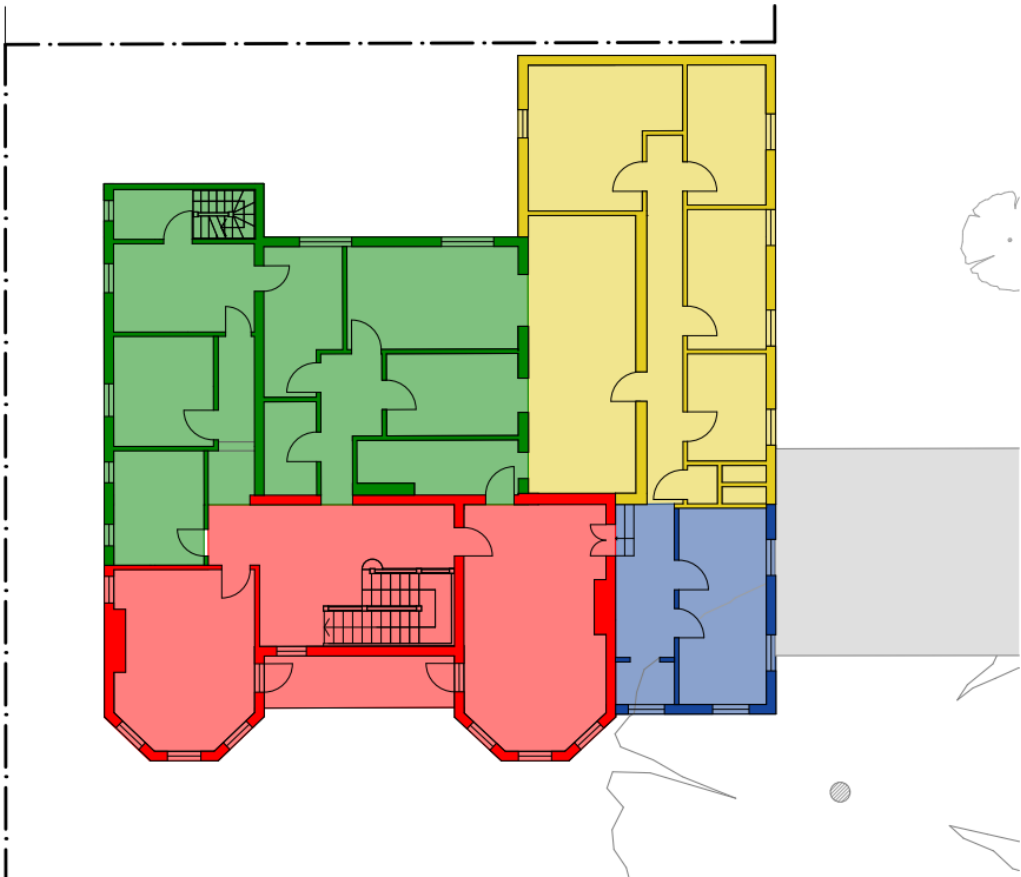


Figure 46: First-floor plan of Prouille Convent showing significance of fabric and spaces. Scale 1:250

Legend Fabric Significance	Legend Spatial Significance
High Significance	High Significance
Moderate Significance	Moderate Significance
Little Significance	Little Significance
Intrusive	Intrusive

Source: graphics by Stanton Dahl Architects according to Umwelt heritage advice.



4.12 Curtilage

The NSW Heritage Office (now NSW Heritage Division) defined Heritage Curtilage *as the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either: land which is integral to the heritage significance of items of the built heritage; or a precinct which includes buildings, works, relics, trees or places and their setting.*¹³

The following types of heritage curtilage are defined in the NSW Heritage Office's (now NSW Heritage Division) publication 'Heritage Curtilages' (1996):

Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, which may contribute to the heritage significance of the property.

In the subject instance, the heritage significance of Prouille Convent is listed as stretching across three former allotments that are now amalgamated with other land owned by the school into Lot 100 in DP 125504. However, the heritage significance of the site is concentrated within one former allotment, leaving two former allotments (now the majority of Lot 100 in DP 125504) without enough heritage significance to justify continued listing of the specified heritage curtilage around Prouille Convent.

Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of an item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

The recommended heritage curtilage of Prouille Convent is a Reduced Boundary Curtilage, as identified in the third figure of Appendix 7.0 where Stanton Dahl Architects prepared the drawings in consultation with Umwelt Australia.

- Existing Site Plan showing the boundary of the amalgamated site, buildings and landscape features.
- Existing Heritage Curtilage showing the same brown shade used in the Ku-ring-gai Local Environmental Plan 2015 for the local heritage item 23 Cleveland Street. The authors recognise that the Wahroonga Conservation Area covers the entire site, but is not shown on this drawing for clarity discussed in the Heritage Impact Statement for adjusting the heritage curtilage, by NBRSArchitecture, and co-ordinated in this CMP.
- Proposed heritage curtilage of Prouille Convent at 23 Cleveland Street, as illustrated in Figure 7-3 of 7.0 Appendix.

Expanded Heritage Curtilage

This type of heritage curtilage is more than the lot boundary of the property. It arises where the significance of an item may not relate to just the total lot but stretches across other allotments.

In the case of 23 Cleveland Street, the heritage significance is within the northern section of the new amalgamated Lot 100 in DP 125504. This heritage significance does not stretch across all of the former allotments mentioned in the Ku-ring-gai LEP 2015 listing in Schedule 5. Further, a condition in DA0583/17



required the School to amalgamate all of their allotments with an education purpose, and combine this land with 10 Billyard Avenue that the School owns. This has been achieved. It would be unhelpful to the School and Ku-ring-gai Council for the curtilage of 23 Cleveland Street to expand even further to include all of this Lot 100 in DP 125504, which includes land that does not have a historical association with the culturally significant stages of development of Prouille Convent. Umwelt strongly recommends that the revised curtilage be adopted to avoid the heritage item acquiring, or even retaining, separate buildings and spaces that have little or no heritage significance.

Curtilage of the Wahroonga Conservation Area C1

The entire St Lucy's School site will remain within the Wahroonga Conservation Area C1. This is appropriate for the management of the cultural heritage values of the site and assists Council in managing the cultural heritage impacts on the surrounding streetscapes that could come from any future development within St Lucy's School.

¹³ NSW Heritage Office, *Heritage Curtilages*, 1996



5.0 Issues, Constraints and Opportunities

5.1 Heritage Management Framework

5.1.1 Environmental Planning & Assessment Act, 1979

Part 3 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) provides for the creation of *Local Environmental Planning Instruments* (LEPs). In 2012 these were standardised for Local Government Areas across NSW. Clause 5.10 of the standardised LEP provides for the conservation of heritage within a local government area and for the conservation of sites identified as heritage items on Schedule 5 of that LEP.

Ku-ring-gai Council is the consent authority for applications to alter items listed on Schedule 5 of the *Ku-ring-gai LEP 2015*.

5.1.2 Statutory Listings

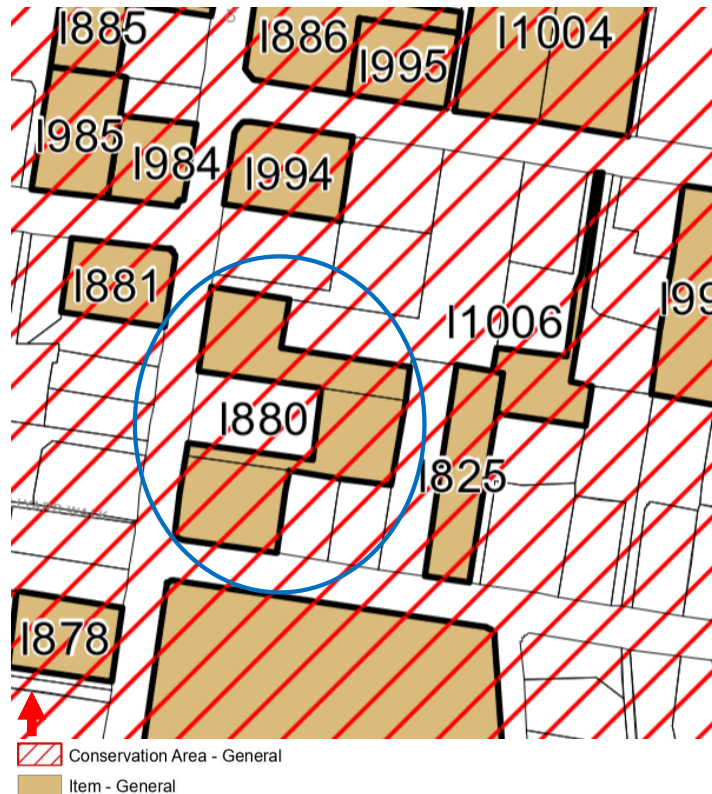


Figure 47: Excerpt from the Ku-ring-gai LEP 2015 heritage map. Heritage items are shown brown and the Wahroonga Conservation Area is hatched red. The subject site is circled blue. (Source: LGA LEP 2012, Heritage Map HER_16)



The land in the proposed curtilage of the Prouille Convent is identified within a local heritage item (1880) in Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015*, where it is identified as a “Dwelling House” 23 Cleveland Street, in the north-western area of the site. This listing includes the Convent Building, ‘Prouille’ at 23 Cleveland Street, the hardstand playground area, most of the 1970s Administration Building further south on the corner of Billyard Avenue, and the grassed playground in the north-east corner of the site. These site features apart from the convent have no apparent heritage value.

There is an opportunity for Council to update the *Ku-ring-gai Local Environmental Plan, 2015* so the listing details for the convent reflects its appropriate curtilage.

5.2 Issues, Constraints and Opportunities Arising from Statutory Obligations

5.2.1 Applications to Consent Authorities

Prouille Convent is listed as a heritage item of local significance on Schedule 5 of the *Ku-ring-gai LEP 2015*, development on the site must be approved by Ku-ring-gai Council, under Part 4, 79(c) of the NSW *Environmental Planning and Assessment Act 1979*.

5.2.2 Review of the Heritage Curtilage of the Site

In February 2020, St Lucy’s School submitted documentation to Ku-ring-gai Council to commence discussions regarding the heritage listing of the site. This is part of the School’s response to the requirements of prior DA approvals and future works across the site, having regard to how the mapped heritage listing of Prouille Convent reflects the heritage significance found at the site. These discussions have progressed with Council and to assist in the reading of this Plan, the conclusion of the February 2020 report is provided below.

The recommended reduction of the heritage curtilage for the Prouille Convent building at 23 Cleveland Street, Wahroonga would assist the operation of St Lucy’s School by removing the need to manage buildings within the school that do not have heritage significance as though they are heritage items. The heritage values of 23 Cleveland Street (dwelling house) mentioned as stretching [former] Lot 1 in DP715429, Lot B in DP 341153 and Lot 1 in DP 726090 are concentrated in the recommended curtilage seen in Figure 2 herein. [now one amalgamated lot with a proposed curtilage shown in Appendix 7.0 of this CMP report]

The condition of DA0583/17 issued by Ku-ring-gai Council that the School must amalgamate all of its allotments that have an educational zoning (combined with the property at 10 Billyard Avenue) has been fulfilled. This provides further reasoning to redefine the curtilage of the Prouille Convent building at 23 Cleveland Street so that the listing makes an accurate reference to the building that the listing is meant to protect.

The proposed change in the heritage curtilage of 23 Cleveland Street is consistent with the heritage objectives of the Ku-ring-gai LEP 2015. I recommend that Ku-ring-gai Council endorse this change to the curtilage of 23 Cleveland Street to streamline the management processes of St Lucy’s School and Ku-ring-gai Council.



5.2.3 Heritage Obligations Under the Ku-Ring-Gai LEP 2015

The *Ku-ring-gai LEP 2015* provides the statutory basis for the conservation and control of development and other activities that may affect the heritage value of items listed on Schedule 5. These provisions are contained within Clause 5.10 of the LEP, the objectives of which are as follows:

1. Objectives

The objectives of this clause are as follows:

- a. to conserve the environmental heritage of Ku-ring-gai,*
- b. to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- c. to conserve archaeological sites,*
- d. to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The LEP places an obligation on Ku-ring-gai Council to retain the significance of the place, and to take into consideration the level of that significance in evaluating any proposal for the site. Under the provisions of the Heritage incentive clauses of the LEP Council can grant benefits to owners of items of environmental heritage.

5.2.4 Other Statutory Obligations

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Ku-ring-gai Council. Matters may be identified in this study that may require modification include, but are not limited to, the following.

- National Construction Code (Building Code of Australia)
- Fire safety requirements
- Ingress and egress from the building
- Disability access code.

Certain aspects of the building may be eligible for exemptions from code compliance where upgrading may result in the loss of heritage significance. These issues may be addressed directly with the relevant consent authority.

5.3 Issues, Constraints and Opportunities Arising from Non-Statutory Obligations

The Ku-ring-gai Development Control Plan (DCP) 2015 is a non-statutory document which supports the implementation of the *Ku-ring-gai LEP 2015*. Development applications for the subject site will be assessed by Ku-ring-gai Council in relation to the relevant objectives and controls contained within the DCP.



5.4 Issues, Constraints & Opportunities Arising from The Statement of Significance

Prouille Convent is of cultural significance for its historical, aesthetic and social values, and for its representativeness as a Federation house.

The Statement of Cultural Significance for the place should inform the preparation of any proposal for changes to the site, such that decisions regarding the nature and extent of change should ensure that the established significance is maintained. Schemes for the development of the site should respond to aspects of the cultural significance of the site, identified in the Statement of Cultural Significance.

Decisions about works to the place, including maintenance, repairs or more extensive adaptation works, must consider the impact on the cultural significance of the place, as a whole and on individual components. New works to the place should not diminish any aspect of its cultural significance. The approach and recommendations set out in Section 6.0 of this report should be used as a guide to future work.

5.5 Issues, Constraints & Opportunities Arising from the Owners' Requirements

Prouille Convent has been used as a school (or to support the educational uses of the school) for children with disabilities for most of the building's existence. All purpose-built educational structures on the school site have been designed to provide level or low-gradient pathways through each space intended for an educational use. The many steps and openings less than 850mm clear width in Prouille Convent makes for challenges in the educational work of St Lucy's School. The house has two sets of timber stairs; the main stair is generously sized, while the servant stair in the rear north-east corner is very tight and is non-compliant. The convent does not contain a lift or ramp to the first floor. The building also contains many small rooms that don't suit educational uses. For these reasons, the convent first floor is used for storage and administrative purposes. The ground floor is used for some purposes that involve the students, but more frequently for staff uses.

Looking at the St Lucy's School site more broadly, the School has recently completed a major phase of expansion with a new building facing Billyard Avenue. The School is likely to review its land and buildings in future years to reassess how it can best provide education to children with disabilities.

5.6 Issues, Constraints & Opportunities Arising from the Physical Condition of the Place

The buildings at St Lucy's School are generally well maintained to the extent that the condition of the more significant buildings is not a reason to look at them unfavourably. Many of the exposed materials in Prouille Convent have a limited useful life, and will eventually need replacing, preferably with the same material type and to the same detail.



5.7 Issues, Constraints & Opportunities Arising from Adaptive Re-Use Options

Adaptive re-use options for the site should be developed with close reference to this Conservation Management Plan, such that decisions regarding the nature and extent of change should ensure that the established significance of the place, as stated in the Statement of Cultural Significance, is retained.

Important aspects of the significance emerging from the Statement of Cultural Significance, which should inform the design and preparation of any new scheme for the site include:

- The external building envelope of Prouille Convent formed by 1940 should be retained and conserved. This includes the slated roof, the west and northern facades;
- The larger spaces inside Prouille Convent should be retained and conserved;
- Period fixtures should be retained in the smaller spaces of Prouille Convent to the greatest extent possible, while allowing for some new openings affecting the smaller spaces;
- The objective of revising the heritage curtilage of Prouille Convent is to place this building in an appropriate planning curtilage for conservation, while recognising the remainder of the St Lucy's School site has some development potential according to the Ku-ring-gai LEP 2015, Ku-ring-gai DCP 2015 and relevant state environmental planning policies. See the diagrams in Appendix 7.0 for the recommended curtilage that places the elements of the site with heritage significance in an appropriate boundary.

5.7.1 Opportunities for Development

Proposals for the development of the site should be prepared by reference to the Statement of Cultural Significance and the Conservation Policies in this report.



6.0 Conservation Policies and Guidelines

6.1 Introduction

The following general conservation policies are made as a guide to the care of Prouille Convent to enable the quality, character and significance of the place to be retained and, where possible, recovered, while maintaining the usefulness and long-term viability of the place. The intention of the policies is to:

- Retain the significant character and quality of Prouille Convent and its various pre-WWII elements;
- Permit alterations, adaptations and new works that are compatible with conserving the heritage significance of Prouille Convent, and which affect fabric of intrusive, little or moderate heritage significance in preference to affecting fabric of high significance;
- Identify elements that adversely affect the place, and which are in need of modification or removal;
- Provide an approach to the replacement of deteriorated fabric; and
- Draw attention to the need for co-ordination of the conservation needs of the place in the short term and longer life of the building, with other functional and technical aspects and requirements for the place.

When changes to the place are being considered, the following rules should generally be adopted to guide decision making:

- Repair rather than replace pre-WWII fabric;
- Ensure alterations to pre-WWII fabric are reversible;
- Make a subtle visual distinction between pre-WWII fabric and new fabric;
- Ensure new alterations are sympathetic to the heritage character of the place;
- Respect the aging process and respect the 1930s alterations;
- Discontinue previous unsound practices;
- Stabilise problem areas;
- Respect the building's context and location;
- Maintain views to and from the place; and
- Seek design excellence for new additions.

The following section contains a set of Conservation Policies for Prouille Convent, in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter. The Burra Charter describes a process by which a significant place is conserved, which includes understanding significance, developing policy and managing the place in accordance with the policy. Where relevant, Articles from the Burra Charter are referenced after the Policy description.



6.2 Sources of Technical Information

There is considerable technical information on the conservation of historic building fabric and finishes available in New South Wales, through both government agencies and private firms. This section includes text contained in the current Heritage Information Series published by the NSW Heritage Council, including the pamphlet 'Principles of conservation work on heritage places'.

Other sources used include Preservation Briefs published by the Technical Preservation Services Branch of the US National Parks Service, The Society for the Protection of Ancient Buildings (UK) and The National Trust of Australia.

6.3 Definitions

The Article 1 of the Burra Charter establishes specific definitions of terms. These terms have specific meanings in heritage and conservation. Further explanatory notes are available in the Burra Charter. The definitions are included below:

Article 1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Article 1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*.
Places may have a range of values for different individuals or groups.

Article 1.3 Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Article 1.4 Conservation means all the processes of looking after a *place* so as to retain its cultural significance.

Article 1.5 Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Article 1.6 Preservation means maintaining a *place* in its existing state and retarding deterioration.

Article 1.7 Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Article 1.8 Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Article 1.9 Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Article 1.10 Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Article 1.11 Compatible use means a use which respects the cultural significance of a place.



Such a use involves no, or minimal, impact on cultural significance

Article 1.12 Setting means the immediate and extended environment of a place that is part of or contributes to its *cultural significance* and distinctive character.

Article 1.13 Related place means a place that contributes to the cultural significance of another place.

Article 1.14 Related object means an object that contributes to the cultural significance of a place but is not at the place.

Article 1.15 Associations mean the connections that exist between people and a place.

Article 1.16 Meanings denote what a place signifies, indicates, evokes or expresses to people.

Article 1.17 Interpretation means all the ways of presenting the cultural significance of a place.

6.4 Conservation Principles

Places of cultural significance should be conserved for the benefit of present and future generations. To successfully manage places of cultural significance it is important to both understand the cultural significance embodied in the place and to seek guidance on the appropriate management of the place so the values that underpin its significance are not lost or placed at risk.

The following principles should be applied to the management of the place:

- Principle 1 The Conservation Management Plan should be adopted as the principal guiding document for the ongoing management, conservation and use of the place.
- Principle 2 Implement a cautious approach to conservation. Only change as much as is necessary and as little as possible.
- Principle 3 The expertise of professionals, trades and craftspeople with specific expert knowledge in the cultural heritage management and traditional techniques and materials should be sought in the development and implementation of conservation and development proposals.
- Principle 4 All values associated with the place should be identified without unwarranted emphasis on any one value at the expense of others. Different values and degrees of cultural significance may result in different conservation actions.
- Principle 5 The discovery of new physical or documentary evidence or changes to the factors which influence the analysis and assessment of cultural significance will require a re-examination of the assessed significance of the place and conservation policies for its management.

6.5 Acceptable Actions According to Significance

The treatment of existing components, spaces, fabric and contents of the building should be in accordance with their assessed level of significance and generally as set out in the following table. The terms used below have the meaning given them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Burra Charter), 2013.



Grading of Significance	Acceptable Action
Exceptional Significance	Preservation, restoration or reconstruction. This fabric should be retained. In some cases, adaptation in accordance with the Burra Charter guidelines may also be acceptable, provided that it is focused on the retention and repair of exceptional fabric and that the change is compatible with retaining the overall significance of the place.
High Significance	Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable, provided the change is compatible with retaining the overall significance of the place.
Moderate Significance	Preservation, restoration, reconstruction or adaptation to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Work involving the reduction or removal of a particular element may be acceptable where it is necessary for the proper function of the place and does not reduce the overall significance of the place.
Little Significance	Preservation, restoration, reconstruction or adaptation to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Both retention and removal are acceptable options for fabric of little significance.
Intrusive	This fabric should be removed, ensuring that no adverse effect is created to more significant fabric.

6.6 Conservation Policies

6.6.1 Basis of Approach

The following policies describe general approaches to the conservation of Prouille Convent, including its setting. These approaches should underpin any decisions made regarding alterations to the place.

Policy 1 Application of the Burra Charter

The future conservation and development of the place should be carried out in accordance with the principles of the *Australian ICOMOS Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) 2013.

Policy 2 Use of Conservation Policies

The policies set out in this document should be applied irrespective of the use to which the building is put.

Policy 3 Use of the Conservation Management Plan

The Statement of Significance and schedule of significant spaces, fabric and elements in this plan, together with any more detailed assessments of individual items, should be adopted as the basis for future decision making, planning and work on the place.

Policy 4 Retention of the Place

Prouille Convent should be retained and conserved in such a way as retains the established cultural significance of the place.



- Policy 5 Review of Evidence**
Before any major works are undertaken all available documentary and physical evidence should be reviewed to guide effective conservation work.
- Policy 6 Use of Evidence**
All work in the building shall be undertaken on the basis of known evidence. Conjecture, guesswork or prejudiced decision making are not acceptable.
- Policy 7 Cultural Significance**
Retention, enhancement and retrieval of the Cultural Significance of the place should be adopted and implemented as opportunities arise, taking into consideration the changing needs of the place, availability of funds and other constraints.
- Policy 8 Gradings of Significance**
All policies in this document which refer to gradings of significance should be implemented with reference to Section 4.11.2 above.
- Policy 9 Future Changes**
No change to the place, including to its setting, layout, form and fabric, should be considered without first assessing the potential loss of heritage value that may result.
- Policy 10 Future Changes**
Proposed adaptation or changes that would require the introduction of new services and/or structural alterations that have a strong adverse effect on the heritage significance of the building are unacceptable.
- Policy 11 Future Changes**
Proposed changes of use to any part of the buildings should only be considered in the context of a co-ordinated plan for the School site.
- Policy 12 Change of Use**
Should circumstances lead to a change of use for Prouille Convent, new uses should be selected that are most compatible with the retention and recovery of the c1940 state of character and the identified cultural significance of the place.
- Policy 13 Safety**
Works required to ensure the safety and security of people at the site should be prioritised and carried out as a matter of urgency. Where these works are required, their consistency with other policies in this report is preferred, however urgent safety works should not be delayed by adherence to other policies.

6.6.2 Conservation of the Setting and Landscape

The Federation house that became Prouille Convent was a grandly scaled house and garden. The development of the adjacent Prouille School and the subject St Lucy's School eliminated most of the early landscape features of the site. The development of the hardstand playground of Prouille School on a different allotment prevents the house recovering its traditional transition from rear-of-house to a large garden.



Policy 14 Existing Structures

The building elements of Prouille Convent in place by 1940 should be retained and conserved.

Policy 15 Wahroonga Conservation Area C1

Prouille Convent contributes to the Wahroonga Conservation Area due to its historical and aesthetic significance.

The 1971 period classroom buildings facing Cleveland Street have little heritage significance and do not contribute historical or aesthetic values to the conservation area.

Policy 16 New Structures

The potential for new structures within the recommended curtilage of Prouille Convent includes extensions at the rear (east) of the 1960s southern wing of the building and extensions east of the Federation convent building, which retain the early openings in the convent's east facade. The 1960's southern wing could be altered, reconstructed or removed. Sensitive alterations and additions to the southern or eastern façade of Federation period form of Prouille Convent would aid in the connection of the convent to the remainder of the St Lucy's site and provide opportunity for a compliant accessible path of travel to both floors of the Convent with an acceptable heritage impact.

The Tagliaferro Gallery (the glazed link on the south side of the 1960s wing attached to the convent) may be removed, altered or reconstructed.

New structures on the remainder of the St Lucy's School site should be sited and designed so that the visual prominence of Prouille Convent is retained in the streetscape. Siting, form, size and orientation of new structures should ensure that the significant elevations of the building remain visible, namely the west and north elevation in particular.

Policy 17 Views

Changes to the site, including additions, alterations, new structures and landscaping, should not obscure views to or from Prouille Convent, when viewed from Cleveland Street.

Policy 18 Landscaped Areas

Landscape elements with some heritage significance, namely the marble stature of Mary (mid twentieth-century) and the golden cypress tree (likely inter-war period), should be retained. Plantings should continue to be maintained, replaced and managed as part of the ongoing maintenance of the garden setting in front of Prouille Convent.

The Prouille Convent driveway is located close to its original alignment, though the fabric of the driveway, fencing and gates have little heritage significance. It is appropriate for a semi-circular driveway to exist in front of Prouille Convent.

The turpentine trees growing on the north-ern end of the playground may be remnant forest trees and so should be managed with the recommendations of a Level 5 arborist.

The other larger trees in the remainder of the St Lucy's School site should also be managed in accordance with the recommendation of a Level 5 arborist. In the case of non-indigenous trees on the St Lucy's School site, there need not be an adverse impact on the cultural significance of the



site within the Wahroonga conservation Area C1 if a tree is removed and replaced with another similar tree nearby on this school site.

Policy 19 Alterations to Surfaces

Where levels are required to be altered to achieve access requirements, the proposed alterations should be designed to avoid adverse impacts on fabric of Exceptional or High significance.

Policy 20 New Fences

If a new front fence and/or gates are required, they should be designed to ensure minimal visual impact on the character of the convent and the conservation area. They should be constructed in sympathetic materials and not block views from Cleveland Street towards Prouille Convent. Any new fencing should be designed in consultation with a heritage consultant. Metal palisade is appropriate.

6.6.3 Treatment of Fabric According to Grades of Significance

Future alterations to the building should be guided by the relative gradings of significance for the fabric of the building. Significant fabric is identified in Section 4.11.2 of this document. The retention of significant fabric is a vital part of retaining the overall cultural significance of the place.

Policy 21 Acceptable Actions

Decisions regarding modification to fabric should be carried out by reference to the Gradings of Significance Diagrams in this document and the Acceptable Actions described in Section 6.5 of this document.

Policy 22 Fabric of Exceptional Significance

Fabric of Exceptional Significance should be retained. In some cases, adaptation in order to preserve fabric, carried out in accordance with the Burra Charter guidelines may also be acceptable, provided that it is focused on the retention and repair of exceptional fabric and that the change is compatible with retaining the overall significance of the place. Alterations to this fabric that do not ensure its retention and repair are not acceptable.

Policy 23 Fabric of High Significance

Fabric of High Significance should be retained. Adaptation to preserve fabric, carried out in accordance with the Burra Charter guidelines, may also be acceptable, provided the change is compatible with retaining the overall significance of the place.

Policy 24 Fabric of Moderate Significance

Fabric of Moderate Significance may be preserved, restored, reconstructed or adapted to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Work involving the reduction or removal of a particular element may be acceptable where it is necessary for the proper function of the place and does not reduce the overall significance of the place.

Policy 25 Fabric of Little Significance

Fabric of Little Significance may be retained or removed, provided that no adverse effect is created to more significant fabric. Where fabric is proposed for removal, the aim of this removal should be



to enhance the established values of the place, and to ensure its continual use, amenity and security.

Policy 26 Intrusive Fabric

Intrusive fabric should be removed, ensuring that no adverse effect is created to more significant fabric.

Policy 27 Removal of Significant Fabric

Fabric of Exceptional or High significance shall only be considered for removal or alteration where there is no alternative which would ensure the ongoing conservation of the place. Decisions regarding this action should consider the use and significance of the place as a whole in evaluating alternative action and such evaluation should always involve appropriate input from conservation professionals experienced in the relevant area of expertise. Where there is an unavoidable need to remove some fabric of high or exceptional significance, a plain section with minimal period fixtures and stylistic ornamentation should be selected in preference.

Policy 28 Removal of Moderate Fabric

Surviving building fabric and original contents of the building nominated in this Conservation Management Plan as being of moderate significance shall only be considered for removal or alteration where there is no appropriate alternative. Decisions regarding this action should take into consideration the use and significance of the place as a whole in evaluating alternative action. Such evaluation will always involve appropriate input from conservation professionals experienced in the relevant area of expertise.

Policy 29 Recording of Removal of Significant Fabric

If fabric of Exceptional or High significance is removed or altered in accordance with other Policies in this Conservation Management Plan, a thorough recording of the original form and detail shall be made, including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement. The resulting records shall be lodged with the Conservation Management Plan for future reference and review.

6.6.4 External Form and Fabric

The external form and fabric of Prouille Convent makes a major contribution to the significance of the place as a heritage item (with the exception of the 1960's southern wing, as previously noted).

Policy 30 Expertise

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant fabric. This should include the engagement of an experienced heritage stonemason and a structural engineer with experience in heritage properties.

Policy 31 Retention of Form

The Prouille Convent should retain its overall form and external works should be restricted to preservation, restoration and reconstruction, though alteration, removal or rebuilding of the 1960s southern wing could also be acceptable. Proposed work which may have an adverse impact on the pre-1938 exterior form and qualities of the convent building is unacceptable.



- Policy 32 New Openings**
No new external openings shall be permitted in fabric of identified as being of High significance, except as part of reconstructive works to re-establish former openings where they have been blocked up. This also applies to formerly external walls that are now internal. In the case of these reconstructive works, sufficient evidence of the former opening and its configuration must be available. In all other cases, modification of openings in fabric of Exceptional or High significance, or any fabric contained within these openings, should be limited to maintenance and repair works.
- Policy 33 Adaptation**
Limited adaptation that does not adversely affect the character or significance of the place may be permitted in areas of lower significance. External adaptation to areas of Exceptional or High significance is not acceptable. Adaptation of fabric of moderate significance may be acceptable subject to its impact on more significant fabric and the conservation area.
- Policy 34 Structural Advice**
Seek expert advice from a structural engineer experienced in dealing with old buildings, and with knowledge of relevant heritage legislation when matters of structural movement arise, including cracking, deflection, bulging or failure of walls and timber structure.
- Policy 35 Protection of Fabric**
Use of tie rods, props and cables may be appropriate, but the building's surface should be protected from localised stresses and puncturing. The heritage impact, including visual impact, of these protective works, should be considered before work is carried out.
- Policy 36 Brickwork**
When brickwork is to be repaired consideration should be given to reusing existing bricks or, if this is not viable, new bricks should match existing in porosity, size, colour, texture and hardness. Repairs and reconstruction of brickwork should match the original laying configuration, including where dichromatic brickwork has been used for detailing, such as around corners and in segmented arches.
- Policy 37 Repointing**
Pointing to damaged areas of brickwork should match adjoining areas. Repoint only where mortar is unsound or where sufficient mortar is missing to cause water to lie in the joint, more than 20mm. Only repoint joints that are eroded to a depth greater than their width. No power tools (especially angle grinders) should be used to remove old pointing. New mortar should be softer and more porous than the surrounding brickwork units to enable the egress of water.
- Policy 38 Roof Material**
When and where necessary, the slate roofing material should be replaced on a like-for-like basis to ensure weatherproofing and the protection of roof structure. Chose slates of matching colour without ferric inclusions
- Policy 39 Hardware**
Original and inter-war period hardware should be retained and conserved. New hardware, including casements, sash lifts, hinges, locks, bolts should match existing. New hardware may be installed to meet the requirements of current building codes and standards. Redundant hardware should be retained where appropriate, and rendered inoperable if necessary.



Policy 40 Glass

The original coloured glass lead-light window to the bathroom on the north façade and the 1938 stairwell window are of high significance. Original and early glass here should be retained where possible, and as a general rule, panes with a single crack should be retained. Those with more than one crack, or where part of the glass is missing, should be replaced with glass to match the original colour and texture. Damaged lead fixings are to be repaired by an experienced lead-work glazier.

6.6.5 Retention of Significant Spaces

Significant spaces are identified in Section 4.11.2 of this document. Their retention is a vital part of retaining the overall cultural significance of the place

Policy 41 Acceptable Actions

Decisions regarding modification to existing spaces, including their fabric and spatial character, should be carried out by reference to the Gradings of Significance Table in Section 4.11.2 of this document and the Acceptable Actions described in Section 6.5 of this document.

Policy 42 Spaces of High Significance

Spaces of High Significance should be retained in their existing configuration. Minor alterations may be acceptable, provided that the overall configuration of the space is retained and its character and value preserved. If spaces of High significance have been affected by previous Intrusive alterations and additions, Intrusive elements should be removed. Excepting this, proposed works to these spaces should be limited to maintenance and repair of damaged fabric.

Policy 43 Spaces of Moderate Significance

Spaces of Moderate Significance may be altered, provided that alterations do not reduce the overall significance of the place. Additions to these spaces may be acceptable, provided that their construction does not result in damage to fabric of Exceptional or High significance, and does not detract from the character, value and significance of spaces of Exceptional or High significance. Alterations and additions to spaces of Moderate significance should be aimed at preserving the significance of the place and ensuring its continual use, amenity and security.

Policy 44 Spaces of Little Significance

Spaces of Little Significance may be altered and additions to them constructed in order to ensure the continual use, amenity and security of the place. Alterations and additions to these spaces should not result in damage to fabric of Exceptional or High significance, and should not detract from the character, value and significance of spaces of Exceptional or High significance.

Policy 45 Intrusive Spaces

Intrusive additions should be removed, ensuring that no adverse effect is created to more significant fabric.

Policy 46 Recording of Alterations to Significant Spaces

If alterations are proposed to significant spaces in accordance with other policies in this Conservation Management Plan, a thorough recording of the original form, configuration, fabric, elements and detail which makes up this space, shall be made, including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement.



The resulting records shall be lodged with the Conservation Management Plan for future reference and review.

6.6.6 Internal Configuration and Fabric

The Federation House that is Prouille Convent is highly intact to its 1938 form and fit-out. The five large rooms with windows in the west façade are significant spaces, along with the dining room on the ground floor at the centre of the house. The remaining early rooms are smaller and have a less architectural quality, though they are frequently intact to the 1938 period. The 1960s southern wing is intrusive.

Policy 47 Expertise

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant fabric throughout the property.

Policy 48 Condition Report

A detailed condition report for each element should be carried out prior to commencement of conservation work. The report should include a professional photographic record of the items which should be kept for archival purposes.

Policy 49 Timber Floors and Stairs

When repairs are necessary, timber floorboards may be replaced with new timber boards to match the dimensions, species and profile of the existing boards. Loose boards can be re-laid. Damaged boards should be replaced with new boards to match the size and detail of existing adjacent flooring and may be stained to give the desired appearance. Existing polished finish should be maintained as part of a regular maintenance program.

Policy 50 Timber

All timber joinery including architraves and other timber elements internally should be maintained as part of an ongoing maintenance regime. Where replacement of elements is required due to damage or deterioration, new elements should match the existing elements in terms of species and finish.

Policy 51 Internal Openings

Where evidence exists of former openings, these openings may be reinstated. This should be carried out in consultation with a heritage consultant to ensure that the extent of removal of fabric is appropriate to retain the significance of the hall. New openings may be acceptable in internal walls to spaces of little or moderate heritage significance provided that pre-war stylistic fixtures and fittings are retained. Evidence of the early wall should be retained with wall nibs so that the work is reversible to the greatest extent.

Policy 52 Fixings

No fixings should be made to significant internal fabric except in locations where there is clear evidence of previous fixings having been removed. In these instances, proposed work should be assessed by a heritage consultant with reference to this document prior to being carried out.



6.6.7 Compatible Future Uses and Principles for Re-Use

Prouille Convent has been used as a school building for most of its existence. This is expected to continue. However, the building was likely designed as a house, and could be put to a wide range of uses compatible with conserving its heritage significance.

Policy 53 Change of Use

Should circumstances lead to a change of use for the building, new uses should be selected which are most compatible with the retention and recovery of the original character and identified cultural significance of the place. Proposed changes of use, adaptation, or changes would require prior statutory approval.

Policy 54 New Use

New possible uses that do not necessarily require extensive change to Prouille Convent may include using the building as a dwelling, home office or medical suite. A new use that requires extensive alteration to fabric identified in this Conservation Management Plan as being of High Significance and having early fixtures and ornamentation should be reconsidered.

Policy 55 Adaptations

Proposals for a change of use to the site should take into consideration the potential adaptation this change of use will necessitate. Adaptation or changes that would require the introduction of services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the building are unacceptable.

Policy 56 Public Accessibility

Should new uses be proposed, uses that allow public accessibility to the site are desirable but not essential for the conservation of the place's significance.

6.6.8 Principles for New Elements

The proposed revised curtilage in Appendix 7.0 around Prouille Convent is intended to make that a zone for conservation of built heritage, while allowing for alteration to fabric of lesser significance. The remainder of the St Lucy's School site is more appropriate for change and possible further development.

Policy 57 Reconstruction

Reconstruction should only be considered where elements are severely damaged, missing or intrusive, and where their reconstruction will enhance the cultural significance of the place.

Reconstruction of severely damaged or missing elements should only be considered where there is sufficient evidence of these elements to accurately reproduce their materiality, design and detailing.

Policy 58 New Work

New work should be identifiable as new, either through a differentiation of design and detailing or, in the case of reconstructed works, date stamping.



- Policy 59 Repair and Replacement**
Where fabric is to be repaired or replaced in accordance with other policies in this document, this should be carried out on a like-for-like basis where the materiality, size, form, detailing and positioning of new work matches comparable existing elements.
- Policy 60 Siting of New Structures**
New structures may be permitted on the St Lucy's School site outside of the curtilage proposed in Figure 2, subject to any relevant approvals being obtained pursuant to the *Environmental Planning and Assessment Act 1979*. New buildings should not reduce the visibility of the west façade of Prouille Covenant from Cleveland Street. New structures permitted on the St Lucy's School site within the curtilage proposed in the third figure of Appendix 7.0 must be consistent with all other policies of this Conservation Management Plan and will require the development consent of Council.
- Policy 61 Height of New Structures**
The total height of new structures on the site should accord with the Ku-ring-gai LEP 2015 and/or state environmental planning policy as may be amended. New structures on the school site should not be visible over the main ridge of Prouille Convent when seen from Cleveland Street.
- Policy 62 Materiality of New Structures**
The materiality of new structures externally should be selected in order to both differentiate new structures from existing buildings and to achieve a harmonised material palette across the School site. New materials should be of a high quality to reflect the quality of the existing buildings. New materials visible from Cleveland Street and/or Billyard Avenue should be selected to be harmonious in the identified contributory material themes of the Wahroonga Conservation Area C1.
- Policy 63 Design of New Structures**
The design of new structures on the site should be of high architectural quality to meet the high architectural standard set by the design of the existing buildings. New structures visible from Cleveland Street and/or Billyard Avenue should be designed to minimise adverse heritage impacts on the Wahroonga Conservation Area C1.
- Policy 64 Design of New Elements**
New internal and external additions should be designed in a style that is subtly contemporary to their era, such that they are readily identifiable as new and to make easily legible the various phases of construction on the site.
- Policy 65 External Additional Work**
Where external additions are required for code compliance, for example balustrades, their design should be prepared by an architect with demonstrated experience in architectural heritage and conservation, and should be developed with close reference to this Conservation Management Plan. It is preferable that the design of such elements be contemporary in style and of minimal material bulk, however the suitability of this approach should be assessed on a case-by-case basis.
- Policy 66 Internal Additions**
The preferred location for internal additions is within those spaces identified as being of Moderate or Low significance, or Intrusive spaces. Internal additions located in spaces of Exceptional significance must be reversible.



Policy 67 Internal Additions

Internal additions should have no physical or visual impact on the west façade of the building with high heritage value. To achieve this, all internal partitions and additions should be located away from windows.

Policy 68 Fixing of New Elements

Internal additions should not be fixed to fabric of Exceptional or High significance, unless this is a rendered wall or an unpolished, painted timber element, or an undecorated ceiling. Proposals that require the fixing of new elements should utilise the input of a heritage consultant. Where possible, internal additions should be free-standing and should be constructed in a reversible manner, such that they can be removed in the future without irreversible damage to significant fabric. Where new fixings must be made into face brickwork, drill into the mortar joint without cutting into a brick.

Policy 69 Recreations

New fixtures and fittings should not be historical recreations unless there is sufficient evidence to confirm their location and design.

6.6.9 Services

Policy 70 Design of New Services

The significance gradings of fabric and spaces identified in this Conservation Management Plan should be used to inform the layout and methodology for installation of any new services. The installation of new services that is likely to detract from significance, for example by changing the character of a significant space or by causing damage to significant fabric, should be avoided. Use existing service ducts, under-floor space and roof space to duct services in a way that minimises impacts on early fabric.

Policy 71 Location of New Services

Where the installation of new services requires intervention into existing fabric, these services should be located within fabric of lesser significance so that damage to fabric of higher significance is avoided.

Policy 72 Installation of New Services

New services should be carefully installed so as to cause minimal damage to fabric. Where it is deemed likely that adjacent fabric may be damaged during the installation of new services, this fabric should be protected during installation works.

Policy 73 Heating and Cooling

The installation of powerful heating and cooling systems which may cause dryness, cracking or internal condensation should be avoided. Supplementary humidity control may be appropriate.

Policy 74 Removal of Services

Redundant post-war services should be carefully removed. Removal should be undertaken without damage to significant fabric.

The remains of redundant pre-war services should be retained as far as possible.



- Policy 75** **Removal of Services**
Where the removal of major services is required, the methodology of removal should consider the significance of the fabric affected.
- Policy 76** **Lighting in Significant Spaces**
Existing spaces of graded as being of High or Moderate significance, and spaces that have been restored in a way that recovers that level of significance, should be equipped with lighting fittings of a form which will best suit the architectural character of the space. If necessary to meet required light levels, such fittings may be supplemented by concealed or unobtrusive lighting that can be installed without damaging significant fabric or the character of the space. Light fittings that appear to be from the period before the 1960s should be retained and maintained.
- Policy 77** **Lighting in Non-Significant Spaces**
Lighting in spaces of Little significance may continue to be lit in the way most appropriate to the technical requirements of the space.

6.6.10 Painting and Colour Schemes

Most external materials of the house are unpainted. Painted surfaces include external timber windows, carpentry to the verandah and roof, and decorative render trim. Repainting an element in much the same colours as existing is acceptable maintenance.

- Policy 78** **Co-ordinated Approach**
A co-ordinated approach should be adopted to the arrangement of colours and finishes throughout the house. It should be based on an understanding of the original and early decorative treatments and should be prepared in advance for future decorative treatments.
- Policy 79** **Preparation of Surfaces**
Precautions may be necessary in preparing surfaces for painting: paints applied prior to 1970 may contain lead. Take care to minimise the generation of dust or fumes when removing old paint finishes.
- Policy 80** **Paint Scrapes**
Colour scrapes should be carried out to verify any evidence of previous colour schemes prior to the selection of new colours. Consult a conservation specialist to take paint scrapes before removing paint.
- Policy 81** **Colour Schemes**
Whenever painting is contemplated for the external fabric, only authenticated heritage colour schemes should be adopted. These should be based on historical research and paint scrapes. They should be undertaken by a suitably qualified consultant to determine suitable colours.
- Policy 82** **New Colour Schemes**
New internal colour schemes should conserve the character of significant spaces.
- Policy 83** **Unpainted Surfaces**
All exterior and interior unpainted surfaces originally intended to be unpainted, notably external brickwork and terrazzo, and internal timber joinery and tiles, should remain unpainted.



6.6.11 Access, Security and Code Compliance

The Federation house that is Prouille Convent is a school building open to a large community that includes children with disabilities.

- Policy 84 Safety**
Works required to ensure the safety and security of people at the site should be prioritised and carried out as a matter of urgency. Where these works are required, their consistency with other policies in this report is preferred, however urgent safety works should not be delayed by adherence to other policies.
- Policy 85 Compliance**
Alterations required for code compliance should, where possible, be designed in order to minimise adverse impact to significant spaces and fabric.
- Policy 86 Reversibility**
Alterations required for code compliance should, where possible, be designed as reversible alterations such that affected fabric may be repaired, and spaces returned to their earlier character in the future.
- Policy 87 Public Accessibility**
Any changes to the site required to improve public access should also be made in accordance with the other policies in this Conservation Management Plan.
- Policy 88 DDA Compliance**
Where compliance with the *Disability Discrimination Act, 1992* is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of Heritage NSW and/or expert consultants.

6.6.12 Signage

- Policy 89 Design of Signage**
Should new signage be proposed, its design should be prepared by a suitably qualified specialist so that it is sympathetic with the established aesthetic of the place. New signage should not be visually intrusive to the place. In general, signage should be designed as part of a unified strategy for the site rather than being designed on an ad-hoc basis.
- Policy 90 Signage Fixing**
New signage should not be fixed to fabric of Exceptional or High significance. Where possible, new signage should be designed and fixed such that it is reversible in the sense that it may be removed without damage to existing fabric.

6.6.13 Appropriate Skills and Experience

This Conservation Management Plan is a guide for the future care and management of Prouille Convent, but it will be relatively ineffective unless interpreted and implemented by persons with relevant conservation expertise. Appropriate conservation advice is necessary to ensure all development (including



possible future changes, adaptation, alterations and additions, service installation/ upgrading, etc) is compatible with the significance of the place and its individual components.

Similarly, where technical advice is sought, or construction/repair works are carried out on significant features or fabric of the buildings – for example, analysis of structural problems, repair of stonework, replacement of roofing material, etc – it is important to use consultants and contractors with proven expertise in the relevant field of conservation-related work. Equally important is the continuity of conservation advice to avoid ad hoc decision making and inappropriate interpretation of these conservation policies.

Policy 91 Advice

Relevant and experienced professional conservation advice should be provided for all conservation, adaptation and repair works proposals and programs throughout the building.

Policy 92 Expertise

Consultant advice and contractual work on identified significant components or fabric should be limited to firms or persons with proven expertise in conservation-related projects in the relevant field.

6.6.14 Ongoing Maintenance

Appropriate and prompt maintenance and repair is an essential component of the conservation of any significant place. Failure to carry out such works contributes to the deterioration of the fabric of the building and requires significant levels of repair/replacement works which would have been either unnecessary or of considerably less impact had the appropriate maintenance been carried out.

The managers of Prouille Convent or their appointee should, as a principle, adopt simple strategies for regular inspections and maintenance and have oversight of the activities of maintenance contractors.

Policy 93 Use of the Conservation Management Plan

The appropriate level of significance of any part or element of the building must be determined by reference to this Conservation Management Plan prior to determining the appropriate level of intervention or action. Before any major works are undertaken, review all available documentary and physical evidence to guide effective conservation work.

Policy 94 Responsible Personnel

Appoint a person or group responsible to co-ordinate and report on the building and maintenance matters.

Policy 95 Maintenance and Repair Program

A planned maintenance and repair program (Asset Management Plan) should be instigated for the School based on a comprehensive understanding of the building's present state, construction, character and materials with regular inspections and prompt appropriate preventative maintenance and repair when required.

Policy 96 Repairs

Repairs carried out as part of general maintenance to the place should be aimed at the long- term conservation of the house, rather than being limited to short-term make-safe options.



- Policy 97 Expertise
Appropriately qualified tradespeople and supervisors are necessary to the successful carrying out of appropriate programmed maintenance and repair works, with care needing to be exercised at all times to ensure that significant fabric is protected and conserved.
- Policy 98 Careful Approach
Care should be taken by both tradespeople and supervisory staff that significant fabric is not damaged by maintenance and repair.
- Policy 99 Window Maintenance
Check windows as part of a cyclical maintenance program. Examine for evidence of excessive moisture, soundness of timber, condition of glass and cracked, loose or missing putty (Burra Charter Article 12).
- Policy 100 Inspections
Regular inspections should be made of members subject to rot and corrosion to ensure prompt preventative maintenance and repair.

6.6.15 Minor Exempt Development

Ku-ring-gai Council allows the owners of heritage items and buildings that contribute to heritage conservation areas to apply for a Minor Heritage Works application to undertake works that would otherwise not require development consent under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. This includes minor matters that would not adversely affect the heritage significance of the heritage item, maintenance, and removal of dangerous trees.

6.6.16 Adoption, Implementation and Review of the Conservation Management Plan

- Policy 101 Review of the Conservation Management Plan
This Conservation Management Plan should be reviewed every 7 years to ensure that the policies and the implementation of strategies arising from the plan are being carried out in a manner that is compatible with the level of significance of the place and are effective for the continued care of the place for its intended use (Burra Charter Article 26.1).
- Policy 102 Co-ordination
An adopted procedure for co-ordinated planning and decision making for the place should be established. These procedures should ensure that decisions on development are made in the context of sound conservation practice. The planning and decision-making procedure may need to be reviewed periodically to ensure its continued ability to meet this objective.
- Policy 103 Archival Material
A collection of the School's relevant archival material should be copied and kept for reference by all persons having responsibility for aspects of conservation of the place. The material should be housed on site in a designated appropriate archive area. This should include, but not be limited to, the following:
- Copies of all extant architectural plans, specifications and reports;



- Copies of all significant original and early photographic records of the place;
- A copy of this plan and any subsequent specialists' reports including contracts and accounts;
- An itemised record of all maintenance and conservation works including documents and specifications; and
- A record of decisions taken in respect to conservation issues.

6.6.17 Future Commitment

Policy 104 Ongoing Commitment

There should be an ongoing commitment by the owners of the place to make adequate financial resources available for the engagement of appropriate persons to provide experienced conservation advice when required.

Policy 105 Ongoing Commitment

There should be an ongoing commitment by the owners of the place to ensure that the structure of the house, is regularly monitored for safety and to ensure that the longevity of the building is secured.

Policy 106 Maintenance

There shall be an ongoing commitment by the owners of the place to make adequate financial resources available for the development and implementation of a planned maintenance program involving regular inspections testing and servicing or repair of significant fabric in accordance with the proposed asset management plan.



7.0 Appendix – Recommended Heritage Curtilage

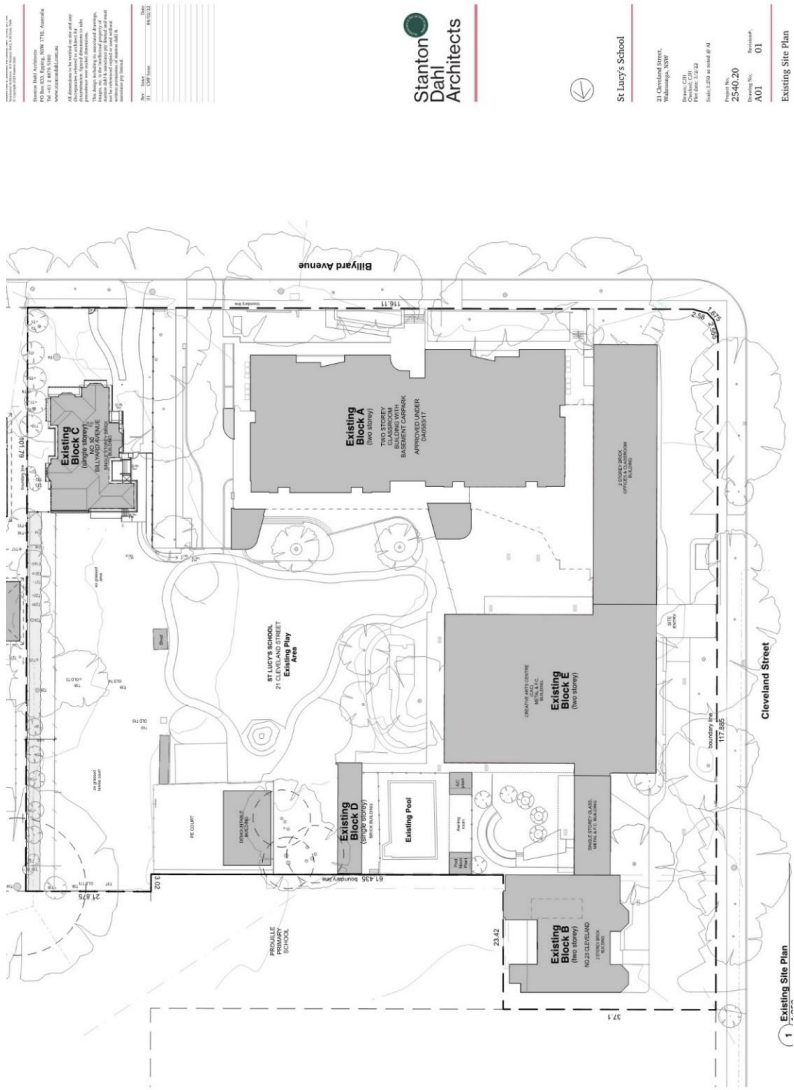


Figure 7-1 The existing site plan by Stanton Dahl Architects

ST LUCY'S SCHOOL
210127_StLucys_CMP_V06



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Project No: 25-10-20
Drawing No: A02
Revision: 01
Date: 10/10/2020



St Lucy's School

21 Cleveland Street,
Wahroonga, NSW

Project No:
25-10-20

Drawing No:
A02

Revision:
01

Existing Heritage
Curtilage Plan



Figure 7-2 the existing local heritage mapping (brown) from Ku-ring-gai LEP 2015, drawn by Stanton Dahl Architects

ST LUCY'S SCHOOL
210127_STLucys_CMP_V06



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Drawn: [blank]
Checked: [blank]
Approved: [blank]

Scale: 1:500
Date: 28/01/20



St Lucy's School

21 Cleveland Street,
Wahroonga, NSW
Drawing: CPM
Drawing No: 210127
Date: 1/12/20

Project No:
25-40-20
Drawing No:
A03

Revision:
01
Proposed Heritage
Curtilage Plan



Figure 7-3 Proposed local heritage curtilage (brown) for St Lucy's School drawn by Stanton Dahl Architects in association with Umwelt

ST LUCY'S SCHOOL
210127_StLucys_CMP_V06



7.1 Recommended Schedule 5 Entry

Umwelt recommends that at the next opportunity to update the *Ku-ring-gai Local Environmental Plan, 2015*, that the listing details in Schedule 5 for the heritage item that is St Lucy's Convent be updated to the current address, allotment plan number and the deposited plan number. We see good reason to change the name of the property from 'Dwelling house' to 'St Lucy's Convent', since that has been its longest use. The heritage items appears to have been built with the intention of it being a dwelling house, though the building's first use was as a school.

The current listing for the subject heritage item in Schedule 5 of the *Ku-ring-gai Local Environmental Plan, 2015* is as follows:

Suburb	Item name	Address	Property description	Significance	Item No.
Wahroonga	Dwelling house	23 Cleveland Street	Lot 1, DP 715429; Lot B, DP 341153; Lot 1, DP 726090	Local	1880

Umwelt recommends that the Schedule 5 listing be changed as follows.

Suburb	Item name	Address	Property description	Significance	Item No.
Wahroonga	St Lucy's Convent	21 Cleveland Street	Northern corner of Lot 100, DP 1255204	Local	1880



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the Status of Women's Advisory Committee as decided in closed session and as initialled by the Mayor.

- B. That in the terms of reference the membership be amended from "two councillors which may include the mayor" to be now "all councillors"

For the Resolution:

*The Mayor, Councillor Pettett,
Councillors Lennon, Smith, Ward and
Wheatley*

Against the Resolution:

Councillors Kay, Ngai and G. Taylor

Open Council resumed after voting on Item GB.3

PROCEDURAL MOTION:

*Council resolved to recommit resolutions for GB.11 and GB.12 to correct any ambiguity and confirm the voting on the Council's resolution after a Motion moved by Councillors Pettett and Smith was **CARRIED UNANIMOUSLY**.*

Councillor G. Taylor left the meeting during discussion and voting on items GB.11 and GB.12.

137 **The Glade - Draft Landscape Masterplan - For Exhibition**

File: S13590

Vide: GB.11

To seek Council's endorsement of a draft Landscape Masterplan for The Glade, Wahroonga for public exhibition.

Resolved:

(Moved: Councillors Smith/Wheatley)

- A. That Council adopt The Glade draft Landscape Masterplan for public exhibition.
- B. That following exhibition a final draft Landscape Masterplan, incorporating community comment, be reported back to Council.

CARRIED UNANIMOUSLY

138 **Planning Proposal to amend Schedule 5 - Environmental Heritage and associated Heritage Maps**

File: S13388

Vide: GB.12

For Council to consider a Planning Proposal to correct or clarify local heritage listings in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (KLEP

2015) and the associated heritage mapping.

Resolved:

(Moved: Councillors Smith/Wheatley)

- A. That the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- B. That Council requests the plan making delegation under Section 3.36 of the EP&A Act and Regulations.
- C. That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the EP&A Act and with the Gateway Determination requirements.
- D. That a report be brought back to Council at the conclusion of the exhibition period.

CARRIED UNANIMOUSLY

PROCEDURAL MOTION:

*Council resolved itself into Closed Meeting with the press and public excluded to deal with the following item after a Motion moved by Councillors Kay and Smith was **CARRIED UNANIMOUSLY**.*

139

Sustainable Recreation Advisory Group - member confirmation

File: S11290

Vide: GB.15

To provide Council with recommendations regarding community representatives nominated for the Sustainable Recreation Advisory Group.

Resolved:

(Moved: Councillors Kay/G. Taylor)

That Council approve the eleven (11) community representatives who submitted applications in the Confidential Attachment of this report.

CARRIED UNANIMOUSLY

Open Council resumed after voting on Item GB.15