

HERITAGE IMPACT STATEMENT

Barker College — Maths and Student Hub



November 2020

Cover Image: The site in a north-westerly view (Source: NBRSArchitecture)

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ISSUED	REVIEW	ISSUED BY
29 April 2020	Client Review	Brad Vale
8 May 2020	Final	Brad Vale
19 June 2020	w Final	Brad Vale
9 September 2020	Library Level	Brad Vale
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HERITAGE IMPACT STATEMENT FOR BARKER COLLEGE –MATHS AND STUDENT HUB BUILDING

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared for Barker College in accordance with the standard guidelines of the NSW Heritage Division. The site comprises a recent set of cricket nets and a temporary parking area.

The proposal is for a two-storey addition above an approved single storey Cafeteria.

This report has been prepared to accompany a development application and is submitted to Hornsby Council ('Council') pursuant to the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

NBRS Architecture understands that EPM Project Management Pty Ltd has obtained advice and support for the pathways chosen for this development. The proposed works are planned to be used for staff and students and adhere to the setback and building height requirements.

This Heritage Impact Statement forms part of a Development Application and satisfies the requirement to assess European heritage within and near the subject development area.

Details of the development proposal have been prepared by Architectus Architects.

Barker College is listed as an item of local heritage significance on Schedule 5 of the *Hornsby Local Environmental Plan (LEP) 2013* as "Barker College—group of buildings, grounds and gate" at 91 Pacific Highway, heritage Item number 501. It is also located close to a separate heritage item made up twenty-first-century buildings known as "Barker College—Centenary Design Centre, McCaskill Music Centre and Development Office" at 91 Pacific Highway (2, 4, 6 and 8–10 The Avenue and 2–6 Unwin Road, heritage Item number 782). These two listed heritage items have since been amalgamated into one allotment.

1.2 METHODOLOGY

This Heritage Impact Statement 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, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

Barker College is located on the southern side of the Pacific Highway, Hornsby. The subject development site is at the western end of the Avenue, a former public carriageway that has

been purchased by Barker College. The site is approximately 160m from the nearest school building constructed before World War II. The school site is identified as Lot 100 in DP1262386 by the NSW Land Registry Services (LRS).

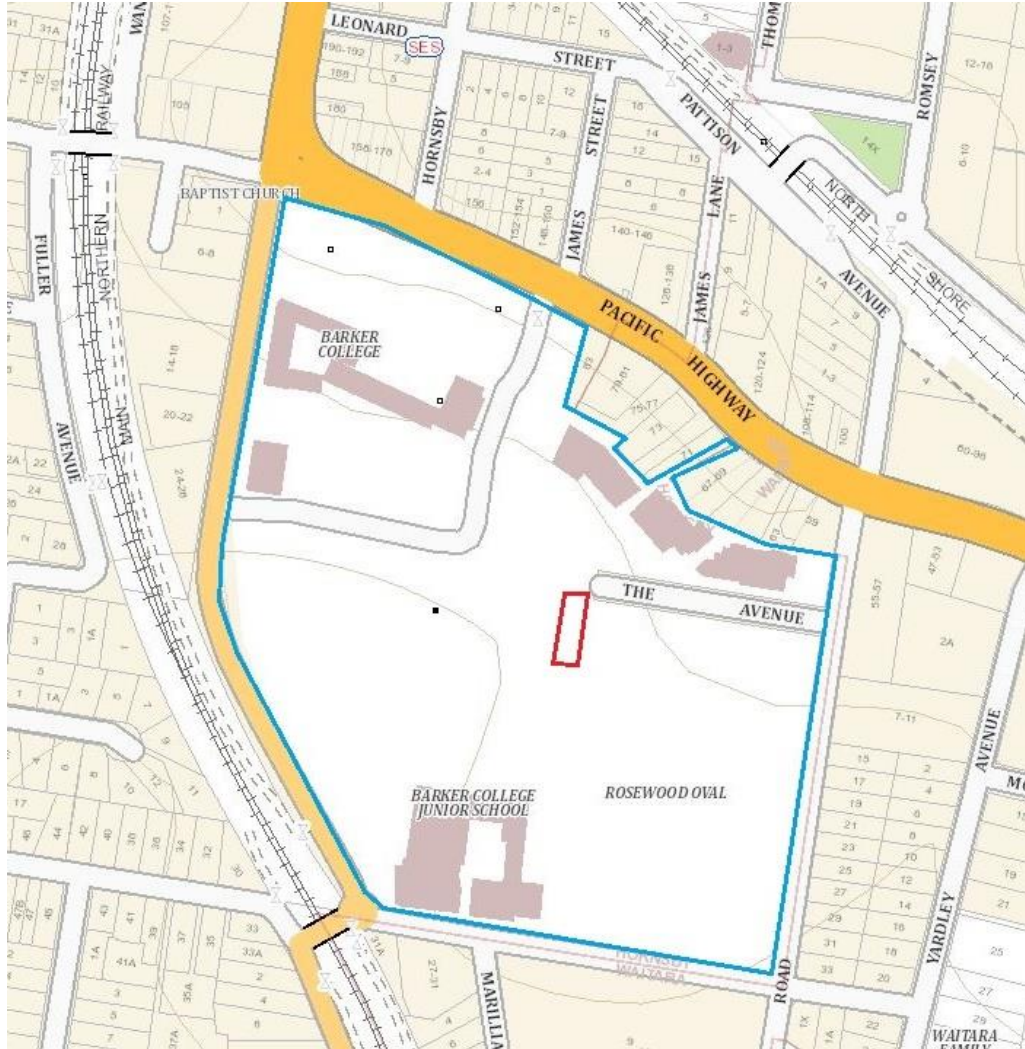


Figure 1: Street map with Barker College outlined in blue and the subject site outlined in red by NBR S Architecture. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au) Street map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Aerial photograph with the subject site outlined in red by NBRS Architecture. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 AUTHORSHIP

This report was prepared by Brad Vale, Senior Heritage Consultant of **NBRS**ARCHITECTURE. The history in section 2.0 was taken from work by Chery Kemp, Heritage Specialist of Paul Davies Pty Ltd, summarising the Barker College Hornsby Conservation Management Plan 2016.

1.5 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.6 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

The following history of Barker College has been summarised by Chery Kemp of Paul Davies Pty Ltd, from the Barker College Hornsby Conservation Management Plan 2016.

2.1 THE PLUME PERIOD 1896-1904

In 1895, Plume acquired six acres less than half a mile from Hornsby Junction Railway Station (now Hornsby Railway Station, which had opened in 1886 from Strathfield, with the Milson's Point to Hornsby line completed in 1893). Plume had plans prepared by architect Howard Joseland for a new brick building to house the Plumes and their "family" of twenty boys: this house was later also named "Stokesleigh" and remains on the site today near the corner of the Pacific Highway and College Crescent.

The table below lists buildings remaining on the Barker College site from the Plume period.

Table 4: Buildings remaining from the Plume period

Building No.	Building Name	Date Built	Other details
1	Stokesleigh, Pacific Highway Hornsby	1895	Designed by architect Howard Joseland

2.2 EXPANSION UNDER CARTER 1905-1929

In 1905 Plume sold the school to Mr W.C. Carter of Mudgee and departed to England. Carter had been running the Mudgee Grammar School since 1894, developing a reputation for academic excellence. Carter moved his family into Stokesleigh in April 1905 and began with 50 pupils. By 1906 79 were enrolled, and 125 by 1914. Carter was ambitious for the school, establishing sporting teams and the formation of the Old Boy's Union (1908), the school magazine The College Barker (1911) and introduced striped blazers in 1916. He ensured that Barker College became a foundation member of the Associated Schools of NSW when it was established in 1929. Carter oversaw construction of weatherboard classroom buildings on the site. He began the teaching science at the school in 1905.

In 1918 Carter began discussions which resulted in the Church of England purchasing the school in 1919, with Carter remaining as headmaster. Following the Church of England acquisition, the school began accepting "day boys" (i.e. non-boarders), and a School Council was established to govern the running of the school. Carter commenced a ten-year building campaign which began with Carter House (1920), the Main Classroom Building (1925), Domestic Staff (or Maid's) Quarters (1928) and Plume House (1929). The Memorial Oval (1924) and memorial Oval Pavilion (1925) were also built in this period, being gifts from the Old Boy's Union and Barker mothers respectively.

The architects Joseland & Gilling were employed to design a 2-storey brick dormitory building (now Carter House) constructed in 1920, a set of classrooms facing the Pacific Highway (now the Administration building) constructed in 1925, Plume House (originally named Junior House) and in 1928 the Maid's Quarters (now the Clinic) to the south-west of this group. The buildings were opened by the NSW Governor on Thursday 10 December 1925.¹ During this period a weatherboard cottage (named "Clarendon") located on the school grounds accommodated school staff, including for twelve years L.A. Kelynack, the sportsmaster and his wife, as well as senior boarders.

¹ Illustration with caption in the Sydney Morning Herald, Friday 11 December 1925 page 12, accessed via National Library of Australia Trove online.

Carter retired as headmaster in 1929, having overseen the construction of major new buildings on the site, as outlined in the table below.

<i>Building No.</i>	<i>Building Name</i>	<i>Date Built</i>	<i>Other details</i>
4	<i>Dormitory building, now Carter House</i>	1920	<i>designed by architect Howard Joseland</i>
B	<i>War Memorial Oval (No. 1 Oval)</i>	1924	<i>however oval resurfaced and shape changed in 1999</i>
6	<i>War Memorial Pavilion (now Grandstand)</i>	1925	<i>opened Saturday 26 September 1925</i>
5	<i>Classroom Building, now Administration Building</i>	1925	<i>designed by architects Joseland & Gilling</i>
7	<i>Maid's Quarters, now The Clinic</i>	1928	<i>designed by architects Joseland & Gilling</i>
8	<i>Junior House now Plume House</i>	1929-31	<i>designed by architects Joseland & Gilling</i>

2.3 EXPANSION 1929 - 1957 UNDER THOROLD AND LESLIE

The headmasters in this period were Arthur Charles Campbell Thorold, headmaster 1929 -1932 (who replaced Carter) and William Stanley Leslie, headmaster 1933 - 1957. Due to the commencement of the Great Depression, student numbers dropped from 206 in 1929 to 172 students in 1930 and only 83 students by 1933, and Thorold was under pressure to keep the school viable. Thorold redesigned the school uniform and the school crest and initiated "Foundation scholarships" of 100 pounds per annum for 3 years. Apart from extensions to Carter House, Thorold's brief tenure did not encompass building works at the school. Thorold left Barker in 1932 for Melbourne and died in 1939.

William Leslie was Barker's first Australian born and educated headmaster, coming to Barker in 1933 as a young man ready to revive the school. Leslie embarked on a program of expansion, interrupted by the war years. These works began with the swimming pool (since demolished) opened by the Governor in April 1934², described in 1935 as "the only hygienically filtered swimming pool in a school in NSW".

The pool was mentioned in an article on Barker College, along with the provision of "two motion picture projectors for talkies" at the school.³ Other works undertaken under Leslie were the Assembly Hall (1938), Rosewood (1943), Staff Flats (1947, since demolished), the West Wing (1949) and the War Memorial Chapel in 1957 (partly built to commemorate the over 60 Barker graduates who had lost their lives in World War II).

The Barker College Preparatory School was created in 1944. In 1952 it was renamed the Barker College Junior School and in 1955 a completely separate Junior School, with junior boarding facilities, was built.

A kitchen fire in 1935 destroyed the original school dining hall and its contents which included the school's honour boards, photographs and trophies dating back to 1896. The dining hall was rebuilt in 1936.

In 1938 the Assembly Hall was opened, the boarding houses provided with hot water, the Sydney Mint Gates were moved from the city and re-erected at the School's main Pacific Highway

² Barker College, The Sydney Morning Herald, 3 April 1934, page 5 and "New Swimming Pool for Barker College", Sydney Morning Herald, 26 March 1934, page 4

³ A High Standard: General Education at Barker College, Hornsby, The Farmer and Settler, 5 December 1935, page 4

entrance, War Memorial Pylons erected, and new Great War Honour Rolls (two bronze tablets) attached to an archway in the grounds, were unveiled.

In 1943 the school purchased Rosewood (16 Unwin Road) for use by Junior School pupils and in 1947 staff flats were built across the road at 156 Pacific Highway. Total enrolment reached 486 students in 1950.

In 1955 the War Memorial Junior School was opened. Headmaster Leslie died in 1957 and the Chapel was completed the same year and dedicated to the Old Boys who had died in World Wars I and II. New buildings constructed for the school in this period which remain, are outlined in the table below.

Table 6: Buildings and structures remaining from 1929-1957

Building No.	Building Name	Date Built	Other details
4	Carter House extensions	1930	designed by architect Howard Joseland
9	Dining room and kitchen	1935	Rebuilt after fire
C	No. 2 Playing Field	1937	
10	War Memorial pylons and steps	1938	Replaced the World War I Honour Roll destroyed by the dining room/kitchen fire in 1935.
K	Assembly Hall, now Boyce Hall	1938	designed by John K. Shirley, architect, builders Robert Wall & Sons. Became Sir Thomas Buckland Library in 1966 when Leslie Hall was rebuilt. Renamed and converted to Boyce Hall in 2002 when the new library was opened.
12	West Wing	1947	Architect John K Shirley. Originally included classrooms, boarding facilities and a library on the top floor
D	No. 3 and 4 playing fields	1950	Later renamed
5	Helen Leslie Memorial Clock Tower (addition to Administration building, originally a classroom building)	1952	November 1952, a memorial to Helen Leslie, the headmaster's wife, who died April 12, 1950. It was refurbished in 2004. Architect A.B. Colvin, Shirley and Colvin architects
13	War Memorial Junior School (now Classroom blocks)	1954	Designed by A.B. Colvin, Shirley and Colvin architects. Originally included classrooms, dormitories, a master's residence and a dining hall.
14	War Memorial Chapel	1957	Architect John Mansfield of Fowell, Mansfield & Maclurcan architects.

2.4 BARKER COLLEGE 1958-1995

Headmasters in this period were:

- John Gordon Dewes, headmaster 1958-1963
- Trevor John McCaskill, headmaster 1963-1986
- Neil William Tucker, headmaster 1986-1995

Dewes, a distinguished English cricketer who had toured Australia in 1950-51, migrated with his family in 1958 to take up the position of headmaster. Dewes introduced Houses for day boys in both Secondary and Junior schools in 1959 and in 1962 presided over the opening of Barker's first purpose-built Science building. He returned in England in 1963.

Trevor McCaskill succeeded Dewes as headmaster. He had been a former member of Barker's teaching staff who had taught under Leslie in 1952-54, and later taught at The King's School,

Parramatta. In 1965 the school celebrated the 75th anniversary of its foundation with the opening of Leslie Hall. The second stage of the Science building was completed in 1967 and in 1968 the old Rosewood house was demolished to create new playing fields. In 1970 a new headmaster's residence named Kurrajong was built on the eastern side of the War Memorial Chapel on land that had been added to the school campus, and the classroom block (C Block) was completed in 1971, creating a quadrangle of buildings surrounding the outdoor swimming pool. Numerous property acquisitions in this period, mainly to the east along Unwin Road, secured land for future development.

In 1975 Barker became co-educational for senior (year 11 and 12) students and the following year the Senior school buildings and gymnasium were completed. In 1980 student enrolment reached 1393, and by 1986 enrolment was 1400. In 1984-85 the Junior School buildings underwent extensive renovation.

McCaskill retired in 1986 and was replaced by Neil Tucker. Tucker came from Townsville where he had been Principal of the Cathedral School and arrived at Barker to find the McCaskill Music Centre nearing completion. The Music Centre was opened in 1987. Student growth was steady with 1480 pupils by 1990.

In 1991 the first girl boarders were enrolled, and the Centenary Design Centre was opened. In 1994 the Barker Foundation Aquatic Centre was opened, replacing the former swimming pool with a twin-pool indoor facility designed by architect Phillip Cox (who also designed the Music Centre). 1995 saw the construction of the Hornsby Hundred Building on the site of the former swimming pool. In 1995 Tucker resigned as headmaster.

Table 7: Buildings and structures remaining from 1958-1995

Building No.	Building Name	Date Built	Other details
15	Science buildings and classrooms	1962, 1967	Stage 1 constructed 1962, designed by Architect John Mansfield of Fowell, Mansfield and Maclurcan. Stage 2 constructed 1967, providing an additional 6 laboratories and staff areas. Architect John V. Cameron of Laurie & Heath Architects.
16	Leslie Hall	1965	Architects Fowell, Mansfield, Jarvis & Maclurcan
17	Classroom Block (C Wing)	1971	C Block completed the school's 1963 master plan, providing an additional 10 classrooms and a large lecture theatre. Architects Laurie & Heath
18	Senior School Centre	1976	Architect Todd Radcliff of Stockley & Johnson Architects. Provides a separate area with library and common room for new co-educational senior school.
19	Physical Education Centre.	1976	Architect Todd Radcliff of Stockley & Johnson Architects
21	McCaskill Music Centre	1987	Architect Phillip Cox.
J	Centenary Memorial Gates	1990	Installed in the Junior School driveway to commemorate the School's 100 th anniversary. Designed by McMillan, Britton & Kell architects
22	Centenary Design Centre	1991	Designed by Phillip Cox, provides facilities for visual arts, design and technology

24	Barker Foundation Aquatic Centre	1994	Designed by Phillip Cox, providing an indoor heated pool facility for the entire school
25	Hornsby Hundred Building and IT Centre	1995	Architects Priestleys, built on the site of the old swimming pool, providing classrooms and staffroom facilities for the Middle School. The IT Centre is on the lower ground floor and is accessed from the south.

2.5 BARKER COLLEGE 1996-2020

The Headmasters of Barker College in this period are:

- Dr. Roderic Kefford, headmaster 1996-2013 and
- Phillip Heath (the current headmaster) from 2014.

Dr. Kefford commenced at the school in June 1996, after 13 years as Headmaster at Perth's Wesley College. He had begun his teaching career at Barker in 1970. Improvements undertaken under Dr. Kefford included:

- Staff flats on the Pacific Highway (opposite main campus) sold in 1998 (later demolished)
- Resurfacing of No. 2 Oval in 1999 with a synthetic multipurpose playing surface, and renaming the oval Bowman Field
- OBA Outdoor Stage commissioned in 1996
- The construction of Foundation Science Centre in 2000
- The construction of Marks Pavilion and the Secondary School Library in 2002
- The construction of additional tennis courts in Clarke Road and a Tennis Pavilion in 2006
- The construction of the Barrington River Lodge (off campus) in 2008
- Construction of the new English, Drama, Christian Studies and Learning Support building in 2010.
- Construction of a new Preparatory School in Clarke Road (opposite the main campus) in 2011 to accommodate Kindergarten and Years 1 & 2 boys.
- Refurbishment of the Junior including a new Enrichment Learning Centre and new BCMA Library 2013.

School was expanded to include Year 10 girls, with the Middle School becoming Years 7 - 9, and boarding being made available for Senior School students only.

By 2010 student enrolment was 1,946.

The School Council continued to acquire additional properties surrounding the school through this period including residential properties to the south of Clarke Road. Admitted as a Member of the Order of Australia (AM) in 2008 for his services to primary and secondary education, Dr Kefford retired in 2013, with Phillip Heath inducted as Headmaster in 2014.

Table 8: Buildings and structures from the period 1996-2015

Building No.	Building Name	Date of Construction	Other details
N	Reconstruction of Kurrajong Walk	1996	
M	OBA Sound stage and amenities for No. 3 Oval	1996	Priestleys Architects. Sound stage built above the dressing sheds on No. 3 oval, built with funds from the Old Boys Association (OBA).
5	Middle School – extension of HM office and main classroom block 1996		Stage 2 Hornsby Hundred, Architects Priestleys. Refurbishment and reconfiguration of the ground floor classrooms of the

			<i>Administration block. Verandahs were added to the ground floor of the West Wing and Administration block. This work also included extension of the Headmaster's Office and Special Duties Master's Office</i>
25	<i>IT centre – lower level Hornsby Hundred building</i>	1997	<i>Architect Priestleys. Located on the lower ground floor of C Block and the Hornsby Hundred Building.</i>
C	<i>Reconstruction of No. 2 sportsfield renamed Bowman Field in honour of the Bowman sisters who had attended Barker College at Kurrajong in the early 1890s</i>	1998-1999	
D	<i>No. 3 and 4 playing fields – renamed Phipps and Taylor Fields</i>	1999	
26	<i>Barker Foundation Science Centre</i>	2000	<i>Priestley Architects. Built on the site of the old tennis courts at the corner of the Pacific Highway and College Crescent.</i>
21	<i>21 Extension to McCaskill Music Centre</i>	2004	<i>Priestley Architects.</i>
11	<i>World War II Memorial Steps</i>	2005	
29	<i>Kurrajong building (later renamed the R.E. Kefford building)</i>	2007-2010	<i>Priestley Architects. A new classroom building.</i>
30	<i>Barker College Preparatory School (on Clarke Road)</i>	2011	<i>PMDL Architects. Temporary buildings</i>
31	<i>Junior School Multi-purpose Hall</i>	2011	<i>PMDL Architects</i>
13	<i>Barker College Junior School refurbished</i>	2013	<i>PMDL Architects</i>

2.6 THE SUBJECT SITE HISTORY

The western end of The Avenue was added to the site by progressive acquisition from the 1950s as properties in Unwin Road and The Avenue became available for purchase. The Rosewood fields were established in the 1950s, again by acquiring a series of residential properties fronting Unwin Road and the school campus expanded both to the east and the south. The school campus now includes the whole of the block bounded by Unwin and Clarke Roads, College Crescent and the Pacific Highway except for the commercial properties north of the Design, Music and Kefford buildings.

The 1943 aerial photograph of the area shows how the heritage values of the campus have changed. In 1943 The Avenue contained smaller lots with inter-war houses. The area within the setting of the proposed building in 1943 was a combination of grassed areas, trees, and a residential property (since demolished) at the south-western end of The Avenue. The site of the proposed building today consists of cricket nets recently converted from tennis courts that were built and upgraded since the 1980s.

The 2016 CMP for the campus includes a series of sequential drawings of the campus from 1918, 1934, 1958 and 1977; they illustrate the growth of the campus. The 1977 plan shows the inclusion of the Rosewood field and the first acquisitions along the Avenue, however

most of the Avenue properties were acquired and developed from 1980. The buildings constructed around the Avenue since that time are:

McCaskill Music Building	1987	Cox Architects
Additions	2004	Priestly Architects
Design Centre	1991	Cox Architects
Rosewood Dressing Rooms	1993 & 2015	
Kefford Building	2007-2010	Priestley Architects
Rosewood Building	2020	NM+N

Several sheds and workshops were constructed on the south side of The Avenue that were recently replaced by the Rosewood Building.



Figure 3: The Barker College campus in 2015 showing the site boundaries and key buildings. Source: Paul Davies Pty Ltd

3.0 PHYSICAL EVIDENCE

The campus falls into precincts that assist in understanding the campus and its significance. The following precinct extracts relevant to this report have been taken from the 2015 Conservation Management Plan for Barker College.

3.1 THE EXPANDED SENIOR SCHOOL CAMPUS POST 1954

The inter-war campus remained relatively static until the mid-1960s when the two stages of the first science building and the Leslie Hall were built. These developments were south of the east-west road and marked the start of the intensification of this part of the site. Development in this area continued through the 1970s with C block, the gymnasium and the senior school building near College Crescent.

The 1980s- 1990s saw a dramatic shift in development with the music and arts centres being constructed along the Avenue to the east of the Chapel at a considerable distance from the other facilities. Development continued into the 1990s with the library, the completion of C block, the Hornsby 100 building, the swimming pool and in 2000 the new science block all being added to the main campus (with the demolition of the former swimming pool).

The Kefford Building was the last major building project on the main campus (requiring the demolition of the former heads residence) but a range of smaller works including adding to other facilities, such as music, took place. Development of the upper campus was almost continuous from the mid 1960s to the early 2000s to achieve the campus that now exists. Works were not limited to buildings however and the grounds also underwent significant change with playing fields being expanded and upgraded and the site as a whole landscaped.

The campus now contains two large areas that have not been developed for long-term school use. They are the south side of The Avenue and the land to the south of Clarke Road. These areas are used by the school and contain a range of activities but mostly the areas retain their earlier residential buildings which are either simply used by the school or have been adapted and in some areas, buildings have been added. The preparatory school in Clarke Road also falls within this group as it is temporary set of buildings that is intended over time to be replaced.

3.2 THE AVENUE BUILDINGS

The south side of the Avenue has recently been developed for the Rosewood Centre. This area was identified as a development site for the campus. It has no direct heritage constraints and is outside the setting of any pre-war heritage features of the campus.



Figure 4: The Rosewood Centre is on the south side of The Avenue and faces Rosewood Oval. The subject site is to the left of this building (centre-left).



Figure 5: The Rosewood Centre nears completion, seen here looking east in March 2020. The Proposed building would join the Rosewood Centre in the foreground.



Figure 6: Westerly view along The Avenue showing the Rosewood Building on the left. The subject site is at the end of this cul-de-sac that has been purchased by Barker College.

3.3 THE SUBJECT SITE FOR THE BARKER COLLEGE MATHS AND STUDENT HUB BUILDING

The proposed site for the maths and student hub building (see map in Section 1.3 of this report) is at the south-western end of The Avenue. The site is currently occupied by:

- Cricket nets that were recently converted from two tennis courts
- A gravel car parking area to the east of the tennis courts (note the carpark replaced an earlier house, shown on the 1943 aerial photo);
- Trees along the western and northern edges of the site;
- A relocatable building to the north of the cricket nets.

The site of the proposed building is well distant from the areas of the school campus that have been identified in the 2016 CMP as having heritage significance.

Barker College proposes the development of a maths and student hub above the approved cafeteria development in accordance with the decision statement dated 31 August 2020.



Figure 7: south-westerly view across the tennis courts adapted as cricket nets.



Figure 8: north-westerly view over the development site.



Figure 9: westerly view over the development site showing the cricket nets on the left and a temporary building on the right. Both would be removed.



Figure 10: southerly view over the development site, showing land used for agriculture studies in the foreground.



Figure 11: westerly view over the development site from the Avenue

3.4 VIEWS

The subject site is out of sight of the pre-WWII period buildings of Barker College, but it is within view of the 1980's McCaskill Music Centre and the 1990s Centenary Design Centre. The proposed building is likely to be within view of the Barker Junior School, however, it would be screened by existing vegetation along Rosewood Oval.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE MANAGEMENT FRAMEWORK

The site involved in this report is identified as a Local heritage item in Schedule 5 of the *Hornsby Local Environmental Plan 2013*, Item 782, adjacent to 501, and further away from No. 465.

Barker College is also identified in Schedule 5 of the *Hornsby Local Environmental Plan, 2013* as a Heritage Conservation Area, C1. The set of heritage items that make up the Barker College campus and the conservation C1 are much the same for the purposes of this report.

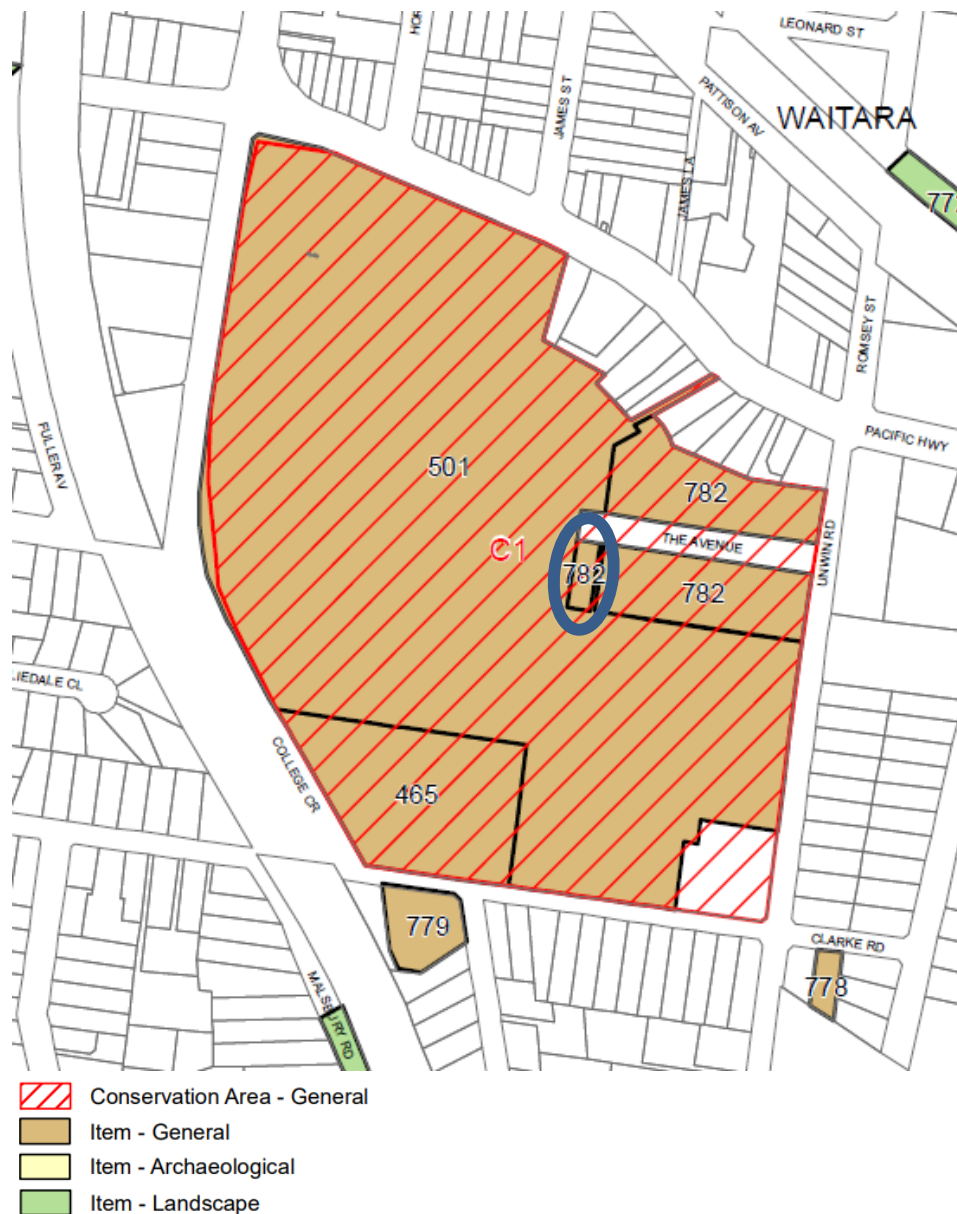


Figure 12 – Extract from Heritage Map 17B in the Hornsby LEP 2013 showing Barker College as a heritage item and a conservation area. The subject site is circled in blue by NBRS Architecture. This map is dated, as the heritage items marked as 501 and 782 have been combined into one allotment.

Barker College has the following listings on Schedule 5 of the *Hornsby Local Environmental Plan 2013*:

Hornsby	Barker College -group of buildings, grounds and gate	91 Pacific Highway	Local	501
Hornsby	Barker College—Centenary Design Centre, McCaskill Music Centre and Development Office	91 Pacific Highway (2, 4, 6 and 8–10 The Avenue and 2–6 Unwin Road)	Local	782
Hornsby	Barker College -Junior School	College Crescent	Local	465

The various lots of the school were amalgamated into a single lot after the making of the *Hornsby LEP 2013*, so it is appropriate to refer to Barker College being one heritage item.

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance is sourced from the 2016 Conservation Management Plan for Barker College:

Barker College has local historical significance for Hornsby Shire as a private school established at the current site in Hornsby in 1896, which has continuously occupied and expanded the main school campus since that date, and which contains buildings, landscaping and natural vegetation which reflect the history of the school and the site. The school's buildings and landscaping reflect the development of private education in Sydney from 1896 to the present. Barker College has historical association with early headmasters instrumental in establishing and developing the school - The Rev. Henry Plume (who established the school in 1891 and remained headmaster until 1905), W.C. Carter (headmaster 1905-1933), and William Leslie (headmaster 1933-1957) - and with the significant architects involved in the design of school buildings, including Howard Joseland, F. Glynn Gilling, John K. Shirley and John Mansfield. The core precinct of Barker College main campus has local aesthetic significance for its group of buildings constructed 1896-1950s within a formal landscaped setting, many of these being exemplars of their style and of the work of significant architects including Howard Joseland, F. Glynn Gilling, John K. Shirley and John Mansfield. Barker College has social significance for current school staff and students and for former students. Barker College is considered rare as a private school developed continuously on its existing (though expanding) site since 1896, with buildings on the site all constructed for school use (though buildings have changed use over time).

4.3 SIGNIFICANCE OF THE BARKER COLLEGE CONSERVATION AREA

The Hornsby Development Control Plan 2013 includes the following as its statement of significance:

- a. The Barker College Heritage Conservation Area is significant as a long established educational institution in Hornsby. The college grounds have developed over time with a character achieved through consistent scale, use of materials, architectural style and landscaping.*
- b. Barker College demonstrates its own history through its character, range of buildings and landscape features, and is appreciated by a community of past and present students, teachers and others associated with the college.*
- c. The Heritage Conservation Area contributes to the local townscape through its buildings, gardens and prominent trees.*

Paul Davies Pty Ltd, the writer of the 2016 CMP comments on the above DCP section, saying, "The Character statement for the Barker College precinct is perfunctory and provides no real assistance on how to manage the site as a school campus. This is likely the result of a lack of information and understanding of the campus arising from the late 1990s partial heritage assessment and the need to minimise information in the DCP.

"The description of the campus is broadly accurate apart from the individual heritage listings. The reference to the 1998 CMP refers to an incomplete document with generic statements about significance. The revised 2016 CMP challenges a number of the incorrect assumptions in the 1998 CMP and provides a refined assessment of significance that is based on a competent heritage assessment of the place and each element within it.

"The statement of significance in section 9.3.11 of the DCP is not a well-founded statement and does not address the heritage criteria that any basic assessment should undertake. This unfortunately results in a statement that is circular and inevitably self-serving. Looking at the various statements that it contains, based on the 2016 Barker College CMP:

"The Heritage Precinct as a whole is not of heritage significance as a long-established education facility. That is not an attribute of significance. However, the core areas of the site near the Pacific Highway that were developed around the early school do form a precinct that does demonstrate this. The later parts of the campus and the gradual addition of land and buildings in the late twentieth century are not of heritage significance.

"The college grounds have not developed with a character that represents consistent scale, use of materials, architectural style and landscaping. The scale of buildings varies considerably from 1 – 5 storeys, and the style of buildings is not uniform across the campus. Although there is a cohesion in the earlier buildings, the buildings have a wide range of stylistic attributes, but they do generally use brick. The landscaping is not consistent as it varies from a highly maintained formal landscape around the early buildings along the highway to a casual non-specific landscape form around the playing fields.

"The statement that the school demonstrates its own history is applicable to every school ever built and has nothing to do with heritage significance. It is not a reason for significance.

"Social significance to the community is also not a tested or valid ground for significance for the campus. It is non-specific, non-targeted, not about heritage, and is not defined in terms of how parts of the place would achieve that if it were accurate. In terms of heritage value, it is wrong to say the place has social significance unless there are sound reasons for that claim. It is likely that core parts of the site have some social significance to students current and past but that will vary from student to student. I doubt that the school community would react adversely to new buildings being built and existing buildings being altered. I would also suggest if the later twentieth century buildings were proposed to be removed (not a likely scenario), that there would be no objection on heritage or social grounds. In contrast, if changes of substance were proposed to the early buildings along the Highway or the chapel or main oval that adversely affected them, there could be a strong community reaction as they would be seen as representative of the core values of the school in education and sport. Again, there is a potential for social significance, but it would be focussed on the parts of the site that are of specific heritage value.

"The final attribute of significance in the DCP is the contribution of the precinct to the local townscape, through trees, gardens and buildings. Interestingly apart from the Pacific

Highway buildings, the Junior School frontage to Clarke Road and the rear of buildings to College Crescent, the school buildings play almost no part in the visual character of the locality. The buildings largely relate to the internal school campus. The buildings that do make a contribution to the townscape are the early heritage buildings along the highway.

"It is also important to determine what is the townscape to which the place is meant to contribute and what values it may have. Examination of the locality reveals areas of very low 'townscape' value. The highway is light industrial and commercial, of very little townscape merit, College Crescent has high-rise residential that is well located for purpose but adds nothing to the local townscape. Clarke Road, between Unwin Road and College Crescent, is owned by Barker College, apart from one site (31 Clarke Road), and putting aside the heritage listed headmasters house, is not identified for heritage values and will at some stage be developed for school use. Unwin Road contains a petrol station, a hotel and large carpark, several townhouse developments and a row of post war housing. Larger scale unit developments adjoin it. There is very little townscape value through this area.

"There is no recognisable or valued townscape into which the school either fits or to which it contributes. The open playing fields and landscape is a very pleasant setting that makes a contribution to the locality, but not for heritage reasons. There is no identified heritage value in the extended campus."

5.0 THE PROPOSAL

The proposed development, designed by Architectus Architects, includes the following:

- Construction of two additional storeys of staff rooms and classrooms above the recently approved cafeteria building. The building would have a reinforced concrete structure and facades of aluminium-framed glass, hardwood external screens and compressed fibre-cement walling. The roof would be clad in profiled sheet steel at a low pitch.

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by Architectus Architects, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
DA0101	Context & Locality Plan	A	23.10.2020
DA201	Demolition Plan	B	23.10.2020
DA401	Proposed Site Plan	B	23.10.2020
DA1001	General Arrangement Plan – Level 01	B	23.10.2020
DA1002	General Arrangement Plan – Level 02	B	23.10.2020
DA1003	General Arrangement Plan – Level 03	B	23.10.2020
DA1004	Roof Plan	B	23.10.2020
DA2001	Building Section	B	23.10.2020
DA2002	Building Section	B	23.10.2020
DA2003	Building Section	B	23.10.2020
DA3001	Building Elevation	B	23.10.2020
DA3002	Building Elevation	B	23.10.2020
DA9001	External Finishes	A	23.10.2020

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Hornsby Local Environmental Plan (LEP) 2013*, the *Hornsby Development Control Plan (DCP) 2013* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 EVALUATION AGAINST CMP POLICIES

The Conservation Management Plan (CMP) for the site, prepared by Paul Davies Pty Ltd, 2016, contains the following relevant policies included in italics below:

6.6. VIEWS AND SETTING

Any future works or changes should seek to:

- *retain views towards the site's historic core precinct from along the Pacific Highway.*
- *retain internal long views to Chapel (the east west axis) and the strong north south axis adjacent to the Chapel.*

Comment

The proposed development would be set well away and well out of site of the College core precinct, and it would not interfere with views of the chapel because of tall planting between this site and the chapel.

6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this report.

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

- The Barker College Library Building would enhance the ongoing original use of the site as a school;
- The works would not affect any building with identified heritage significance. This work is approximately 80m away the nearest building identified in the 2016 CMP as having high heritage significance (the chapel).

6.4 HERITAGE OBJECTIVES OF THE HORNSBY LEP 2013

The proposed development is acceptable, from a heritage perspective, for the following reasons:

- The Maths and Student Hub Building proposal is located on a site with little heritage value in relation to the development of the school or the area prior to the school acquisition of the land in the post-war era;
- There are no identified or known Aboriginal sites within the development area. The area has been highly disturbed with both post war housing development and school use;
- The proposal places a new building on an area of the campus where it will have the least impact on any immediate or broader heritage values;
- The new building will not dominate the setting or block views from any building identified

- in the 2016 CMP as having high or moderate heritage significance; and
- There would be no loss of heritage values of the conservation area through this proposal.

The proposal is, therefore, consistent with the relevant heritage objectives of the Hornsby LEP 2013, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Hornsby,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.5 HERITAGE GUIDELINES OF THE HORNSBY DEVELOPMENT CONTROL PLAN 2013

The Hornsby DCP 2013 supports the *Hornsby LEP 2013* by providing additional objectives and development standards for heritage items and conservation areas. The DCP addresses Heritage Items, Heritage Conservation areas and Development in the vicinity of a heritage item as well as Aboriginal heritage. The site of the proposal is a heritage item but considering how distant it is from any building with heritage significance identified in the Barker College CMP 2016, it is more appropriate to review the design in the context of it being within a conservation area and in the distant vicinity of heritage items.

The provisions of the DCP are focused on residential development and while some guidance can be drawn from the text, the DCP general controls were not designed to address an institutional precinct such as the Barker Campus. Where possible, the intent of the controls is discussed.

6.5.1 GENERAL HERITAGE PROVISIONS

9.3.1 General Design Provisions (for HCAs) – Prescriptive Measures	
The Desired Outcomes statement:	
Development that complements and is sympathetic to the existing character of the conservation area and the elements that are significant to that character	The development strengthens the original use of the place as a school, without adverse impact on heritage fabric or any significant view.
Maintain and reinforce characteristic details	
a) Development should respect the significant characteristics of the Heritage Conservation Area, as detailed in the applicable Character Statement in this Part.	Complies. The development enhances the school use of the site
b) Significant changes to front elevations should be avoided where the existing building retains characteristic detailing.	Complies. No building with heritage significance will be affected by this proposal.
c) Original decorative elements and detailing on buildings should be used where appropriate but should not be overdone as a means of fitting in.	NA

d) New work should be designed to complement the existing streetscape in terms of the following elements (refer to Character Statements for details): Building elements - scale, height, bulk, massing, roof form, orientation, facade treatments, setbacks and spaces between buildings, verandah and window placement, balance of solid walls and openings, materials, colours and textures; and Landscape elements – landscaping and gardens, height and design of fences, garages, driveways and existing street trees.	With a new third storey and a low-pitched roof, the new building would be a similar scale to the adjacent Rosewood Building to the east. There are no other buildings close by, given that there are sports ovals to the south and west, and a small forested garden with paths to the north.
e) Additions should be located away from the street elevation and below the main ridge line.	The Avenue is characterised by substantial educational buildings constructed since 1990 in a contemporary style. The proposed building would fit into the themes of this streetscape.
f) New buildings, alterations and additions should be single storey within streetscapes that are predominately single storey. New levels, or split-level additions, may be possible to the rear on sloping sites.	The scale of the building would be similar to the adjacent Rosewood Building. The Avenue has an institutional scale of education buildings, so the proposed building will be fitting.
h) New buildings should be located so that they are compatible with predominant front setbacks in the street, particularly the setbacks of immediately adjoining buildings.	The proposed building footprint is designed to fit around the south-western end of the cul-de-sac that is The Avenue. This includes a section of the building that lines up with the adjacent Rosewood Building.
i) Roof form and pitch should be compatible with characteristic roof forms of the conservation area. Traditionally rear extensions used skillion or simple pitched roof forms.	The low-pitched skillion roof would be clad with profiled sheet steel. This is a roof form with materials that is compatible with the adjacent Rosewood Building and the other institutional buildings along The Avenue. The roof form is an appropriate pitch given architectural interest in the elevations.
Contemporary Design	
j) Contemporary design should be sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials	The proposed building would be a work of contemporary architecture. It is well distant from the pre-WW II red brick buildings of the heritage core of Barker College.

9.3.3 Gardens, Fences and Gates (for HCAs) – Prescriptive Measures	
Gardens	
a. Traditional garden settings should be retained, particularly where they are important to the character of the heritage conservation area.	The planting along the western boundary dates from c1970s and is dominated by Australian native plants with hardy exotics among the under-storey planting. The forested garden to the north dates from the 1980s-90s. This planting has amenity value, but not cultural heritage value. As much of this planting will be retained as possible.
b. Alterations and additions should be located to minimise impacts on significant trees and garden areas.	No further impact
c. Development should not impact upon trees/landscaping that contribute to the significance of the heritage conservation area including the removal of trees/landscaping that contribute to the significance of the heritage conservation area.	The surrounding planting has an amenity value, but not a cultural heritage value. The trees contribute to the character of Barker College. The proposed addition to the approved building will still be seen as building among taller trees. See the landscape plan for planting.
d. Mature trees/landscaping that are removed should be replaced with trees/landscaping in a similar or more appropriate location that will mature to similar size and canopy.	See the landscape plan in this development submission.
e. Proposed works should comply with AS 4970 Protection	
Fences and Gates	
f. Fences should be avoided where there are no, or few fences.	The approved balustrade associated with this building looking over the No. 3 and 4 Ovals would be a contemporary palisade type fencing. This is appropriate in a precinct of development from recent decades. Any boundary fencing should match the black metal palisade fencing along The Avenue.
i. Fences and gates should complement the period and style of the building and the streetscape.	
j. Traditional fencing materials should be used such as timber, iron, brick and stone. Sheet metal and tubular steel fences should be avoided	

6.5.2 HERITAGE CONSERVATION AREAS

Prescriptive Measures

a. Development within the Barker Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.11(a).

Table 9.3.11(a): Additional Prescriptive Measures - Barker HCA Provisions

<i>Element</i>	<i>Additional Prescriptive Measures</i>
<i>Demolition</i>	<i>Buildings ranked as high significance should be retained. Investigate options to retain buildings ranked as moderate significance.</i>
<i>Streetscape character</i>	<i>The predominant building scale of two storeys should be retained. Major views within the school precinct along the school streets and across the grounds from north to south and from east to west should be retained.</i>
<i>Materials and finishes</i>	<i>Red/brown bricks should be used as the dominant material of walls. Sandstone should be used for small retaining walls and edgings to gardens and paths</i>

Comment:

The description of the campus is broadly accurate apart from the individual heritage listings. The reference to the 1998 CMP refers to an incomplete document with generic statements about heritage significance. The revised 2016 CMP challenges the incorrect assumptions in the 1998 CMP and provides a refined assessment of significance that is based on a thorough heritage assessment of the place and each element within it. NBRS Architecture agrees with the findings of Paul Davies Pty Ltd in this regard.

The proposed building would be located approximately 80m away from the nearest building identified in the 2016 CMP as having high significance. As such, the development of a two-storey addition above an approved single storey cafeteria building would have no impact on the features of the Barker College Heritage items and Conservation Area C1 with high heritage significance.

The proposed two-storeys on top of an approved single-storey (education) cafeteria building would be similar in scale to the institutional-scaled education buildings in place along The Avenue.

The proposed building would be approximately 140m away from the inter-war buildings with red-brown bricks, and well separated visually, so the use of the red-brown bricks characteristic of the pre-WWII phase of the school is not essential at this site.

7.0 CONCLUSION

The proposed two-storey addition above an approved single storey cafeteria, will have no adverse impact on the heritage significance of Barker College as a heritage item and conservation area.

The design of the two-storey addition to the approved single-storey building is contemporary, in a precinct of recent educational buildings of an institutional scale. The approved hub building replaces recent sporting facilities of no heritage significance that were covered in hardstand, and also replaces a relocatable building.

All existing significant views within Barker College will be retained and the character of the Conservation Area will be unaffected.

The proposed development is consistent with the heritage objectives of the Hornsby *LEP 2013* and is also consistent with the intentions of the Hornsby DCP 2013 when applied to an educational precinct of greater scale than detached suburban housing. In our view, Hornsby Shire Council should have no concern about the impact of this development on the heritage item and conservation area of Barker College.

Yours Faithfully,
NBRSARCHITECTURE



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