

STATEMENT OF HERITAGE IMPACT



Development Application

'Ewan House,' Knox Grammar Preparatory School
Nos 1-3 Billyard Avenue, Wahroonga, New South Wales

February 2024 | J6440_01

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Statement of heritage impact for: Alterations and additions to 'Ewan House'

Prepared For Knox Grammar Preparatory School

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We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people.

Cover photo: Front elevation of 'Ewan House'
Weir Phillips Heritage and Planning, 2024

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact (SoHI) accompanies a Development Application (DA) for alterations and additions to 'Ewan House,' part of Knox Grammar Preparatory School, Nos 1-3 Billyard Avenue, Wahroonga, New South Wales.

The site is located within the Ku-ring-gai Council area. The principal environmental planning instrument for the site is the *Ku-ring-gai Local Environmental Plan 2015 (LEP 2015)*. The site is listed as a heritage item ("Ewan House" (formerly Innisfail), Lodge, Lanterned Pavilion') and is located within the Wahroonga Heritage Conservation Area as defined by Schedule 5 Parts 1 and 2 of the *LEP 2015*. It is also located in the vicinity of other heritage items listed by this Schedule.

Accordingly, under Part 5.10 of the *LEP 2015*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document, in this instance, is a SoHI. This document is submitted in satisfaction of the above requirement.

This SoHI has been prepared at the request of the School and accompanies architectural drawings prepared by Drew Dickson Architects.

1.2 Heritage Listings

The following Table 1 summaries the relevant statutory heritage listings for the site. For further information refer to Section 4.

Table 1: Statutory heritage listings for the site and within the surrounding area.

Listing Type	Item Name and Details	Listing Number
Listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A
Located within the vicinity of items listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A

Listing Type	Item Name and Details	Listing Number
Located within the vicinity of heritage conservation areas listed by the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Ku-ring-gai LEP 2015</i> .	(“Ewan House” (formerly Innisfail) Lodge, Lanterned Pavilion’	Item No. I831.
Located within the vicinity of heritage items by Schedule 5 Part 1 of the <i>Ku-ring-gai LEP 2015</i> .	‘Dwelling house’, No. 12 Billyard Avenue, Wahroonga	Item No. I825
	‘Former Prouille convent and garden’, No. 21 Cleveland Street, Wahroonga	Item No. I880
	‘Dwelling house’, No. 10 Cleveland Street, Wahroonga	Item No. I878
	“Ashby”, dwelling house’, No. 5 Cleveland Street, Wahroonga	Item No. I877
Located within the vicinity of heritage conservation areas identified by Schedule 5 Part 2 of the <i>Ku-ring-gai LEP 2015</i> .	Wahroonga Heritage Conservation Area	C1

1.3 Methodology

Two site inspections were undertaken, in August and September 2023, for the preparation of this SoHI by Weir Phillips Heritage and Planning. All photographs of the site in this SoHI were taken at these times unless otherwise noted.

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023 update) and the *Guidelines for preparing a statement of heritage impact* (2023 update) and with reference to the planning documents listed under Section 8.2.

The historical information and assessments of significance contained in this SoHI partly rely on existing studies (refer to Section 8.2 below). Acknowledgment of the authors of these studies is duly given.

1.4 Limitations

Section 3 of this SoHI provides the established history and significance of the site.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical, is outside the scope of this SoHI.

Site inspection was non-invasive.

2 SITE DESCRIPTION

2.1 Site Location

Knox Grammar School, Nos 1-3 Billyard Avenue, Wahroonga, is located on the south side of Billyard Avenue and has frontage to Sutherland Avenue (east) and Cleveland Street (west). The site is identified as Lot 272, D.P. 608835. The arrow identifies the location of 'Ewan House' within the school grounds.



Figure 1: Map of Nos 1-3 Billyard Avenue. The site is outlined in red. The red arrow indicates 'Ewan House'.

SIX Maps, 2024; overlay by Weir Phillips Heritage and Planning

2.2 The Proposed Works Area

For the following, refer to Figure 2, which reproduces an aerial photograph over the subject site (outlined in blue), identifying the area of proposed works (outlined in red).



Figure 2: Aerial photograph of Nos 1-3 Billyard Avenue. The site boundaries are outlined in blue. 'Ewan House' as the proposed works area is outlined in red.

SIX Maps, 2024; overlay by Weir Phillips Heritage and Planning

2.3 General Setting

For the following, refer to Figure 3, an aerial photograph showing the site and the surrounding area.



Figure 3: Aerial photograph showing the surrounding area. The site is outlined in red.
SIX Maps, 2024; overlay by Weir Phillips Heritage and Planning.

2.3.1 The Surrounding Area

The site is located in a residential area characterised by one and two-storey dwellings from the Federation and Inter-War periods, as well as later infill. The street pattern is generally regular with roads running either north-south or east-west. To the west of the site is Wahroonga Railway Station and to the southwest is Pacific Highway.

2.3.2 Billyard Avenue

Billyard Avenue runs east-west between Cleveland Street and Eastern Road. The road carries two-way traffic with provision for street parking on both sides. Concrete footpaths with grass verges and established trees line either side of the street. The section of Billyard Avenue in which the site is located is residential and characterised by one and two-storey Federation and Inter-War period dwellings, as well as later infill, most set within garden surrounds. This section of the road is level.

To the north of the site, on the opposite side of the road, are Nos 10 and 12 Billyard Avenue, both free standing single-storey (to the street) dwellings. No. 10 Billyard Avenue is a Federation period and style dwelling. No. 12 Billyard Avenue is a Interwar bungalow.

To the east, on the opposite side corner of Sutherland Avenue, is No. 15 Billyard Avenue, a two-storey contemporary dwelling.

Refer to Figures 4 and 5 which illustrate the streetscape in the immediate vicinity of the site.



Figure 4: No. 15 Billyard Avenue to the east of the site, a two-storey contemporary dwelling.
Google Maps



Figure 5: No. 10 Billyard Avenue to the north of the site, a single-storey Inter-War period dwelling.
Google Maps

2.3.3 Sutherland Avenue

Sutherland Avenue runs south off Billyard Avenue and terminates in a cul-de-sac. The road is narrow and carries two-way traffic with limited provision for street parking on the east side only. There are concrete footpaths with narrow verges on the east side and established street trees on both sides. Sutherland Avenue is residential and characterised by free standing single-storey (to the street) Inter-War period dwellings and two-storey infill dwellings, most within garden surrounds. These include No. 2 Sutherland Avenue to the south of the site, a single-storey Inter-War period dwelling, as well as No. 5 Sutherland Avenue to the east of the site, a two-storey late 20th century period dwelling.

Refer to Figures 6 and 7, which illustrate the streetscape in the vicinity of the site.



Figure 6: No. 2 Sutherland Avenue to the south of the site, a single-storey Inter-War period dwelling.
Google Maps



Figure 7: No. 5 Sutherland Avenue to the east of the site, a two-storey contemporary dwelling.
Google Maps

2.3.4 Cleveland Street

Cleveland Street runs north-south between Burns Road and Millewa Avenue. The road carries two-way traffic with provision for street parking on both sides. Concrete footpaths with grass verges and established trees line either side of the road. The section of Cleveland Street in which the site is located is mixed residential and educational in character. There are free standing one and two-storey Federation and Inter-War period dwellings, as well as later infill

development, most set within garden surrounds. To the north of the site, and on the opposite corner of Billyard Avenue, is St Lucy's School (No. 2 Billyard Avenue), which comprises two-storey contemporary structures and a two storey Federation period building, formerly a dwelling. To the west of the site, on the opposite side of Cleveland Street, lie Nos 4-14 Cleveland Street, two-storey Federation period dwellings set within garden surrounds. Refer to Figures 8 and 9, which illustrate the streetscape.



Figure 8: St Lucy's School to the north of the site, a two-storey contemporary structure.
Google Maps



Figure 9: An example of two-storey Federation period dwellings to the west of the site, on Billyard Avenue.
Google Maps

2.4 The Site

For the following, refer to Figure 10, an aerial photograph over the site, annotated to identify the buildings on it. The red arrow points to 'Ewan House.'



Figure 10: Aerial photograph of Nos 1-3 Billyard Avenue. The site is outlined in red. The red arrow indicates 'Ewan House.'

SIX Maps, 2024; overlay by Weir Phillips Heritage and Planning

For the purposes of the following description, Billyard Avenue is designated as the northern boundary of the site.

The site is a large irregular shaped allotment with frontage to Billyard Avenue (north); Sutherland Avenue (east); and Cleveland Street (west). The total site area is approximately 2.674ha. The site is bound to the north, south, east and west by a metal palisade fence. There are two entrances to the site: the main entrance is on Billyard Avenue, through over-sized decorative cast iron gates swung from brick piers on sandstone bases and capped in sandstone. There is a secondary access via Sutherland Avenue through a contemporary metal driveway gate, which opens into a large at-grade car park. This carpark surrounds 'Ewan House' on its south and eastern sides.

There are single storey demountable classrooms set within the carpark directly south of 'Ewan House' and small detached Federation period outbuilding, the 'Lanterned Pavilion,' set within the carpark to the east of 'Ewan House.' To the south of the carpark lie hard surfaced tennis courts. There is an oval directly north of 'Ewan House', surrounded by a white picket fence, low-lying plantings and established trees. To the west of 'Ewan House' are the 'Gillespie Wing' and 'Oval Building', both classroom buildings which are interconnected via a covered link over a courtyard area.

In summary, the built elements on the site are as follows:

1. 'Ewan House' – two-storey c. 1896 building originally constructed as the dwelling 'Innisfail' and then converted for use as a school building c. 1928 (area of the proposed works).
2. 'Oval Building' – three-storey c. 1970s building.
3. 'Gillespie Wing' – two-storey c. 1935 building.
4. 'Lanterned Pavilion' – single-storey c. 1896 building associated with the original dwelling.

-
5. 'The Lodge' – single-storey c. 1896 building associated with the original dwelling. This building is on the northwest side of the site and is physically and visually removed from 'Ewan House'.
 6. Single-storey demountable building.
 7. Car parking area.
 8. Tennis courts.

Refer to Figures 11 to 15, which illustrate the site and hence the setting of 'Ewan House.'



Figure 11: Three-storey classroom block ('Oval Building') to the west of 'Ewan House'.



Figure 12: Single-storey demountables to the south of 'Ewan House'.



Figure 13: Tennis courts to the south of the carpark to the rear of 'Ewan House'.



Figure 14: 'Lanterned Pavilion' to the east of 'Ewan House', a single-storey Federation period structure now used as a classroom.



Figure 15: Looking out over the oval directly to the north of 'Ewan House'.

2.5 Ewan House

The following focuses of 'Ewan House,' being the area of proposed works.

2.5.1 Exterior

'Ewan House' (identified by the red arrow in Figure 10) is located on the eastern side of the site. Figure 16 provides a close-up aerial photograph of 'Ewan House'.



Figure 16: Aerial photograph of 'Ewan House'. The building is outlined in red.
SIX Maps, 2024; overlay by Weir Phillips Heritage and Planning

'Ewan House' presents as a two-storey Federation period building, originally a dwelling. Once free standing, it is now connected to other school buildings by covered links. It is primarily constructed of face brick (with areas of sandstone facing) on a sandstone block base and has complex hipped and gabled roofs clad in unglazed terracotta tiles with terracotta ridge capping and finials. There are several chimneys constructed of brick finished in painted roughcast render and surmounted by terracotta pots.

The front elevation is the northern elevation. This elevation has a two-storey gabled bay on the western side and a two-storey verandah on the eastern side. The gable above the bay has timber barge boards and is finished in painted rough cast render with elaborate stucco detailing; it has wide timber lined eaves supported by timber brackets. The front entrance lies within a single storey portico that extends out of the verandah on the eastern side of the bay. It has an arched opening highlighted by contrasting bricks and stone detailing and a sandstone balustrade above. The verandah has brick arches at ground floor level, complimenting the portico arch; the first-floor verandah has a brick balustrade. It has been enclosed with multi-paned timber framed glazing. Above the verandah, a gable projects out of the front roof plane. The gable is finished in rough cast render with timber detailing. Except for the enclosure of the first-floor verandah, this elevation is substantially intact. Only minor works are proposed to this elevation.

The eastern, western, and southern elevations are secondary elevations that have undergone a greater degree of alteration and are best understood with reference to the following photographs. There is an inner courtyard on the south side, between the eastern and western wings. This courtyard contains a later c. 1970s-1990s single-storey brick building, currently used as a costume store. Windows are timber-framed casement windows, double hung sash windows and sliding windows. Some windows have multiple paned coloured or stained-glass top lights.

Refer to Figures 17 to 24 which illustrate the exterior of 'Ewan House'.



Figure 17: Front elevation. Note the partially enclosed first-floor verandah to the left. It is proposed to remove the multi-paned glazing and replace with new full height glazing suites.



Figure 18: Close-up of two-storey bay to the front elevation. No works are proposed to this bay, except for general remediation.



Figure 19: Looking through the ground-floor front verandah and showing the high level of detailing. The replacement of the contemporary light fittings are the only works proposed.



Figure 20: Eastern elevation showing prominent chimneys. Note the first-floor verandah on the left which is proposed to have the metal grilles removed and glazing inserted.



Figure 21: Western elevation. Note the ramp on the bottom right which will be replaced and relocated closer to the entry at centre.



Figure 22: Southern elevation. The contemporary awning will be removed and replaced.



Figure 23: Southern elevation showing the inner courtyard with the amenities block to the left. This block, which forms a later addition, will be removed.



Figure 24: Entrance to the costume store in the inner courtyard. This structure is a later addition to the site and will be removed.

2.5.2 Interior

For the following, refer to Figures 25 and 26, which reproduce the existing floorplans.

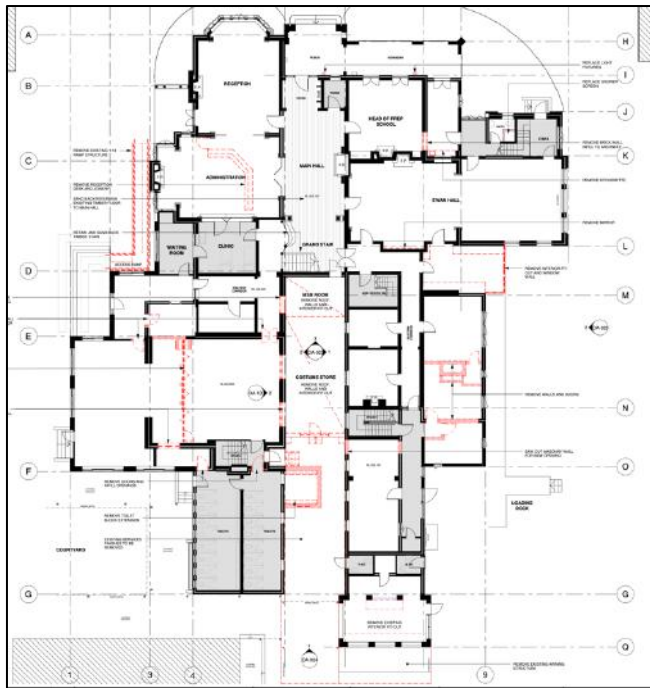


Figure 25: Existing ground floor plan.
Drew Dickson Architects, 2024

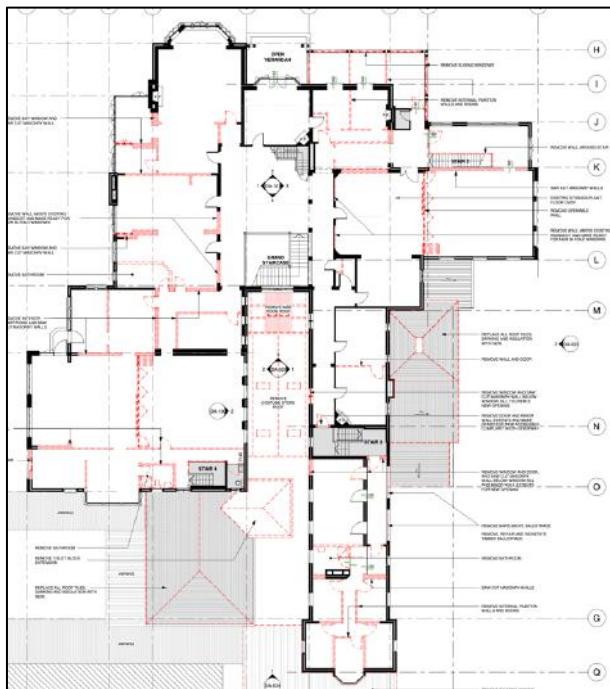


Figure 26: Existing first floor plan.
Drew Dickson Architects, 2024

There are two floor levels - ground and first floor and a small cellar and attic. No works are proposed to the cellar or attic.

The ground and first floor are connected via a grand timber staircase at the southern end of the main entrance hall. The internal finishes differ with each room, as does the degree of alterations. Finishes include plastered or plasterboard walls; decorative or plain lathe and plaster, fibrous plaster or plasterboard ceilings; polished timber, carpeted or tiled floors;

panelled timber doors in various configurations; and timber skirting boards and architraves of varying height and profile. Timber work is stained or painted. There are several fireplaces within the building. These range from the oversized fireplace with a marble mantelpiece within the main hall to smaller fireplaces with timber mantelpieces. Some of the openings to fireplaces have been blocked, while other fireplaces have been removed and the openings concealed by plasterboard. A number of verandahs (north and west elevations) were enclosed in the c. 1940s/1950s with glazing.

Figures 27 to 38 illustrate parts of the interior of the building. For a detailed analysis of the interior, refer to the Fabric Survey prepared by Weir Phillips Heritage and Planning, which is attached as an appendix to our SoHI.



Figure 27: Looking north through the ground-floor entrance foyer.



Figure 28: Oversized fireplace on the western wall of the entrance foyer. This fireplace will be retained.



Figure 29: Administration room on the ground-floor showing ornate door leaves to be retained.



Figure 30: 'Ewan Hall' on the ground-floor showing a decorative plaster ceiling.



Figure 31: Kitchen on the ground-floor showing contemporary fit-out and finishes. This fit-out is proposed for removal and the room turned into a store. The contemporary glazing at the end will be replaced with new glazing above a brick cavity wall.



Figure 32: The main staircase at the southern end of the foyer, leading to the first-floor.

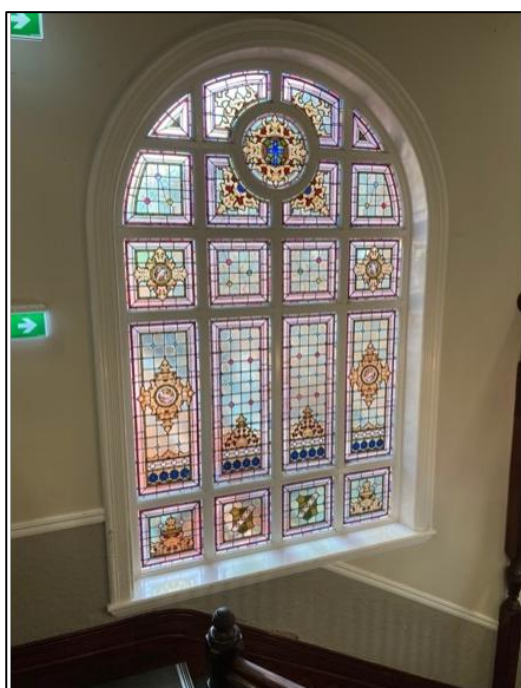


Figure 33: Arched window opening on the staircase landing to be retained.



Figure 34: First-floor landing, looking towards stair to the attic. Note arched openings. The opening on the far left will be blocked by new full height glazing which will retain visibility of the arch while preventing access.



Figure 35: An example of an office on the first-floor showing ornate arched opening.



Figure 36: An example of an office on the first-floor within a later verandah enclosure. This glazing is proposed for removal with new full height glazing inserted to recreate the appearance of an open verandah.



Figure 37: Classroom on the first-floor showing a contemporary operable divider with another classroom beyond. These dividers will be removed.



Figure 38: Semi-enclosed verandah on the southeast side of the building. Note the metal grilles to the left which will be removed and replaced with glazing and the timber balustrades retained and repaired.

3 HISTORICAL ANALYSIS

3.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Ku-ring-gai area are the Garrigal or Carigal people and the Terramerragal people.

3.2 Early European History

In his *An Account of the English Colony of New South Wales*, David Collins refers to the North Shore of Sydney Harbour, a designation that remains to this day.

European exploration of the northern shores of Sydney Harbour began soon after the establishment of the Colony of New South Wales on 26 January 1788. On 15 April 1788, Governor Phillip led a small exploratory party from Manly Cove. The party travelled north and then west, reaching what is now the Ku-ring-gai Municipality around two days later. The land was described as ‘covered with an endless wood.’¹

From 16 January 1793, successive colonial governors granted land outside the declared boundaries of the Township of Sydney to open the colony and augment food supplies. The northern shores of Sydney Harbour were located well outside the township boundaries. Except for timber getters and shell collection to produce lime, the North Shore was essentially ignored by the early colonists. Early maps to 1820 include present-day Ku-ring-gai in the District of Hunters Hill. The western-most section of this district was known as Lane Cove, presumably because of its proximity to the Lane Cove River. Early references to Lane Cove can be taken to include present-day Ku-ring-gai.

¹ W. Cresswell O'Reilly, *The History of Ku-ring-gai* (Pymble, 1948), p. 3.

The first official grant in the Ku-ring-gai area was a 400-acre grant in present-day Roseville made to Daniel Derring Mathew in 1819. Over the following 15 years, the land along the plateau spine was issued to around 20 individuals, mostly in allotments of 40 to 100 acres.²

Leases of Crown lands were also granted. By the late 1830s, Thomas Hyndes (1778-1855), an emancipist and master sawyer, had accumulated by lease and grant an extensive estate that extended over much of present-day suburbs of Wahroonga, Warrawee, Turramurra, and Hornsby that became known as the 'The Big Island.' Hyndes logged the native hardwood timbers on the land. Rough huts were erected to house teams of sawyers, who moved the timber along rough tracks to the Lane Cove River for transport to Cockle Bay. Hyndes became a successful and prominent man, serving for a period as an alderman of the City of Sydney Council. The site is located on this grant.

The main access into the Upper North Shore at this time was via a track that roughly followed the line of the present-day Pacific Highway which, in turn, may have followed an earlier Aboriginal route.³ The line of this road, later known as the Gordon Road or the Lane Cove Road, appears on the first available parish map, dated 1835.

The condition of the Lane Cove Road during this period was frequently poor. Surveyor-General Mitchell's preference for a road through the already settled areas of Parramatta and Pitt Town to Wiseman's Ferry and north to Maitland and the Hunter Valley delayed any improvement work. Bush tracks linked the Lane Cove Road with the river and outlying areas of settlement. Stoney Creek Road/Pittwater Road connected the area to Pittwater; Ryde Road led to the older settlements at Ryde and along the Parramatta River; and Kissing Point Road, Fiddens Wharf Road and Grosvenor Roads provided access to the river.

Following in the wake of the timber getters, orchards were established in parts of the present-day Municipality, the first recorded being Robert Pymble's orchard begun in 1826. By the time that *John Sands' Sydney and Suburban Directories* began recording the residents of the future Ku-ring-gai Municipality in the early 1900s, there were numerous residents who gave their occupant as orchardist or fruit grower. Orchards would remain common until World War I (1914-1918), by which time the soils were exhausted, and crops infested with insects and disease.

During the early nineteenth century there were few utilities and services provided to Upper North Shore residents. Throughout the first part of the nineteenth century, Ku-ring-gai had an unsavoury reputation. The area was famous for knuckle-fighting, a sport that was reportedly aided and abetted by the landlord of the Greengate Hotel, opened in present-day Killara in 1832. The area was sparsely populated. The *Geographic Dictionary of Gazetteer of the Australian Colonies* of 1848 notes that within the whole of the Parish of Gordon, there was only 107 houses and 443 inhabitants.⁴

In 1840, the lease of the Big Island Estate was conveyed from Hyndes to John Terry Hughes (1802-1851), whaler, brewer, flour merchant and nephew of the entrepreneurial Samuel Terry, the 'Rothchild of Botany Bay.' A grant of 2,000 acres was officially made to Hughes on 18 August 1842.⁵ Hughes' grant stretched from the Lane Cove Road (now the Pacific Highway), with the western border of his estate extending along the line of what became Woonona Avenue to Junction Road and thence further west into Hornsby Shire. The northern border was present-day Boundary Road and the eastern border extended to Robert Pymble's grant in present-day Pymble.⁶ The subject site stands upon this grant.

3.3 The Vanceville Estate

² Tropman and Tropman, *Heritage Study of the Municipality of Ku-ring-gai Review*, (Ku-ring-gai Library, 1994), p. 38.

³ Other early names for Lane Cove Road are noted in early histories, including Ball's Track, Hunters Hill Road or the Pennant Hill's Road. See W. Cresswell O'Reilly, *Focus on Ku-ring-gai - The Story of Ku-ring-gai's Growth and Development* (NSW: Ku-ring-gai Historical Society, 1996), p. 17.

⁴ William Henry Wells, *A Geographic Dictionary of Gazetteer of the Australian Colonies* (Council of the Library of New South Wales, reprint 1970) p. 186.

⁵ NSW LPI, Crown Grant Serial 61 Folio 133.

⁶ *Wahroonga Heritage Conservation Area (HCA C1)*. Ku-ring-gai Council website.

Hughes' ownership of his 2,000-acre grant would be short-lived. The mercantile firm of Hughes & Hosking collapsed in spectacular fashion in 1842. Hughes' estate was placed under sequestration by the Supreme Court in 1843 and Trustees were appointed. The Big Island Estate was ultimately transferred to Adolphus William Young, landowner and speculator, who began the process of subdivision. Some of the land was purchased by speculators for further subdivision; others purchased the land for market gardens and orchards.

By the mid nineteenth century, there were modest signs of progress on the Upper North Shore. A post office was opened on the Lane Cove Road at Gordon in 1860, joining the schoolhouse and graveyard constructed in 1829; a Roman Catholic Church and schoolhouse were opened on Pymble Hill in 1863; the foundation stone of St. John's Anglican Church Gordon was laid in 1872; and Gordon Public School was erected in 1873.

The land title of the subject site between the 1840s and the 1870s has not been ascertained for the purposes of this statement. The first, and largest, of the early estate subdivisions on the Big Island Estate was the Vanceville Estate, comprising 'conveniently sized orchards' or 'farms' of between four and seven acres located between Burns Road to the north and the Lane Cove Road to the south and Eastern Road in the east and Cleveland Street in the west.⁷ The subject site stands on the Vanceville Estate.

3.4 The Development of Ku-ring-gai

In 1881, most of the remnant of the Big Island Estate, including the unsold parts of the Vanceville Estate, was purchased by three politicians and land speculators John Fitzgerald Burns, M.L.A., George Withers, M.L.A., and Robert Burdett Smith, M.L.A., Colonial Treasurer. The partners benefited from the construction of access roads by unemployed labour at Government expense. This not only improved access, but increased the value of the land, particularly considering planning for the North Shore Railway Line, which were announced as early as 1882.

This land was offered for sale at a fortuitous time. As noted above, the foundations for the suburbanisation of the Upper North Shore were laid in the early 1880s when the decision was taken to link the Parish of Gordon with the railway at Hornsby and the tram and ferry system converging on the city centre. Earlier proposals had been forestalled on the basis that the line was traveling from 'nowhere to nowhere.' The fact that several members of the Legislative Assembly now owned land in the area no doubt influenced the decision to build the line. The railway was completed between Hornsby and St. Leonards in 1889 and to Milsons Point in 1893. Turramurra Station opened as Eastern Road Station in 1890; Warrawee opened in August 1900. The journey from Hornsby to St. Leonards took around 35 minutes. Another barrier to suburbanisation was overcome when the colonial government constructed water tanks at Wahroonga and Pymble.

The opening of the North Shore railway in 1890 created a wave of subdivision in the Ku-ring-gai area. Improved transport had been acquired at a time when urban reformers were loudly advocating the benefits of the suburban lifestyle. Echoing the concerns of the Garden City Movement, reformers focused on the advantages to health and moral welfare to be found outside the crowded inner-city suburbs. The founders of the Municipality of Ku-ring-gai, among them the prominent town planning advocate, John Sulman, were heavily influenced by these theories:

The ideal lifestyle was in individual homes, not terraces close to employment. Private gardens and vegetable patches and later, tennis courts, became much valued. The "suburban sprawl" began.⁸

⁷ *Sydney Morning Herald*, 'Preliminary Notice. Lane Cove District', 30 December 1876; *Sydney Morning Herald*, 'The Vanceville Estate', 6 January, 1877.

⁸ *Focus on Ku-ring-gai*, 1996, p. 14.

Ku-ring-gai was the ideal location for those in search of the suburban ideal and it was foretold:

The North Shore was peculiarly adapted for the establishment of fresh suburbs as the climate was exceptional favourable, and if only means of communication were afforded, a large population would spring up there.⁹

A move was made to ring the area with reserves. Roseville Chase Killara Park and Ku-ring-gai Chase National Park were dedicated as reserves in 1894. Lindfield Park was created in 1906 and a further extension made to Roseville Chase in 1909.¹⁰

Residents were also active in ensuring the production of a 'high quality' area. The Wahroonga Progress Association, for example, was founded in 1895. The formation of progress associations along the North Shore line emphasised the localised nature of development. The wider area had no recognisable commercial centre; each suburb tended to service its own. Ultimately, a Shire Council was formed in 1905, to be followed in 1928 by the formation of a Municipality.

During this period, rapid subdivision and population growth occurred across the Upper North Shore. The population increase was such that, by 1900, the railway line from St. Leonards to Lindfield was duplicated; nine years later, in 1909, duplication to Hornsby was carried out. During this period, the name Ku-ring-gai had come to be applied to the area, following the dedication of Ku-ring-gai Chase National Park in December 1894.

Ku-ring-gai Council embraced a clause in the 1919 *Local Government Act* which provided for the establishment of 'pure' residential areas, as opposed to mixed areas of commercial and residential development. During the 1920s, Council proclaimed numerous residential districts. Flat building was particularly closely controlled. This movement was reinforced by the dedication of further extensive parklands and reserves.

The northern suburbs of Sydney grew in popularity with the building and then opening of the Harbour Bridge between 1925 and 1932. Trains were electrified in 1928, further improving connection with the city centre. These improvements and growth in private car ownership during the 1920s, encouraged suburban development in areas away from the railway line. It was during the period 1930 to 1940 that the sewerage system was extended to Ku-ring-gai. By 1929, 15 percent of houses were seweraged; within 10 years, this had risen to 65 percent.¹¹

There were sharp divides in Ku-ring-gai during the Great Depression of the 1930s. Along with Vaucluse, Mosman and Strathfield, Ku-ring-gai, however, had some of the lowest depression unemployment rates.¹² The sharp divisions across society at this time are highlighted by Ku-ring-gai Council provision of relief work, in conjunction with the Main Roads Board and the Unemployment Relief Committee, to build roads to ensure that:

Good traffic facilities shall be available for those who are erecting commodious residences.¹³

Ku-ring-gai continued to grow when the economy began to recover during the mid 1930s:

With improved employment and availability of housing funds, home building began to revive in 1933 and the pace quickened in the following years. The outward movement of young families seeking their own home and garden, a characteristic of the twenties, was resumed.¹⁴

3.5 Wahroonga Heights Estate

⁹ Bruce Smith, Minister for Public Works, cited in W. Creswell O'Reilly, *op.cit.*, n.d., p.11.

¹⁰ Godden Mackay Logan, *Ku-ring-gai Heritage and Neighbourhood Character Study* (Ku-ring-gai Library, 2000).

¹¹ Tropman and Associates, *op.cit.*, 1995, p.56. The metropolitan detail plans produced around this period and which show building footprints do not extend into this section of Ada Avenue.

¹² Tropman and Associates, *op.cit.*, 1995, p. 60.

¹³ *Ibid*, p. 61.

¹⁴ *Ibid*, p. 68.

As set out above, the unsold parts of the Vanceville Estate were re-subdivided and offered again for sale from the 1880s onwards under various names. The subject site lies on Lot 24 of the Wahroonga Heights Estate, one such subdivision, which was advertised in 1893. Refer to Figure 39.

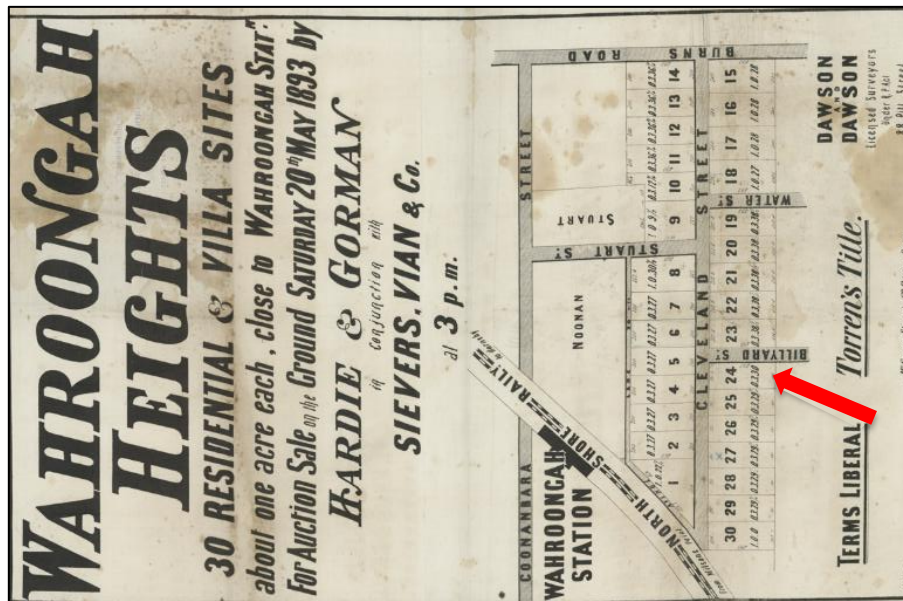


Figure 39: Wahroonga [sic] Heights Estate (c. 1893). The red arrow indicates Lot 24.
State Library of New South Wales; overlay by Weir Phillips Heritage and Planning

Lot 24 of the Wahroonga Heights Estate was conveyed to The Honorable John Thomas Toohey, member of the Legislative Council of New South Wales on 23 September 1895.¹⁵

3.6 'Innisfail'

3.6.1 The Construction of 'Innisfail'

The purchase of Lot 24 by John Thomas Toohey (1839-1903) precipitated the construction of the the mansion now 'Ewan House', which was originally a dwelling for the use of Toohey and his family. Toohey (refer to Section 3.6.2) was an Irish-born Australian brewer who had established Tooheys Brewery with his brother James in 1869 and who was also a member of the Legislative Council of New South Wales from 1892 onwards.

The dwelling, originally named 'Innisfail' was designed by the architect Herbert Wardell (refer to Section 3.6.3). 'Innisfail' was the scene of many social gatherings held by Toohey and his wife, Annie, including ballroom dances.¹⁶

Figures 40 to 44 reproduce photographs of 'Innisfail' during the period it was owned by the Tooheys.

¹⁵ NSW LPI, Certificate of Title, Volume 1174-Folio 89.

¹⁶ *Australian Town and Country Journal*, 'Dance at Wahroonga', 28 October 1899.



Figure 40: Front elevation of 'Innisfail' (c. 1904).

State Library of New South Wales, *Our Beautiful Homes, N.S.W. Series 1* (Sydney: Edward Lee Pr., 1905).



Figure 41: North-western elevation (c. 1900s). Note the western side verandah has been extended and the gabled bay highly modified.

Provided by the client



Figure 42: Eastern elevation. The first-floor verandah visible to the right was later enclosed with glazing, while the gabled bay has been extended.
Provided by the client

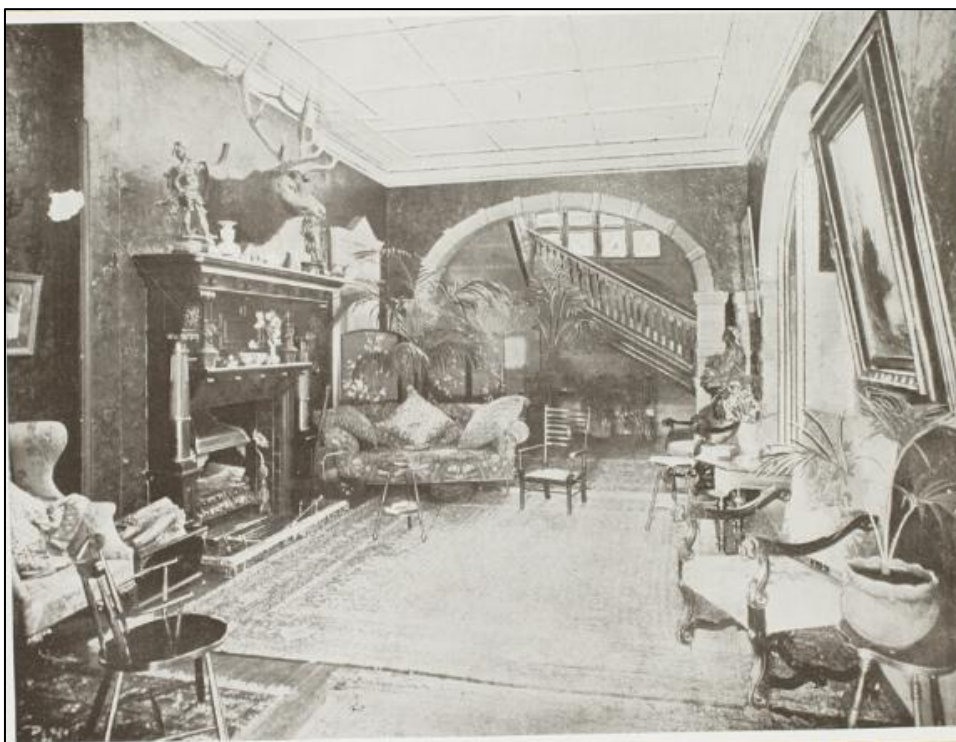


Figure 43: The entrance foyer (Room 3A in the Fabric Survey) on the ground floor (c. 1904).
State Library of New South Wales, *Our Beautiful Homes, N.S.W. Series 1* (Sydney: Edward Lee Pr., 1905)



Figure 44: The original drawing room on the ground-floor (c. 1904). This room is identified as Room 2 in the Fabric Survey. Note the painted timber work and the pediments above the doors in the entrance hallway, since removed.

State Library of New South Wales, *Our Beautiful Homes, N.S.W. Series 1* (Sydney: Edward Lee Pr., 1905).

John Toohey, nevertheless, did not enjoy his new home for very long. He died in 1903, while on holiday in Chicago. His funeral was held at St Mary's Cathedral in Sydney, with the funeral cortege having proceeded from the Cathedral to a train that waited at Mortuary Station.¹⁷

Following John Toohey's death, 'Innisfail' was briefly put on the market. Although describe as containing 'thirty rooms – including a theatre, electric light throughout'- it failed to sell.¹⁸ His widow, Annie, continued to live at 'Innisfail', receiving £3,000 per annum for the upkeep of the house under the terms of her husband's will.¹⁹

A second attempt to sell 'Innisfail' was made in July 1914.²⁰ The sale appears to have been withdrawn shortly afterward, however, as Annie Toohey is reported to have allowed the use of the dwelling's gymnasium as an ambulance class in August of that year.²¹ It was not until 1917 that 'Innisfail' and all its land was sold to Dr. George Armstrong.²²

Little information has been found about Dr. George Armstrong. He occupied 'Innisfail' for just over a decade, living there with his wife. In 1922, the estate was subdivided into 23 allotments. 'Innisfail', on Lot 23 of this subdivision, retained a generous curtilage of six-acres. Refer Figure 45.

¹⁷ *Freeman's Journal*, 'The Late Mr. J.T. Toohey, K.C.S.G.', 13 June 1903.

¹⁸ *Southern Star*, 'No title', 27 May 1905.

¹⁹ *Richmond River Express and Tweed Advertiser*, 'The Late J.T. Toohey's Will', 23 June 1903.

²⁰ *Sydney Morning Herald*, 'Advertiisng', 22 July 1914.

²¹ *Sunday Times*, 'Women and the War', 23 August 1914.

²² *Newcastle Morning Herald and Miners' Advocate*, 'An Idle's Woman's Diary', 2 November 1917.



Figure 45: Innisfail Estate (c. 1922). 'Innisfail' is outlined in red.

State Library of New South Wales

The Armstrongs continued to live at 'Innisfail' until 1928. The dwelling and its six-acres was offered for sale at £15,000. This was later reduced to £4,000 by Ewan Armstrong when Knox Grammar School (est. 1924) expressed interest in purchasing it.²³ The school took ownership in 1928. As an acknowledgement of her generosity, 'Innisfail' was renamed 'Ewan House', in honour of her father James Ewan. Thus began a long period of ownership by the School which continues to the present-day.²⁴

3.6.2 John Thomas Toohey (1839-1903)

The *Australian Dictionary of Biography* provides the following biographical information on John Thomas Toohey:

John Thomas Toohey (1839-1903) and James Matthew Toohey (1850-1895), brewers, were the sons of Matthew Toohey (d.1892), businessman, and his wife Honora (d.1878), née Hall. John Thomas was born on 26 April 1839 at Limerick, Ireland, and was taken to Melbourne by his parents in 1841. His father bought town lots and settled many Irish families in Victoria. One of the founders of the St Patrick's Society in Melbourne, he was a political ally of (Sir) John O'Shanassy and (Sir) Charles Gavan Duffy. In the 1860s he was forced to sell at a loss; in 1866 he went to New South Wales and lived in virtual retirement. James Matthew was born on 18 March 1850 in Melbourne: he is said to have been named after Fr Matthew, the Irish apostle of temperance.

²³ *Sun*, 'Society', 14 October 1928.

²⁴ NSW LPI, Certificate of Title, Volume 3750-Folio 209.

After unsuccessful business ventures in Victoria, New Zealand and Queensland, John settled near Lismore: later James had a property near Coonamble. About 1869 with W. G. Henfrey John set up an auctioneering agency and cordial manufacturing business in Castlereagh Street, Sydney; the next year the brothers began brewing at the Metropolitan Brewery and in 1873 they bought the Darling Brewery in Harbour Street. In 1876 they moved to new premises on the site of the old Albion Brewery in Elizabeth Street and began the Standard Brewery, employing twenty-six hands. Before 1880 imported beer was preferred to the local product, but in the 1880s Toohey's and Tooth's beers quickly became popular.

Vice-president of the Licensed Victuallers' Association, in 1886 James was appointed to the royal commission on the excessive use of intoxicating drink, but withdrew when he felt the balance between local and anti-local optionists was upset. In evidence to the commission he said that 'the system of shouting' was the cause of all the excessive drinking in the colony and that beer was less injurious to health than 'the ardent spirits'. He approved of the tied-house system and maintained that the 830 public houses in the Sydney metropolitan licensing district were not an excessive number, though there were a few too many in certain areas of the city.

Campaigning in 1885 for the Legislative Assembly seat of South Sydney, James claimed that the government's action in sending troops to the Sudan 'had resulted in a huge advertisement for the colony'. Favoured an elected Upper House, payment of members and the eight-hour system, he said he opposed local option and the abstinence party, as no Act of parliament could make a man sober. He represented the seat in 1885-93. A firm protectionist by 1887, he saw most free traders as 'the curled darlings of the [Potts] Point and the merchants of Sydney'. He was a good speaker, if a little impetuous at times. According to the Sydney Morning Herald's political correspondent in 1887, he 'rolls the letter "r" beautifully, he drops his voice down to sweet whisper, lifts it up to a palpitating splendour, and then rolls it over the solemn path of prophetic parlance'. Dissatisfied with Sir George Dibbs's administration, he opposed him for Tamworth in July 1894, but polled poorly. Next year he visited Ireland, England and Europe. James died at Pisa, Italy, on 25 September 1895 and was buried in the Catholic section of Rookwood cemetery, Sydney. He was survived by his wife Catherine (Kate) Magdalene (d.1913), née Ferris, whom he had married at Parramatta on 5 June 1873; they had four sons and eight daughters. Probate of his estate was sworn at £133,623.

On James's death, John and James's eldest son, also named John Thomas, took over the brewery. John was a leading Catholic layman, benefactor to numerous Catholic charitable institutions and a financial supporter of the Irish nationalist movement. On Christmas Day 1888 Cardinal Patrick Moran invested him as a knight of the Order of St Gregory. A leader in the Home Rule movement, he was prominent in the erection of the monument over the grave of Michael Dwyer in Waverley cemetery in 1898. Well known in business circles, he was a director of several companies including the City Mutual Fire Insurance Co. Ltd. He lived first at Moira, Burwood, and later at Innisfail, Wahroonga, and assisted in the development of both suburbs. He stood for Monaro in the Legislative Assembly in 1880 but was defeated by Henry Septimus Badgery and (Sir) Robert Lucas Tooth. In April 1892 he was nominated to the Legislative Council, but he very rarely spoke. In September 1901 he gave evidence to an assembly select committee on tied houses. Next year

the brewery became a public company, Toohey's Ltd, with John as chairman; the vendors received 375,000 fully paid shares and £175,000 cash. The well-known advertising slogan and symbol 'Here's to 'ee' originated in 1894.

For health reasons John went on a world tour with his family in 1902. He died suddenly in Chicago on 5 May 1903 and was buried in the Catholic section of Rookwood cemetery, Sydney. On 26 August 1871 at St Mary's Cathedral he had married Sarah Doheny who died in 1891 survived by two sons and three daughters. Toohey was survived by his second wife, a widow Annie Mary Murphy, née Egan, whom he had married in Auckland, New Zealand. His estate was sworn for probate at £275,215.²⁵

3.6.3 Herbert Wardell (1866?-1955)

Herbert Wardell, the son of William Wardell, a prominent ecclesiastical architect was born in c.1866. William Wardell designed St Patrick's Cathedral, Melbourne (1858), as well as St Mary's Cathedral, Sydney (1868). Herbert followed in his father's footsteps and, in 1887, entered into partnership with Walter Liberty Vernon.²⁶ By 1890, he was practising with Jeafferson Jackson. His partnership with Jackson, however, was dissolved by mutual consent after little more than a year.²⁷ Herbert Wardell subsequently went into solo practice. He was reputedly the architect for St Carthage's Cathedral, Lismore (1892), although contemporary newspaper reporting misattributed the design to his more prominent father.²⁸ Around the time that he designed 'Innisfail' in 1896, Herbert also designed a convent at Pymble (1894),²⁹ an institution for the blind at Lewisham (1897);³⁰ and, following the death of his father in 1899, undertook the supervision of the completion of St Mary's Cathedral.³¹

By 1948, Herbert Wardell was retired from architectural practice. He died, at the age of 89, in August 1955.³²

3.7 Knox Grammar School

3.7.1 The Establishment of 'Ewan House'

Knox Grammar School had been established in 1924 by the Presbyterian Church of Australia and named after John Knox, a 16th century Scottish educational reformer. The founding members of the School board, John Gilmore, Robert Gillespie, Andrew Reid and William McIlrath, purchased the property 'Earlston' on the Pacific Highway, Wahroonga, for use as the first school building in 1924. The property, previously owned by Sir Charles Mackellar, is now 'Gillespie Boarding House' and forms part of the Senior School campus.

Knox opened with 24 students. The purchase of 'Innisfail' in 1928, subsequently renamed 'Ewan House', provided for the growing student body. By 1939, there would be 300 students.

Figures 46 and 47 reproduce photographs of 'Ewan House' in the year of its sale.

²⁵ G.P. Walsh, 'John Thomas Toohey (1839-1903)', *Australian Dictionary of Biography, Volume 6* (1976).

²⁶ *New South Wales Government Gazette*, 'Notice', 5 July 1887.

²⁷ *New South Wales Government Gazette*, 'Notice', 9 January 1891.

²⁸ *Freeman's Journal*, 'Lismore Cathedral', 15 October 1892.

²⁹ *Sydney Morning Herald*, 'The New Convent at Pymble', 23 July 1894.

³⁰ *Freeman's Journal*, 'The Institution for the Blind, Lewisham', 1 May 1897.

³¹ *Freeman's Journal*, 'Size and Architectural Features of the New Cathedral', 8 September 1900.

³² *Sydney Morning Herald*, 'Death Notice', 25 August 1955.



Figure 46: Front elevation to the building, also showing a partial view of the 'Lanterned Pavilion' to the left (c. 1928). Note the planting and stairs leading down to the front lawn, now the school oval.

State Library of New South Wales, At Wahroonga, N.S.W. Australia. *Homes and Gardens of the Affluent* (Exhibit by the Town Planning Association of N.S.W., Australia, 1928).



Figure 47: Northwestern elevation. Note the open verandah on the bottom right, since built out (c. 1928). Also note the north eastern verandah, the first floor of which is now enclosed.

State Library of New South Wales, At Wahroonga, N.S.W. Australia. *Homes and Gardens of the Affluent* (Exhibit by the Town Planning Association of N.S.W., Australia, 1928).

The interiors of 'Ewan House' were altered for use by the School. For example, the original drawing room became an assembly hall and the billiard room was divided to become, on one side, a boarders' locker room and, on the other side, a classroom.

Refer to Figure 48, showing an early classroom.



Figure 48: Early classroom (c. 1929-1930).

Provided by the client

In 1936, a new assembly hall and additional classrooms, designed by Power, Adams and Munnings, had been built.³³ Figure 48, a c. 1938 Water Board Map of Wahroonga shows the footprint of 'Ewan House' after these additions had been constructed.

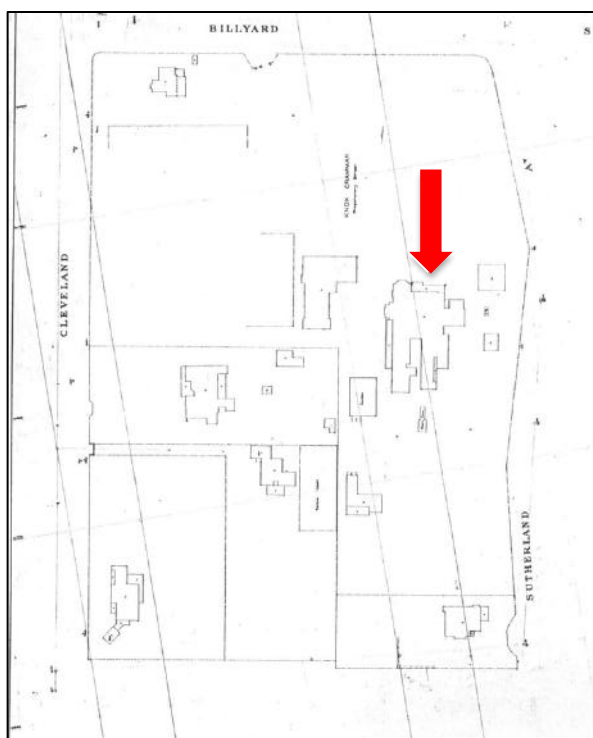


Figure 49: Water Board Map of Wahroonga (c. 1938).

The red arrow indicates 'Ewan House'.

Ku-ring-gai Library

³³ *Construction and Real Estate Journal*, 'Tenders Accepted or Received', 2 December 1936.

The structure to the immediate left of 'Ewan House', now 'Gillespie Wing', visible in Figure 46 above, was built c. 1935 and originally comprised six classrooms and an assembly hall. It was also designed by Power, Adams and Munnings.³⁴ Further additions were built in 1941, designed by James Aubrey Kerr (refer to Section 3.7.2)³⁵ Figure 50 reproduces the architectural plans from the 1941 additions.

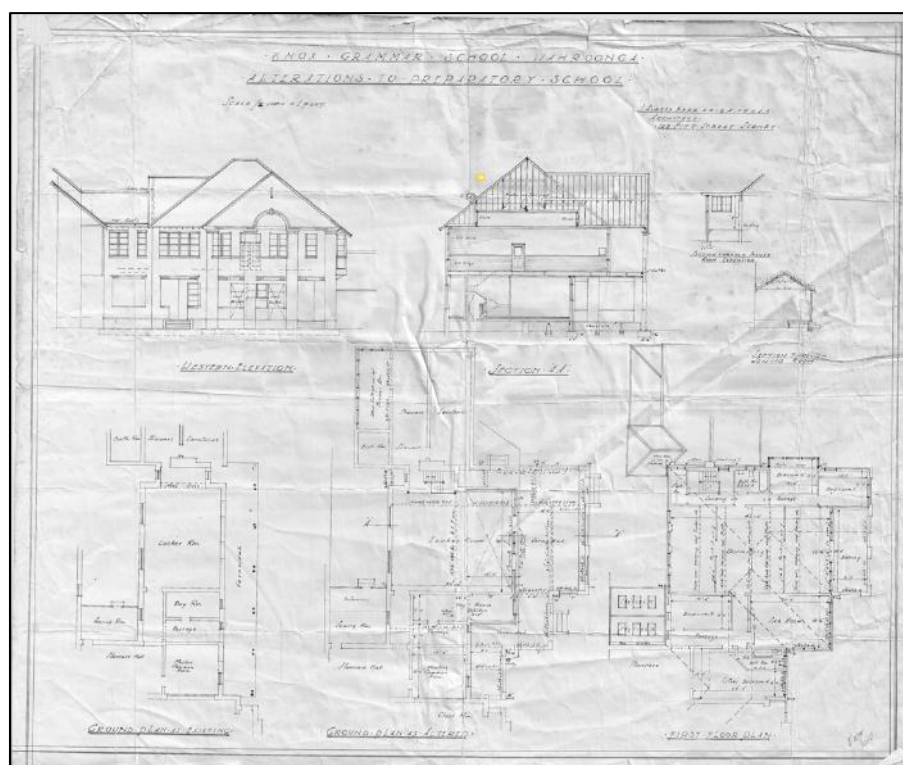


Figure 50: Knox Grammar School Wahroonga Alterations to Preparatory School (J. Aubrey Kerr, c. 1941).
Provided by the client

The changes and the impact they had on 'Ewan House' and its setting can be better appreciated in Figure 51, a c. 1943 aerial photograph.

³⁴ *Sydney Morning Herald*, 'Building and Construction', 29 October 1935.

³⁵ *Construction*, 'Tenders Accepted or Received', 20 November 1940.



Figure 51: 1943 aerial photograph over Wahroonga. The red arrow indicates 'Ewan House'.
NSW Historical Imagery

As illustrated by Figure 51 above, by 1943, the built footprint of 'Ewan House' as it stands today had largely been achieved, excluding infill to the inner courtyard. The setting has continued to evolve since 1943 with the construction of additional classrooms. Refer Figure 52, an aerial photograph over the site dated 1975. 'Ewan House' was still used as a boarding house.



Figure 52: 1975 aerial photograph over Wahroonga. The red arrow indicates 'Ewan House'. Note the new semicircular structure to the west, now 'Oval Building'.
NSW Historical Imagery

In 2010 'Ewan House' underwent a significant internal renovation to convert the boarding house back into classroom and administration space. This required the reconfiguration of some rooms, including the removal and construction of internal walls and openings. Figures 53 and 54 reproduce photographs taken prior to the refurbishment when it was still used as a boarding house.



Figure 53: Entrance foyer (c. 2009).
Provided by the client



Figure 54: First floor landing (c. 2009).
Provided by the client

'Ewan House' is now used as classrooms, administration services and offices.

3.7.2 James Aubrey Kerr (1896-1971)

James Aubrey Kerr was born in 1896. He was educated at Maitland High School.³⁶ Research shows he was practising as an architect from 1922. His earliest identified work was for additions to a factory in Alexandria.³⁷ Kerr was involved in the design of a large number of residential projects, however, in later years mainly leaned towards commercial buildings. In 1954, he was made a fellow of the Royal Institute of British Architects.³⁸ He was involved in the Presbyterian Church and through the Church undertook works for Knox Grammar Preparatory School, including an amenities block at Gillespie Fields in Warrawee. He designed the PLC Pymble War Memorial Chapel, which was opened in 1956. Some of his works are listed as local heritage items, including a church at No. 1 MacMahon Street, Hurstville.³⁹ He died in 1971 at his home in Killara.⁴⁰

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

For the following, refer to Table 2, showing the statutory heritage listings for the site.

Table 2: Statutory Heritage Listings.

Listing Type	Item Name and Details	Listing Number
Listed on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Kuring-gai LEP 2015</i> .	(“Ewan House” (formerly Innisfail) Lodge, Lanterned Pavilion’	Item No. 1831.

4.2 Statement of Significance

4.2.1 Nos 1-3 Billyard Avenue

The State Heritage Inventory provides the following Statement of Significance for Nos 1-3 Billyard Avenue:

*Reasons for listing; historic, social, architectural, group value, landmark value, state significance Note: gardens (esp. gatelodge trees).*⁴¹

Weir Phillips Heritage and Planning propose the following revised Statement of Significance for Nos 1-3 Billyard Avenue:

‘Ewan House’, Nos 1-3 Billyard Avenue, Wahroonga primarily has historic and social significance for its long-standing association with

³⁶ *Maitland Weekly Mercury*, ‘Maitland High School’, 15 December 1917.

³⁷ *Construction and Local Government Journal*, ‘Advertising’, 22 March 1922.

³⁸ *Sydney Morning Herald*, ‘Sydney Man’s U.K. Honour’, 8 June 1954.

³⁹ ‘Presbyterian Church’, Heritage NSW State Heritage Inventory ID No. 1810013.

⁴⁰ *Sydney Morning Herald*, ‘Death Notice’, 6 October 1971.

⁴¹ ‘Ewan House (formerly Innisfail), Lodge, Lanterned Pavilion’, Heritage NSW State Heritage Inventory ID No. 1880159.

Knox Grammar Preparatory School, since c. 1928. The site also has historic significance as a c. 1896 gentleman's residence, one of a number built in the area following the opening of the North Shore Railway Line, as well as aesthetic significance as a Federation period dwelling designed by Herbert Wardell.

This Statement is adopted for the purposes of this assessment.

4.2.2 Wahroonga Heritage Conservation Area

Ku-ring-gai Council provides the following Statement of Significance for the Wahroonga Heritage Conservation Area:

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 grand residences from the Federation and Inter-war periods, built following the opening of the North Shore railway line in 1890, many of these are 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 house designed by the architect Howard Joseland. It also contains mid to late twentieth century development that contributes positively to the significance of the conservation area. 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 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 20th century (which included Sulman as a member), and have resulted in a high-quality and distinctive residential streetscape.⁴²

This Statement is adopted for the purposes of this assessment.

4.3 Additional Information Relating to the Site's Significance

4.3.1 Views

The principal view corridor towards 'Ewan House' from the public domain is obtained from directly outside of Knox on Billyard Avenue, where the front elevation can be seen at a distance. Views are partially blocked by the boundary fence and hedge behind, however, a significant view can be obtained from the main gates past 'The Lodge'.

The eastern and southern elevations of 'Ewan House' have limited visibility from Sutherland Avenue, because of vegetation on the boundaries. These view corridors are of lesser significance because they are of secondary elevations. The eastern elevation is substantially intact but now includes modern services. The southern elevation, which is less visible, has been altered over time.

⁴² Ku-ring-gai Council, 'Wahroonga Conservation Area', https://www.krg.nsw.gov.au/files/assets/public/hptrim/information-management-publications-public-website-ku-ring-gai-council-website-planning-and-development/c1_wahroonga_conservation_area.pdf, accessed 25 August 2023.

The subject building is not visible from Cleveland Street as views are blocked by other school structures. Within the site, the principal view corridors towards 'Ewan House' are obtained from the north and, to a lesser extent, from the east, west and south.

Views towards the 'Lanterned Pavilion' are obtained from within the site but it has limited visibility in significant views towards 'Ewan House'; it also has limited visibility from Sutherland Avenue. Views towards 'The Lodge' are obtained from directly outside the main gate on Billyard Avenue, but it can also be seen from 'Ewan House'.

Figures 55 to 58 illustrate primary view corridors to the site and within the site.



Figure 55: Looking towards 'Ewan House' on approach from the north on Billyard Avenue. The front elevation of 'Ewan House' is visible, as indicated by the red arrow.



Figure 56: Looking towards the site on approach from the east on Sutherland Avenue, where the eastern elevation of 'Ewan House' is visible.



Figure 57: Looking towards the site on approach from the west on Cleveland Street. 'Ewan House' has no visibility within this view corridor.



Figure 58: Looking towards 'Ewan House' from the north of the site. The 'Lanterned Pavilion' has no visibility in this view corridor.

4.3.2 Integrity

Refer to the Fabric Summary prepared by Weir Phillips Heritage and Planning that accompanies this application for a detailed survey of the fabric of 'Ewan House.' The following is noted about is overall integrity:

- The original building has been extended to the east, west and south over both floors in the 1930s and 1940s.
- The front verandah at first floor level was enclosed in the c. 1940s/1950s.

- The western verandah on the ground-floor was built out in the c. 1930s/1940s. It can partly be seen
- The costume store structure in the courtyard was added c. 1970s-1990.
- The toilet block extension was constructed c. 1930s/1940s.
- The roof tiling was largely replaced c. 1988.
- Internal alterations to the building have been carried out over time including the reconfiguration of parts of the layout, and the replacement or concealment of original fabric, notably ceilings and cornices. An inspection indicates that the reverse side of some of the original lathe and plaster first floor ceilings can be seen in the roof space. Door panels have also been moved around the building over time, with a number of spares being located in the attic.
- The internal joinery is mixed in date and the fabric record is confused. Federation period style skirting boards, for example, have been introduced into later parts of the building. Doors have been replicated and moved about over time.

4.4 Heritage Items in the Vicinity of the Site

4.4.1 Defining 'Vicinity'

For the items near to the subject site, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

For the following, refer to Figure 59, which provides a detail of a heritage map from the *Ku-ring-gai LEP 2015*. In this plan, local heritage items are coloured brown and numbered and Conservation Areas are hatched red and numbered. The site is indicated by the red arrow.



Figure 59: Detail, heritage map showing site in relation to heritage items (coloured brown and numbered) and Conservation Areas (hatched red). The site is indicated by the red arrow.

Ku-ring-gai LEP 2015; overlay by Weir Phillips Heritage and Planning

There are four heritage items listed by Schedule 5 Part 1 of the *Ku-ring-gai LEP 2015* in the vicinity of the site:

Table 3: All heritage items and Conservation Areas within 100 metres of the site are shown in the table below.

Place ID		Name and Description	Address	Listing	Relationship to the site
Local (listed under the <i>LEP 2015</i>) and State Heritage (listed by the SHR) items and Conservation Areas within 100m of subject site					
Local ID	State ID				
1825		'Dwelling house'	No. 12 Billyard Avenue, Wahroonga	Local	Located to the north of the site, on the opposite side of Billyard Avenue. This item is separated from 'Ewan House' by a distance of approximately 110m.
1880		'Former Prouille convent and garde'	No. 21 Cleveland Street, Wahroonga	Local	Located to the north of the site, on the opposite side of Billyard Avenue. This item is separated from 'Ewan House' by a distance of approximately 110m.
1878		'Dwelling house'	No. 10 Cleveland Street, Wahroonga	Local	Located to the northwest of the site, on the opposite side of Cleveland Street. This item is separated from 'Ewan House' by a distance of approximately 140m.

Place ID	Name and Description	Address	Listing	Relationship to the site
Local (listed under the <i>LEP 2015</i>) and State Heritage (listed by the SHR) items and Conservation Areas within 100m of subject site				
1877	"Ashby", dwelling house'	No. 5 Cleveland Street, Wahroonga	Local	Located to the southwest of the site, on the same side of Cleveland Street. This item is separated from 'Ewan House' by a distance of approximately 100m.

Other items and Conservation Areas greater than 100m away are not listed above. Further information regarding their individual significance can be found on the NSW State Heritage Inventory.

5 HERITAGE IMPACT ASSESSMENT

5.1 Scope of Works

The following should be read in conjunction with the plans prepared by Drew Dickson Architects that accompanies this application.

The following works are proposed to 'Ewan House' and its immediate surrounds:

Roof

- Replace all existing roof tiles with new Marseilles pattern roof tiles and remediate all other existing roof elements, as required.
- Install new mechanical roof cowls in a powdercoat colour to match new roof tiles, as noted on the plan.

Front Elevation

- Remove the existing multi-paned windows to the first-floor front verandah and replace with new fixed glazing behind the retained timber balustrade.
- Replace existing light fixtures with new fixtures.
- Carry out remediation works to existing windows, as noted on the plans.

Eastern Elevation

- Remove the existing multi-paned windows to the first-floor front verandah and replace with new fixed glazing behind the retained timber balustrade.
- Remove the existing metal grilles from the arched openings to the first-floor verandah and replace with new fixed full height glazing behind the retained timber balustrade.
- Remove the existing contemporary glazing to the ground-floor outside the existing kitchen and replace with new glazing above a cavity brick wall.

- Carry out remediation works to existing windows, as noted on the plans.

Western Elevation

- Remove the existing ground-floor ramp and replace with new 1:14 ramp. This work involves changes to the ground porch.
- Remove one of the first-floor window and saw cut masonry wall to form new window opening, as noted on the plans.
- Carry out remediation works to existing windows, as noted on the plans.

Southern Elevation

- Remove the existing awning and replace with a new awning.

Rear Courtyard

- Remove the existing toilet block extension.
- Remove the existing costume store extension and replace with new timber deck with a new accessible ramp.
- Construct a new external accessible lift on the eastern side of the courtyard between the two rear wings. The lift will require the removal of a small section of the east side roof.
- Remove the existing window openings to the first-floor courtyard east elevation and create a new opening in masonry wall to facilitate access to the proposed lift.
- Remove the existing window openings to the ground-floor west courtyard elevation and enlarge to create new door openings. The top lights will be retained.

Interior

- Reconfigure the internal layout on both floors through the removal or part removal of existing walls and openings and create new internal walls and openings, as noted on the plans.
- Modify selected existing internal door openings to create accessible width doorways, as noted on the plans. Remove and store the door panels.
- Remove the existing internal first-floor bay window remnants on the western side and associated masonry walls.
- Retain and refurbish the existing timber flooring to the ground-floor main hall and to the main staircase.
- Refurbish the existing ground-floor tuck shop with a new fit-out.
- Remove the existing ground-floor kitchen fit-out to create a new store room.

5.2 Pre-Lodgement Consultation

Documentation was submitted to Council as a Pre-DA. No face to face meeting was held. The following responds to the relevant written Pre-Development Application comments received from Ku-ring-gai Council on 17 January 2024.

Council	Weir Phillips Heritage and Planning
Additional Information	Response

<p>Archival Record</p> <p>A detailed photographic archival recording will be required prior to the commencement of any works</p>	<p>Acknowledged. Weir Phillips Heritage and Planning can prepare an Archival Recording as part of the conditions of consent.</p>
<p>Heritage Management Documentation:</p> <p>A future development application must be supported by a Heritage Management Document, which in this case would be a Heritage Impact Statement ('HIS'). It is noted that a HIS was submitted as part of the pre-lodgement documentation. Either the Statement of Environmental EFFECTS of HIS should reference the relevant sections of Part 19 (Heritage) of the Ku-ring-gai DCP</p>	<p>This Development Application is supported by a SoHI prepared by Weir Phillips Heritage and Planning. Refer to Section 6.5 which assesses the proposal against the relevant sections of the DCP.</p>
Key Issues	Response
<p>Reception and Administration - the doors separating the Reception and the Administration area identified as remove door panels and store to preserve are to remain. Removing these panels (for storage) is unacceptable.</p>	<p>Acknowledged. The proposed removal of the door panels separating reception and administration has been deleted from the current scheme. They will remain in situ.</p>
<p>Art Room - the two existing windows identified for demolition and replaced with 2 proposed doors, the windows are to be interpreted in the proposed doors. (Option - the highlight window part may remain.) Elevations of the proposed interpretation are to be submitted for approval</p>	<p>Refer to the revised plans which provide detail elevations of the proposed glass doors and architraves beneath the transoms. The highlight windows will thus be retained.</p>
<p>GLA-5 - the proposed infilling of the existing archway is unacceptable (refer to Figure 1). The archways on the first floor are an important architectural detail and are to remain as an open structure (refer to Figures 2 to 5. It is permissible to demolish the walls behind the archway though the room will be an 'open' room as per Breakout-2</p>	<p>The revised scheme now proposes glazing to the archway. This will retain visibility of the archway while preventing access as intended.</p>
<p>GLA-4 the proposed part wall demolition and new windows requires additional information to assess if the proposed works are permissible. Elevation of the proposed windows above the existing wainscoting is to be submitted. If the proposed works have been designed to allow additional light and ventilation, operable skylights above Breakout-1 would be preferred. Note – the existing ceiling above Breakout-1 is not significant allowing for skylights</p>	<p>Refer to the revised plans which provide detail elevations of the proposed windows. It is noted that these works are not being carried out to improve light and ventilation, rather to improve student safety and observation.</p>
<p>GLA-6 the proposed part wall demolition and new windows requires additional</p>	<p>Refer to the revised plans which provide detail elevations of the proposed windows.</p>

information to assess if the proposed works are permissible. Elevation of the proposed windows above the existing wainscotting is to be submitted. If the proposed works have been designed to allow additional light and ventilation, operable skylights above Breakout-1 would be preferred. Note – the existing ceiling above Breakout-1 is not significant allowing for skylights	It is noted that these works are not being carried out to improve light and ventilation, rather to improve student safety and observation.
The proposed roof conservation works are supported.	Concur.
The proposed window conservation works are supported.	Concur.
The proposed sandstone conservation works are supported. The proposed sandstone replacement (e.g. McCaffereys) is to be identified.	Concur. The proposed sandstone replacement can be documented as part of the works.
Overall, the proposed works continue the legacy of Ewan House as an important school building within the preparatory school	Concur.

As set out above, the plans have been amended to address Council's heritage planner's concerns.

5.3 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The proposal is assessed under:

- The relevant objectives and controls of the *Ku-ring-gai LEP 2015*.
- The relevant objectives and controls of the *Ku-ring-gai DCP 2015*.
- With an understanding of the requirements for Heritage Impact Statements provided by the Heritage NSW publication *Guidelines for preparing a statement of heritage impact* (2023 update).

6 EFFECT OF WORK

6.1 Effect of Works on Nos 1-3 Billyard Avenue: General Discussion

See under Section 6.4 below for a point by point assessment under Council controls.

The proposed works support the ongoing use of Ewan House by Knox Grammar Preparatory School and are intended to improve accessibility, as well as student safety and observation. The School's association with the building is close to 100 years duration and is a large part of its historic and social significance.

The proposed works will have no impact on the fabric of the 'Lanterned Pavilion' or 'The Lodge' or on the visual relationships that exist between them. They will continue to be read and understood as a suite of related buildings.

The proposed works will have an acceptable impact on the fabric and setting of 'Ewan House' for the following reasons:

- The proposal retains the overall form of 'Ewan House' with only minor changes to the footprint (in the form of removing later additions) and roof (alteration to accommodate the lift to the rear). The three dimensional volume of the building is essentially retained. It will remain readily identifiable as both the Federation period mansion 'Innisfail' and the much altered Knox school building 'Ewan House.'
- The proposed removal of the toilet block extension and costume store infill will have a minimal and acceptable impact on the significance of 'Ewan House' because:
 - They are later additions of no architectural merit.
 - They are located outside of significant view corridors.
 - They have served utilitarian functions that do not further understanding of the significance of the building as a grand Federation period gentleman's residence or its use by the school.
 - The Fabric Survey grades these additions as having only Moderate or Little Significance.
- The proposed lift, which is intended to improve accessibility, will have an acceptable impact for the following reasons:
 - It is located adjacent to the less significant east courtyard elevation, which is not visible within primary view corridors towards the building from within the site or from the public domain.
 - It will lie well below the ridgeline of the principal roof.
 - It will be readily identifiable as new work. The proposed lift will be constructed of a concrete frame with lightweight glazed curtain walls. The glazing preserves views towards this elevation and allows for light to reach the interior.
 - It will also allow for it to present as a distinctly contemporary element that is visually recessive to the heavy masonry of the original Federation period building.
 - The proposed lift will remove a small section of the gutter, eaves, and tiles. The impact is acceptable because the area is small, will not be visible within significant view corridors and will not impact on the ability to understand the overall massing and hipped and gabled roofed character of the roof. No significant roof line elements, such as a chimney, will be impacted upon.
 - Locating the lift externally in this location is a better option than placing the lift internally because it minimises the removal of significant fabric. If the lift was placed inside, it would require the removal of a large area of ceiling and floor.
- The proposed removal and modification of window openings to the courtyard will have an acceptable impact as they are located on elevations that have no visibility within significant view corridors. Where noted on the plans, some windows will be cut down to form doors which will allow for the retention of the existing rhythm of openings. Top lights will be retained where they exist to allow for legibility of these openings.
- Where new windows are proposed, such as on the first-floor west elevation, the impact is acceptable because this part of the building is a later addition constructed c. 1930s/1940s. The Fabric Survey grades this window as Moderate Significance. The new windows will be of a size, proportion, style and materiality as existing windows nearby.
- The proposed removal of the front verandah glazing will have a positive impact as they are a later c. 1940s/1940s addition to what was originally an open verandah. The proposed new windows will be vertically proportioned with fixed glazing bars to break them into two sections. They will be detailed to have as little impact on the retained timber columns as possible. The removal of the multipaned glazing will provide a better understanding of the verandah as once open. The works will be reversible.

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- The proposed removal of the east verandah metal grilles will have no impact as they are a later intrusive addition. The proposed new windows will have an acceptable impact they are located on a secondary elevation, are vertically proportioned with fixed glazing bars to break them into sections and because will be detailed to have as little impact on the retained timber balustrade and surrounding brickwork as possible. A full understanding of this verandah as once been open is retained. The work will be reversible.
 - The replacement of the roof cladding will have a positive impact as the existing tiles largely date from c. 1988 and are intrusive with respect to the roof profile or period of the building. The new cladding will be Marseilles pattern terracotta tiles which is more historically and aesthetically appropriate. Removing the tiles will enable sarking to be installed and roof members repaired if required. Ensuring that the roof is structurally sound and watertight is important to the long-term maintenance of the building.
 - The proposed remediation of windows will have a positive impact as the joinery and glazing will be repaired, enhancing the overall appearance of the building. The works will be carried out by an experienced contractor and all materials will be replaced like-for-like as required. Repair will be prioritised over replacement.
 - The proposed works to the interior will have an acceptable impact as the layout has been successively modified and adapted to meet changing needs. Most internal walls and openings proposed for complete removal are from the c. 1930s and later and are of little significance. It is noted that highly significant fabric including fireplaces and decorative ceilings will be retained. The most significant rooms, graded as Exceptional by the Fabric Survey, will be retained with minimal alteration.

Where original c. 1896 walls are proposed for part removal, the bottom half of the wall and internal nibs will generally be retained as well as other markers such as chimneybreasts and headers to allow for interpretation of the original layout.

- In most instances, the c. 1896 walls will be replaced with glazed bifold partitions. The use of glazing is intended to improve student safety and observation. The partitions will maintain an understanding of the layout as they are along the same lines as removed walls.
- The removal of the first-floor bay window remnants on the western side will have an acceptable impact as they have been modified and concealed from view for some time. They can be retained and stored on-site for reinstatement should use change at a later date.
- The proposed ramp on the western side will replace an existing ramp in a similar location. It will present as a lightweight addition that lies below the height of the window sill so as not to conceal any significant detailing. The simply detailed balustrade will not block views towards the building or have undue prominence within these views.
- The proposed works will have no impact on the existing significant view corridors to and from the building, which are essentially obtained from the north and east. The massing, height and scale of the building will be unchanged where visible in view corridors. Some changes including the new glazing to the front and east verandahs will be visible but will not have undue prominence in these view corridors.
- The setting of the building is essentially retained 'as is' or improved (through the replacement of the ramp on the western side and restoration works). The visual relationships that exist between the building, 'The Lodge' and the 'Lanterned Pavilion' will remain unaltered. As a result, 'Ewan House' will continue to read as a grand

Federation period and style dwelling with related out buildings, albeit set within the School environment that it has been an integral part of for almost 100 years

6.2 Effect of Works on Conservation Area: General Discussion

The proposed works will have a minimal and acceptable impact on the Wahroonga Conservation Area for the following reasons:

- No subdivision is proposed. The existing subdivision pattern of the Conservation Area will be retained.
- The proposed works do not involve the removal of any significant landscape elements or vegetation.
- The overall massing, height and scale and architectural character of 'Ewan House' will be retained.
- The proposed external works remove utilitarian structures of little architectural merit, and which have no visibility within significant view corridors from the public domain.
- The proposed new lift will be concealed from the public domain and hence the Conservation Area.
- The proposed works to the courtyard, including to the window and door openings, will have no impact on the Conservation Area as the courtyard is not visible from the public domain anywhere within the Conservation Area because the works will lie well below the ridgeline of the main roof and are screened by the two rear wings.
- The proposed restoration works will have a positive impact, where at all visible, as they will enhance the presentation of the building within the Conservation Area.
- The proposed works to the interior will have no impact as the changes will have no visibility from anywhere in the Conservation Area, notwithstanding, the proposal retains significant fabric includes ceilings, timber joinery and fireplaces.

Given the above, 'Ewan House' will continue to read within significant view corridors as a Federation period dwelling constructed c. 1896, with later adaptations for use by the school.

6.3 Effect of Works on Heritage Items Within the Vicinity: General Discussion

'Dwelling house', No. 12 Billyard Avenue, Wahroonga;

'Former Prouille convent and garde', No. 21 Cleveland Street, Wahroonga;

'Dwelling house', No. 10 Cleveland Street, Wahroonga; and

"Ashby", dwelling house', No. 5 Cleveland Street, Wahroonga

The proposed works will have no impact on these items for the following reasons:

- There will be no impact on the fabric of these items. The proposed works are confined to the curtilage of 'Ewan House', which is set well into the school grounds and sufficiently separated from the items.
- The external works, mainly comprising the new lift and associated deck and ramp, are minor elements that will have no visibility from the items.
- There will be no impact on significant view corridors towards these items, which are obtained from directly outside of them, nor will there be any impact on significant view corridors from these items.

- The proposal maintains the massing, scale, height and architectural character of the subject building and does not involve the removal of significant landscape elements. 'Ewan House' will essentially read 'as is' within the setting of these items, with improvements resulting from the replacement of the roofing tiles and window repair.

For these reasons, there will be no impact on the ability of the public to understand and appreciate the heritage significance of these items.

6.4 Assessment Against the *Ku-ring-gai DCP 2015*

The following assesses the proposal against the relevant controls provided by the *Ku-ring-gai DCP 2015*.

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
19A.1 Subdivision and Site Consolidation for New Development within an HCA	Response
1. Applications for subdivision and site consolidation within an HCA is discouraged and will only be considered if the application....	N/A. No subdivision or site consolidation is proposed.
2. Subdivision or consolidation...	N/A. Refer above.
3. Applications for subdivision and site consolidation within an HCA will require a curtilage assessment.	N/A. Refer above.
19A.2 Subdivision and Site Consolidation of a Heritage Item	Response
1. Subdivision of a Heritage Item will only be supported where....	N/A. No subdivision is proposed.
2. Subdivision or consolidation will not be permitted...	N/A. Refer above.
19B.1 Demolition within HCAs	Response
1. In accordance with the Ku-ring-gai Local Environmental Plan, development consent is required for demolishing or moving a building, work, relic or tree within a conservation area	The proposal is accompanied by a Development Application.
2. The demolition of Heritage Items and contributory properties within HCAs is not supported.	The proposal complies. The existing heritage item will be retained, excluding minor demolition of later, non-significant, additions.
3. Whole demolition of buildings, structures and landscape features	The proposal complies. The existing heritage item will be retained, excluding

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
<p>(including significant trees) is generally not supported unless the applicant can satisfactorily demonstrate:</p> <ul style="list-style-type: none"> i) demolition will not result in any adverse impacts on the streetscape or character of the HCA; ii) retention and stabilisation of the building or structure is unreasonable; iii) all alternatives to demolition have been considered with reasons provided why the alternatives are not acceptable; iv) the replacement building is compatible with the identified significance and character of the streetscape and the HCA as a whole. 	<p>minor demolition of later non- significant, additions.</p>
<p>4. In considering applications for partial demolition of buildings,structures and landscape features (including significant trees) within HCAs, Council will assess: i) the significance of the building part or structure and/or landscape feature and whether its retention is considered necessary;</p> <ul style="list-style-type: none"> ii) its contribution to the streetscape; iii) potential for modifying and/or removing neutral and/or uncharacteristic elements that would re-establish the contributory status of the building or structure within the HCA; iv) opportunities for adaptive re-use of the building. 	<p>The proposal will retain and enhance the appearance of 'Ewan House' with minor demolition of later, non-significant, additions which have little to no visibility from the public domain. The works are being carried out to improve the existing educational use of the building.</p>
<p>5. Council may require reconstruction following any unauthorised removal of detail or important elements that contribute to the significance and character of the property and the HCA</p>	<p>This statement is acknowledged, notwithstanding, no works will be carried out without receiving development consent first.</p>
Section 19B.2 Demolition Related to a Heritage Item	Response
<p>1. In accordance with the Ku-ring-gai Local Environmental Plan, development consent is required for:</p> <ul style="list-style-type: none"> i) Demolishing, moving or altering the exterior of (including, in the case of a building, making changes to its detail, fabric, finish or 	<p>Acknowledged. The proposal is accompanied by a Development Application which fully details the proposed changes to the heritage item.</p>

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
<p>appearance) an Aboriginal object or heritage item; and</p> <p>ii) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.</p>	
<p>2. The demolition of a Heritage Item, including buildings, other structures, trees and landscape features, is not supported.</p>	<p>Acknowledged. The demolition of the heritage item is not proposed.</p>
<p>3. Council will only consider the demolition of a Heritage Item where an applicant can satisfactorily demonstrate:</p> <p>i) retention and stabilisation of the building or structure is unreasonable, taking into consideration the following:</p> <ul style="list-style-type: none"> - the heritage significance of the property; - whether the building constitutes a danger to the public. <p>ii) all alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable.</p>	<p>Refer above. It is proposed to retain the heritage item excluding minor demolition of later additions which do not contribute to the significance of the item.</p>
<p>4. In considering applications for partial demolition of a Heritage Item (including parts of buildings and other structures, trees and landscape features), Council will assess</p> <p>i) the significance of the building part or structure and/or landscape features and whether its retention is considered necessary;</p> <p>ii) its contribution to the significance of the Heritage Item as a whole;</p> <p>iii) whether all alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable.</p>	<p>The proposal will retain and enhance the appearance of 'Ewan House' with minor demolition of later additions which have little to no visibility from the public domain. The works are being carried out to improve the existing educational use of the building, which is an integral part of the significance of the item. The proposal has been developed in conjunction with a heritage consultant and a Pre-DA consultation held with Council in order to ensure that impacts on significant fabric are minimized.</p>
Section 19C Development within HCAs – Alterations and Additions	Response
<p>1. Alterations and additions within an HCA are to respect the heritage significance and predominant architectural character of the HCA by having similar massing, style,</p>	<p>The proposed works will read as new work by virtue of their materiality. The chosen materials are visually recessive to the retained building and, if at all visible from the public domain, to other contributory</p>

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
<p>form, proportions and arrangement of parts to the building itself, and to other contributory properties in the streetscape.</p>	<p>properties in the streetscape. The proposed additions are small and located outside of significant view corridors.</p> <p>The proposed new exterior openings respect the vertical proportions of existing openings and patterns of openings.</p> <p>Where openings are created internally, the understanding of the floor plan is provided through the retention of nibs, headers etc.</p> <p>The building will continue to read as a grand Federation period and style dwelling converted for educational use.</p>
<p>2. Where an HCA is characterised by single-storey development:</p> <ul style="list-style-type: none"> i) the single-storey character of the streetscape is to be retained; ii) first-floor additions to contributory properties will generally not be permitted; iii) attic rooms to extensions behind the main roof of the house may be allowed, subject to an assessment of the impact on the original building and buildings in the vicinity; iv) additions to be kept at or below the existing roof ridge height. 	<p>Not relevant to the proposal. The HCA is mixed in character with respect to height, notwithstanding, no vertical additions are proposed that would increase the massing, height or scale of the existing building. The proposed external lift will be located well below the existing roof ridge height.</p>
<p>3. Where an HCA is characterised by a mix of one and two storey buildings, proposed works to contributory properties are to:</p> <ul style="list-style-type: none"> i) retain the original character of a building; ii) match the scale and forms of the existing buildings within the streetscape 	<p>The proposal retains the overall form of the principal building and three-dimensional envelope, with minor additions to the rear that will have little to no visibility within the streetscape.</p>
<p>4. Development applications for corner sites and those with secondary street frontages are to consider the impact of proposals on both street frontages and take into account the following:</p> <ul style="list-style-type: none"> i) The significant elements of the original house is to be retained including its principal street frontage and secondary street frontage; ii) Non-sympathetic rear additions generally do not require retention; iii) The scale of additions and alterations are to respect the existing ridge or eaves heights; 	<p>The proposal has a secondary street frontage to Sutherland Avenue. This has been taken into consideration by retaining overall massing, form and character of the eastern side of the building and locating new additions behind the eastern wing and below the existing ridge height.</p> <p>The full height glazing to the first-floor verandah on the eastern side will have an acceptable impact as it will present as a lightweight contemporary infill that retains a full understanding of the original verandah form and detailing.</p>

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
iv) Where additions are attached, the proposed detailing (including finishes and materials) is to be appropriate to the original; v) Original and early fencing to the secondary frontage is to be retained and conserved; vi) Important views to and from the corner site are not adversely affected.	Important views to and from the building will not be impacted on.
1. Landscaping is required to both street boundaries, and where there are changes proposed to the landscape treatment of the street frontage, a landscaping concept is required with the submission of a Development Application	No new landscaping is proposed to the street frontage.
2. New development or additions are to be located to minimise impact on existing prominent trees.	No trees are proposed for removal.
Section 19C.2 Building Setbacks	Response
1. The siting of alterations and additions is to maintain the established streetscape pattern, including principal dwellings, garages, carports and garden structures.	The proposed additions (the deck and lift) will not impact upon the street pattern, notwithstanding the atypical setback of the existing building.
2. Where there is a uniform building setback within streets, alterations and additions are to respect the established pattern and not be located forward of adjacent buildings	The alterations and additions will not be located forward of adjacent buildings.
3. Where variations in setbacks exist within the immediate vicinity and the streetscape, the larger setback will apply.	Refer above.
Section 19C.3 Gardens and Landscaping	Response
1. The established landscape character (height of the tree canopy, early gardens, remnant trees, historic tree plantings) that contributes to the significance of the streetscape and the HCA as a whole are to be retained and conserved in any new development. The reinstatement of original planting, where known, is encouraged	The existing landscape character, while it appears to be generally later plantings, will be retained and conserved.

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
2. Original garden features such as gates, paths, stonework, garden terracing, tiling, cement crazy paving, walling and garden edging are to be retained and conserved.	The masonry pillars and metal gates to Billyard Avenue will be retained. No original pathways, garden areas of planting etc. will be removed.
3. New paving and hard surfacing, particularly to front setbacks is to be limited.	No new paving or hard surfacing is proposed, excluding the new ramp which replaces an existing ramp in a similar location.
4. Front gardens are to: i) have a minimum of 70% landscaped area; ii) include substantial tree and shrub planting along street frontages	No new landscaping is proposed.
5. Materials for new garden paving or pathways are to be appropriate to the architectural style of the HCA, such as gravel for Federation style and sandstone flagging for Inter-war styles. Plain or stenciled concrete is not acceptable.	No new garden paving or pathways are proposed, excluding a replacement ramp as set out above.
Section 19C.5 Building Design	Response
1. Development applications for alterations and additions within an HCA require a materials board and details of the colour scheme and finishes to be submitted	A materials board and colour scheme and finishes have been prepared by others.
2. Significant unpainted brickwork, sandstone and blockwork is not to be rendered, coated or painted.	The proposal complies. The existing brickwork and sandstone blockwork will not be rendered, coated or painted.
3. The removal of later layers of paint from original face brickwork and stonework is encouraged. Chemical stripping of paint from face brickwork is encouraged.	Not relevant to the proposal.
4. Natural and recessive colour schemes are encouraged for rendered and painted finishes, especially on sites rated as neutral or uncharacteristic.	Not relevant to the proposal. The existing exterior colour scheme is retained.
5. Significant materials and finishes such as decorative timber features, tiles, shingles, relief work, mouldings, incised designs in render, ashlar markings,	The significant materials including the sandstone will be remediated by the relevant specialist. It is proposed to replace the roof cladding, which largely dates from c. 1980s, with new Marseilles profile

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tuckpointing and rough-cast stucco, are to be retained and repaired.	terracotta cladding which is more appropriate to the period of the building.
6. Significant materials, finishes and details are to be retained and repaired using traditional techniques where possible.	Acknowledged. Windows etc. will be repaired rather than replaced wherever possible.
7. Contemporary materials are permitted for new work where the detailing, proportions, texture and colour range blend with the existing character of the HCA	The proposal will utilize contemporary materials include clear glazing which will be recessive and responsive to the existing character of the HCA.
8. The repair and maintenance of contributory properties is encouraged.	The proposal includes a detailed program of repair and maintenance to 'Ewan House'.
9. The reconstruction of altered, missing or removed original features, details and elements is supported where evidence exists of the earliest state of the fabric.	No such work is proposed.
10. In repairing the fabric of external surfaces, matching materials are to be used. Sourcing old and salvaged building materials for like-for-like matching of existing materials is preferred to the use of modern equivalents.	Acknowledged. The proposal complies, particularly with respect to the sandstone and window remediation.
11. The removal of intrusive later additions is encouraged.	The proposal will remove several intrusive later additions, including a costume store infill to the rear courtyard, and the multi-paned glazing to the first-floor front verandah. The proposed new glazing in this location will have a lesser impact because it will have no visibility within significant view corridors towards the item.
12. In altering existing buildings, original verandahs and porches to the front and visible side elevations of contributory properties are to be retained. Infilling of verandahs is not permitted.	The proposal will remove intrusive multi-pane glazing to the front verandah and metal bars from the east verandah in order to replace them with full height clear glazing which will better interpret the original appearance of these as open verandahs. While the eastern verandah will essentially be infilled as a result, the impact is acceptable because it forms part of a later addition to 'Ewan House' which has less significance than the original c. 1896 building form.

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13. Reinstatement of open front verandahs, where they have been enclosed, is recommended.	Refer above.
14. New verandahs are not to compete with the importance of the original built form and are to be simple in design and based on existing detail or an understanding of appropriate designs for each period or style	No new verandahs are proposed.
15. Original doors and windows to front and visible side elevations of contributory properties are to be retained.	All original doors and windows to the front elevation will be retained. One window is proposed for removal in the western elevation. The impact in this instance is acceptable as it forms part of a later addition and the new window will be like-for-like with other windows to this elevation.
16. The repair and restoration of original doors and windows to front and visible side elevations of contributory properties is encouraged. Authentic reconstruction of missing doors and windows using traditional materials, styles and craftsmanship is encouraged.	Where required, windows will be remediated using traditional materials, styles and craftsmanship.
17. New doors and windows in additions and alterations are to be compatible with the proportions, position, size and detailing of existing doors and windows.	New doors and windows will be compatible with respect to the proportions, position, size and detailing of existing windows and doors.
18. New windows to front and visible side elevations of contributory properties are to be appropriate in form and material for the style of the house (based on original fabric or photographic evidence or on the evidence of original houses of the same style in the streetscape).	<p>The proposed glazing to the front and east verandahs will allow the interpretation of the originally open verandahs. The northern verandah has been enclosed for some time.</p> <p>The new window to the west elevation is in keeping with existing windows around it with respect to its proportion, detailing and timber-framing.</p>
19. The retention, repair and restoration of original leadlight and coloured glass window and door panes is encouraged.	The majority of the leadlight and coloured glass will be retained, including to the main stair landing.
20. If sound attenuation is required, double glazing fitted to existing windows is encouraged. Alternatives to double-glazing,	No such work is proposed.

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where there is no impact on principal elevations, are encouraged.	
21. Original sunhoods, blinds, awnings and skirts to principal elevations are to be retained and repaired	Acknowledged.
22. Security bars, mesh or roller shutters to visible elevations are not permitted.	The proposal complies.
23. Traditional timber shutters may be acceptable if shutters were original to the building	No timber shutters are proposed.
24. The removal of security bars, mesh or roller shutters to windows which detract from the streetscape is encouraged.	Not relevant to the proposal.
25. Where additional security is required, passive measures such as mortice deadlocks, window locks and alarm systems are to be used.	Acknowledged.
26. Where there is no alternative, the installation of external security bars is acceptable provided the design responds to the glazing bars of the window or door	Not relevant to the proposal.
19C.6 Roof Forms and Structures Attached to Roofs	Response
1. Fireplaces and chimneys are important building elements within HCAs and are to be retained.	All existing fireplaces and chimneys will be retained.
2. Roof forms and details vary widely according to building type and architectural style, and this variety of forms makes an important contribution to the visual complexity of the HCA and are to be retained	The existing roof form will be retained. The cladding, which is largely contemporary, will be replaced with traditional Marseilles pattern roof tiles which are appropriate to the period and style of the building.
3. The existing principal roof form is to be retained to the extent that it can be interpreted. The roofs of alterations and additions are to have a separate linked section. New roof forms for new work will be considered where they are complementary in design, not visible from the public domain and	The existing roof forms will be retained, excluding minor demolition to the eaves adjacent the rear courtyard.

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follow historic practices, such as rear skillion roofs.	
4. Dormer windows are not to be used on the street-facing roof elevations. Skylights are to have a low profile and be flush with the roof surface.	No dormer windows or skylights are proposed.
5. On original buildings, new or replacement roof materials are to match, like-for-like, original roof materials in texture, pattern and colour.	The new roof tiles will be unglazed Marseilles pattern terracotta which is appropriate to the period of the building.
6. Slate roofs are to be conserved, repaired and retained wherever possible, with complete replacement when necessary.	Not relevant to the proposal.
7. Where inappropriate retiling has occurred replacement of concrete roof tiling with unglazed terracotta Marseilles pattern roof tiling is encouraged.	Not relevant to the proposal.
8. Appropriate roofing materials are profiled terracotta tiles, slate and other original roofing materials. Replica flat slate and concrete roof tiles are not permitted.	The new roof tiles will be unglazed Marseilles pattern terracotta which is appropriate to the period of the building.
9. Structures, such as skylights, solar panels, solar hot water heaters, antennae etc attached to the exterior roof are: i) not to be located within existing original and intact roof forms; ii) to be kept below the ridge line; iii) not to be located where visible on the principal elevations of buildings; iv) not to be fitted to the front roof plane and, if on the side elevation are to be towards the rear of the property and not be visible from the street.	The proposal includes new mechanical roof cowl which will be located behind the front roof plane and will be of the same colour as the replacement roof tile cladding. They will have little to no visibility within significant view corridors. New air conditioning condensers will be located below the eaves line and on side elevations towards the rear of the building, where they will have only minimal visibility.
10. Where the building is a Heritage Item or a contributory property, the placement of solar panels, solar water heating, antennas etc at an alternative location within the site (such as an outbuilding or ground locations) is encouraged.	Not relevant to the proposal.

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19C.7 Outbuildings and Garden Structures (Excluding Garages and Carports)	Response
1. Original and early outbuildings and garden structures are to be retained	The existing Lodge, originally a gatehouse, will be retained, as well as the Lanterned Pavilion.
2. No new garden structures or outbuildings including pools, water tanks, gazebos, sheds, stores, cabanas are to be located within the front setback.	No new garden structures or outbuildings are proposed.
3. In considering any application for permission to erect an outbuilding or structure, the following will be considered: i) the location of the proposed structure in relation to the principal building, boundaries and other details of the site; ii) the proposed form, scale, materials and colours of the structure. In this regard, the scale of any outbuilding or structure is to be subservient to the main house, colours and materials should be recessive; iii) the relative prominence and visibility of the proposed structure from the street frontage or frontages of the site; iv) neighbouring properties, and requirement for landscaped screening or planting to ensure that the proposed structure is well integrated	Not applicable to this proposal.
19C.8 Fencing	Response
1. Original and early fences, piers, gates and retaining walls are to be retained and conserved. The height of original and early fences is not to be altered.	The existing masonry piers and metal gates to Billyard Avenue will be retained and conserved.
2. Original face brick or sandstone fences are not to be rendered, coated or painted.	It is not proposed to render, coat or paint the brick piers.
3. The configuration, finishes and details of original sandstone retaining walls that are located at the street front boundaries	There are no sandstone retaining walls on the front boundary.

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(whether identified as contributory properties or not) are to be retained and conserved.	
4. New front fencing and gates including vehicular access gates are not encouraged in areas where it does not form part of the streetscape. In such areas, the front boundary can be defined by low hob walls, by garden beds or planting to allow private gardens to merge with their neighbours and support the landscape character of the area.	No new front fencing or vehicular access gates are proposed.
5. Replacement of unsympathetic fences, gates and walls with new elements of appropriate height, style and materials is encouraged.	It is not proposed to replace any existing fencing, gates or walls.
6. Where historic records and physical evidence exists, new front fencing and gates, including vehicular access gates are to reinstate the original	It is not proposed to replace any existing fencing, gates or walls.
7. Swing gates are preferred to sliding gates. Sliding gates may only be acceptable where the driveway is sloping upward from the street.	It is not proposed to replace any existing fencing, gates or walls.
8. Where no evidence is available to guide reconstruction of missing fences and gates to contributory properties, new front fencing, pedestrian and vehicular access gates are to match the architectural style of the house, the period of construction and the character of the immediate streetscape	It is not proposed to replace any existing fencing, gates or walls.
9. No metal panel fencing is to be constructed on any boundary within an HCA.	No metal panel fencing is proposed anywhere on the boundary.
10. New vehicular access gates must promote views to all properties, especially to battle-axe allotments with reduced visual permeability.	No new vehicular access gates are proposed.
Part 19E Heritage Items	Weir Phillips Heritage and Planning
19E.1 Building Design	Response

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
1. All works to a Heritage Item are to comply with the controls in this section regardless of whether the property is located in an HCA or not.	The proposal is compliant with the controls provided by this section as detailed below.
2. Development applications for works to a Heritage Item require a materials board and details of the colour scheme and finishes to be submitted.	A materials board and colour scheme will be prepared by others.
3. New work to Heritage Items may be identifiable as new; however, works are to respect and have minimal impact on the property heritage significance	The new works, such as the proposed glazing to the front and east verandahs and the external lift has been designed to be readily identifiable as new work, carefully located and finished and detailed to minimise the impact on the significance of the item.
4. All significant built features of a Heritage Item are to be retained and conserved	The principal built form will be retained, excluding minor demolition of later additions. The layout will be reconfigured in some areas, however, nibs will be retained to allow for an understanding of the original layout, as well as significant internal fabric including fireplaces.
5. Original materials, finishes and details are to be retained and their repair using traditional techniques is encouraged.	Where possible, original materials, finishes and details will be retained and repaired using traditional techniques.
6. Alterations and additions are to respect the scale, form, height, location, materials and colours of the Heritage Item. Alterations and additions are to be located at the rear or side of the building to maintain the integrity of the prominent elevations and streetscape contribution.	The proposed additions and exterior alterations are located to side and rear of the building, which will maintain the integrity of the prominent elevations and streetscape contribution. The additions will present as lightweight and contemporary so as to be distinguished as new, while remaining visually recessive to the ornate detailing of the existing building.
7. Extensions, alterations and additions are not to visually dominate or compete with the original scale of the existing buildings to which they are added.	The proposed lift will be located below the ridgeline and adjacent to the inner elevation of the eastern wing. It is small in massing and scale and simply detailed. It will not be visible within significant view corridors. It will not dominate or visually compete with the scale of the original building.
8. The re-instatement of missing elements and details, where known, and the removal of past	It is not proposed to reinstate any missing elements or details, with the exception of the unglazed Marseille patterned tile roof.

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unsympathetic changes, is encouraged.	
9. Major internal alterations resulting in the loss of significant interior details, finishes, built fabric, room layout and original floor plan are unlikely to be supported unless it can be demonstrate that there is no adverse impact on heritage significance	The proposal retains significant internal fabric including fireplaces, however, some skirting boards and ceilings will be impacted upon. Where internal walls are proposed for removal, nibs will be retained to enable legibility of the layout. The proposed works will change the interior layout of the building to facilitate ongoing use by Knox. Knox's association with building is part of its historic and social significance. Impact is managed by retaining principal rooms. Where new openings are required, wall nibs, headers etc. are retained to mark the earlier floor plan. Internally, the fabric record has been confused by the moving of material within the building and the matching of earlier details in later extensions. The majority of the existing fabric is retained. Where, for example, a door panel is removed, it will be retained on site, as has been past practice. A good understanding of what remains of the original Federation period layout and interior finishes is retained.
10. All significant interior spaces and fabric of Heritage Items are to be retained and conserved	Refer to (9) above.
11. Original materials, finishes and details are to be retained and their repair using traditional techniques in encouraged.	Where possible, original materials, finishes and details will be retained and repaired using traditional techniques. Repair will be prioritised over replacement.
12. The re-instatement of missing elements and details, where known, and the removal of past unsympathetic changes, is encouraged.	It is not proposed to reinstate any missing elements and details, aside from the roof tiles. The new roof tiles are appropriate to the date and style of the building.
13. New development on the site of a Heritage Item is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.	Not applicable to this proposal.
19E.3 Setbacks	Response
1. In addition to the side and rear setback controls in Section A of this DCP, new development on the site of a Heritage Item is to comply with	Not applicable to this proposal.

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the following: i) new buildings are to have a minimum 12m building separation to significant elements of the Heritage Item (more if setback requirements are not met within the 12m) as per Figure 19E.3-1; ii) adjacent buildings are not to exceed a facade height of 8m from existing ground level, including balustrades; iii) adjacent buildings with a building mass above 8m high from existing ground level are to be stepped back an additional 6m from significant elements of the Heritage Item as per Figure 19E.3-1; and iv) where variations in setbacks exist the larger setback will apply	
19E.4 Gardens and Landscaping	Response
1. Trees, and garden elements and structures which contribute to the significance of the Heritage Item are to be retained and conserved. Examples of historic garden elements and structures can include, but are not limited to, tennis courts, croquet lawns, grottos, ferneries, garden terracing, lawn edgings etc	No trees or garden elements will be removed as part of the proposed works.
2. New gardens should be horticulturally and stylistically sympathetic to the period of the Heritage Item. The use of similar materials such as sandstone, brick and gravel is encouraged.	No new gardens are proposed.
3. The use of a variety of plant species to avoid mono-cultural plantings along street frontages and as screen planting is encouraged.	No new planting is proposed.
4. High solid hedges that screen buildings from the street are not permitted.	No new planting is proposed.
19E.5 Access and Parking	Response
14. Where original and early garages, coach houses and stables survive, they should be retained and conserved.	The Lodge, originally the gatehouse, will be retained.
19E.6 Outbuildings and Garden Structures (Excluding Garages and Carports)	Response

Ku-ring-gai DCP 2015	Weir Phillips Heritage and Planning
1. Original and early outbuildings and garden structures are to be retained.	All original and early outbuildings, being the Lodge and Lanterned Pavilion, will be retained.
2. No new garden structures or outbuildings including pools, water tanks, gazebos, sheds, stores, cabanas are to be located within the front setback.	No new garden structures or outbuildings are proposed.
3. In considering any application for permission to erect an outbuilding or structure, the following will be considered: i) the location of the proposed structure in relation to the principal building, boundaries and other details of the site; ii) the proposed form, scale, materials and colours of the structure. In this regard, the scale of any outbuilding or structure is to be subservient to the main house, colours and materials should be recessive; and iii) the relative prominence and visibility of the proposed structure from the street frontage or frontages of the site.	Not applicable to this proposal as no new outbuildings or structures are proposed, excluding those minor additions to the building which have previously been discussed.
19E.7 Fencing	Response
1. Original and early fences, piers, gates and retaining walls are to be retained and conserved. The height of original and early fences is not to be altered	The existing masonry piers and metal gates to Billyard Avenue will be retained.
2. Original face brick or sandstone fences are not to be rendered, coated or painted	The piers will not be rendered, coated or painted.
3. The configuration, finishes and details of original sandstone retaining walls that are located at the street front boundaries (whether identified as contributory properties or not) are to be retained and conserved.	There are no sandstone retaining walls on the front boundary.
4. New front fencing and gates including vehicular access gates are not encouraged in areas where it does not form part of the streetscape. In such areas, the front	No new front fences or gates are proposed.

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boundary can be defined by low hob walls, by garden beds or planting to allow private gardens to merge with their neighbours and support the landscape character of the area	
5. Replacement of unsympathetic fences, gates and walls with new elements of appropriate height, style and materials is encouraged.	This lies outside the scope of the proposal.
6. Where historic records and physical evidence exists, new front fencing and gates, including vehicular access gates, are to reinstate the original.	No new front fencing and gates are proposed.
7. Where no evidence is available to guide reconstruction of missing fences and gates to contributory properties, new front fencing, pedestrian and vehicular access gates are to match the architectural style and period of the house.	Refer above (6).
8. No metal panel fencing is to be constructed on any boundary to a heritage item.	No metal panel fencing is proposed.
9. New vehicular access gates must promote views to all properties, especially to battle-axe allotments with reduced visual permeability.	No new vehicular access gates are proposed.
10. Swing gates are preferred to sliding gates. Sliding gates may only be acceptable where the driveway is sloping upward from the street	The existing gates are retained.
11. Sloping driveways to basement parking is not acceptable except if the gradient down begins behind the front building line and is less visible from the street	No new driveways or basement parking is proposed.
19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)	Weir Phillips Heritage and Planning
19F.1 Local Character and Streetscape	Response
1. All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a	The proposal is accompanied by a SoHI prepared by Weir Phillips Heritage and Planning, which assesses the impact of the proposed development on the heritage item and HCA.

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Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting.	
<p>2. Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to:</p> <ul style="list-style-type: none"> i) the form of the existing building or buildings including height, roofline, setbacks and building alignment; ii) dominant architectural language such as horizontal lines and vertical segmentation; iii) proportions including door and window openings, bays, floor-to-ceiling heights and coursing levels; iv) materials and colours; v) siting and orientation; vi) setting and context; vii) streetscape patterns 	The proposed works will not alter the setbacks, height, massing, scale, architectural character of 'Ewan House' as it is seen from the public domain for the reasons given above. The proposed addition to the rear is concealed from the public domain as is subservient to the existing building. New openings are generally concealed from the public domain. They are nevertheless appropriately proportioned. There will be no impact on streetscape patterns. The contribution that Ewan House makes to the surrounding area is retained.
<p>3. New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.</p>	The proposed works will not block or impair view corridors towards Ewan House, nearby heritage items or within the Conservation Area. The existing massing, scale, set back, architectural character and materiality of 'Ewan House' is retained.
19F.2 Building Setbacks	Response
<p>1. The front setback of development adjacent to a Heritage Item or buildings within an HCA is to be greater than that of the Heritage Item or building within the HCA. Where variations in setbacks exist, the larger setback will apply</p>	Not relevant to the proposal as no new buildings are proposed.
<p>2. All medium and high density development is to have a stepped facade to any common boundary with a Heritage Item or building within the HCA...</p>	Not relevant to the proposal.
<p>3. In addition to the side and rear setback controls in Section A of this DCP, new development adjacent to a Heritage Item or building within an HCA...</p>	Not relevant to the proposal.

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19F.3 Gardens and Landscaping	Response
<p>1. Development in the vicinity of a Heritage Item or an HCA is to:</p> <p>i) retain original or significant landscape features associated with the Heritage Item or HCA, or which contribute to its setting. In particular, garden settings in the vicinity are not to be adversely affected in terms of overshadowing or physical impacts on significant trees;</p> <p>ii) retain the established landscape character of the Heritage Item or HCA including height of the tree canopy and density of boundary landscape plantings or otherwise reinstated them in the new development;</p> <p>iii) include appropriate screen planting on side and rear boundaries</p>	<p>All original or significant landscape features will be retained under the proposal.</p> <p>No trees are proposed for removal.</p> <p>There is existing screen planting on the side and rear boundaries which will be retained.</p>
19F.4 Fencing	Response
<p>1. Original and early fences, piers, gates and retaining walls are to be retained and conserved. The height of original and early fences is not to be altered</p>	<p>The existing masonry piers and metal gates to Billyard Avenue will be retained.</p>
<p>2. Original face brick or sandstone fences are not to be rendered, coated or painted</p>	<p>The masonry piers will not be rendered, coated or painted.</p>
<p>3. The configuration, finishes and details of original sandstone retaining walls that are located at the street front boundaries (whether identified as contributory properties or not) are to be retained and conserved.</p>	<p>There are no sandstone retaining walls on the front boundary.</p>
<p>4. New front fencing and gates including vehicular access gates are not encouraged in areas where it does not form part of the streetscape. In such areas, the front boundary can be defined by low hob walls, by garden beds or planting to allow private gardens to merge with their neighbours and support the landscape character of the area.</p>	<p>No new front fencing or gates are proposed.</p>

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5. Replacement of unsympathetic fences, gates and walls with new elements of appropriate height, style and materials is encouraged.	Refer (4) above.
6. Where historic records and physical evidence exists, new front fencing and gates, including vehicular access gates, are to reinstate the original.	The original access gates and piers will be retained.
7. Where no evidence is available to guide reconstruction of missing fences and gates to contributory properties, new front fencing, pedestrian and vehicular access gates are to match the architectural style and period of the house.	Refer above (6).
8. No metal panel fencing is to be constructed on any boundary to a heritage item	No metal panel fencing is proposed.
9. New vehicular access gates must promote views to all properties, especially to battle-axe allotments with reduced visual permeability	No new vehicular access gates are proposed.
10. Swing gates are preferred to sliding gates. Sliding gates may only be acceptable where the driveway is sloping upward from the street	Refer above (9).
11. Sloping driveways to basement parking is not acceptable except if the gradient down begins behind the front building line and is less visible from the street.	No new driveways or basement parking is proposed.

7 SUMMARY

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for alterations and additions to 'Ewan House' at Knox Grammar Preparatory School, Nos 1-3 Billyard Avenue, Wahroonga, New South Wales. The site is listed as a heritage item ("Ewan House" (formerly Innisfail) Lodge, Lanterned Pavilion) and is located within the Wahroonga Heritage Conservation Area as defined by Schedule 5 Parts 1 and 2 of the *LEP 2015*. It is also located in the vicinity of other heritage items listed by this Schedule.

'Ewan House' was built in c. 1896 for John Herbert Toohey. It has historic significance as a grand gentleman's residence built following the construction of the North Shore Railway line. It also has aesthetic significance as a Federation period dwelling designed by Herbert Wardell. It was converted for use as a boarding house by Knox Grammar Preparatory School in 1928 and it derives its primary significance – social and historic – from this long-standing association.

The proposed works will retain the highly significant front elevation and the three-dimensional envelope of 'Ewan House' which will continue to read as a c. 1896 Federation

period dwelling with later modifications for educational use. The proposed works will remove later additions of little or no significance and replace them with new additions including a lift to improve accessibility. These additions will present as lightweight, contemporary elements that are identifiable as new work and subservient to the original building. The works to the rear courtyard will be screened from the public domain by the rear wings and the roof. Replacement of the roof cladding and window and sandstone repair will have a positive impact.

There will be no impacts on the way in which Ewan House in conjunction with its related outbuildings, known as The Lodge and the Lanterned Pavilion.

The proposed works to the interior of the building retain significant fireplaces, ceilings, and joinery, while largely removing later partitions. Where original walls are proposed for removal, the impact is reduced by the retention of nibs and chimneypieces, as well as the installation of glazed partitions to enable legibility of the existing, already altered layout.

The proposed works will have no impact on the fabric of, or significant view corridors to and from, heritage items in the vicinity. 'Ewan House' will essentially read 'as is' in the setting of these items, albeit with improvements through restoration works. No landscaping elements are removed. The ability to understand the significance of these items is thus retained.

The proposed works maintain the positive contribution that 'Ewan House' makes to the Wahroonga Conservation Area as a large Federation period style mansion that has long term and significant associations with Knox Grammar School.

The proposed works fulfil the heritage aims and objectives of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai DCP 2015* in Wahroonga.

8 REFERENCES AND DEFINITIONS

8.1 Definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in <i>The Burra Charter</i>).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Moveable heritage	A moveable object that is not a relic.
<i>National Construction Code</i>	A code that sets minimum requirements for design, construction and performance of buildings, as well as plumbing and drainage systems throughout Australia.
Relic	Any deposit, artefact, object or material evidence that is of state or local heritage significance.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

8.2 Documentary Evidence

8.2.1 General References

8.2.1.1 Guidelines

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

Australia ICOMOS Inc (2013b) 'Burra Charter article 22 — new work', practice note, Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

Heritage NSW (2019) Subdivision and NSW State Heritage Register items policy and procedure, Heritage NSW, NSW Government, accessed 9 June 2023.

Heritage NSW (2020) Material threshold policy, Department of Planning, Industry and Environment, NSW Government, accessed 9 June 2023.

DPE (Department of Planning and Environment) (2023) Assessing heritage significance, DPE, NSW Government, accessed 9 June 2023.

8.2.1.2 General References

Australian Town and Country Journal, 'Dance at Wahroonga', 28 October 1899.

Construction, 'Tenders Accepted or Received', 20 November 1940.

Construction and Real Estate Journal, 'Tenders Accepted or Received', 2 December 1936.

Freeman's Journal, 'Lismore Cathedral', 15 October 1892.

Freeman's Journal, 'The Institution for the Blind, Lewisham', 1 May 1897.

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8.2.1.3 Maps, Plans and Photographs

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8.2.1.5 Planning Documents

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9 Appendix 1

Ground Floor Fabric Survey

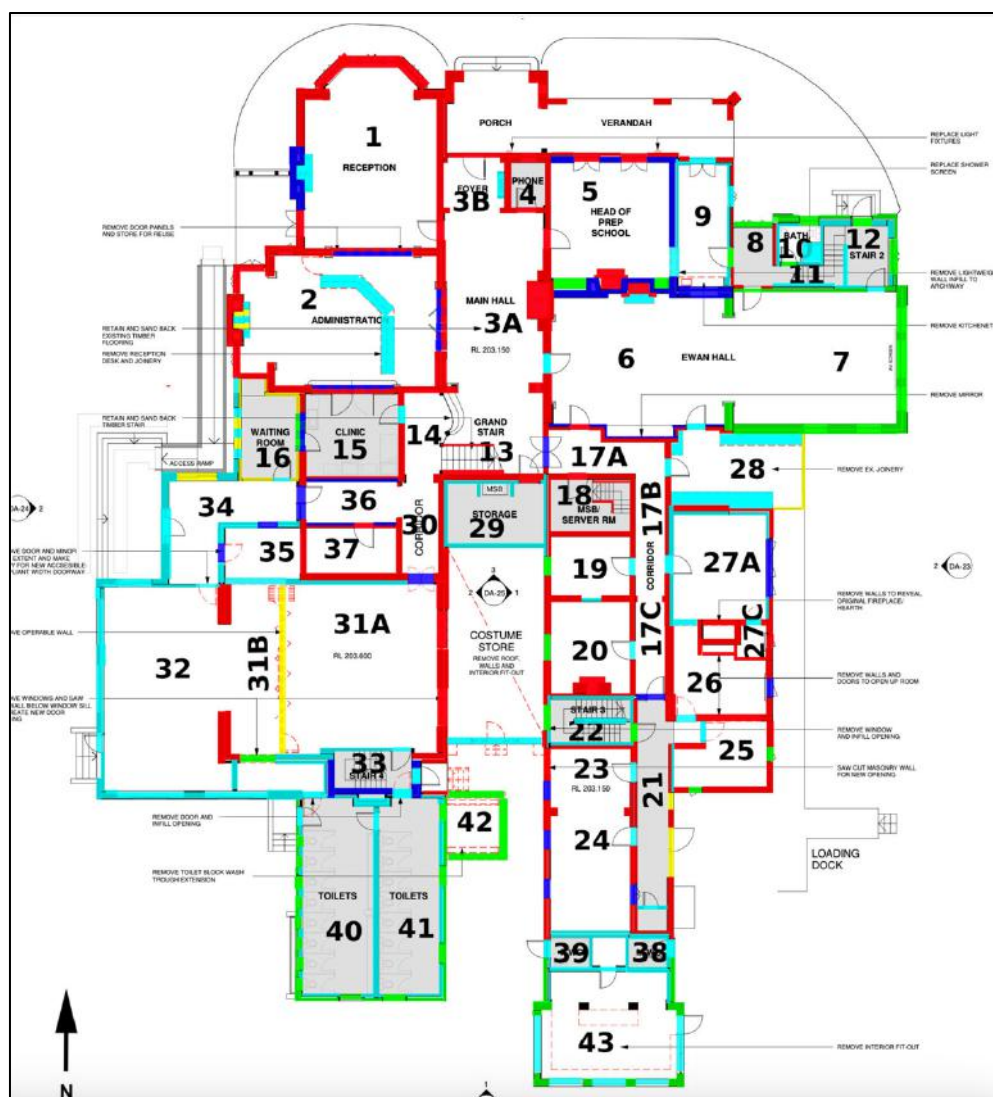


Figure 60: Ground floor fabric survey. Note this set of plans is no longer in date with respect to the scope of works and should not be used as a reference for the current proposal.
Drew Dickson Architects, 2023; annotations by WPH&P.



10 Appendix 2

First Floor Fabric Survey

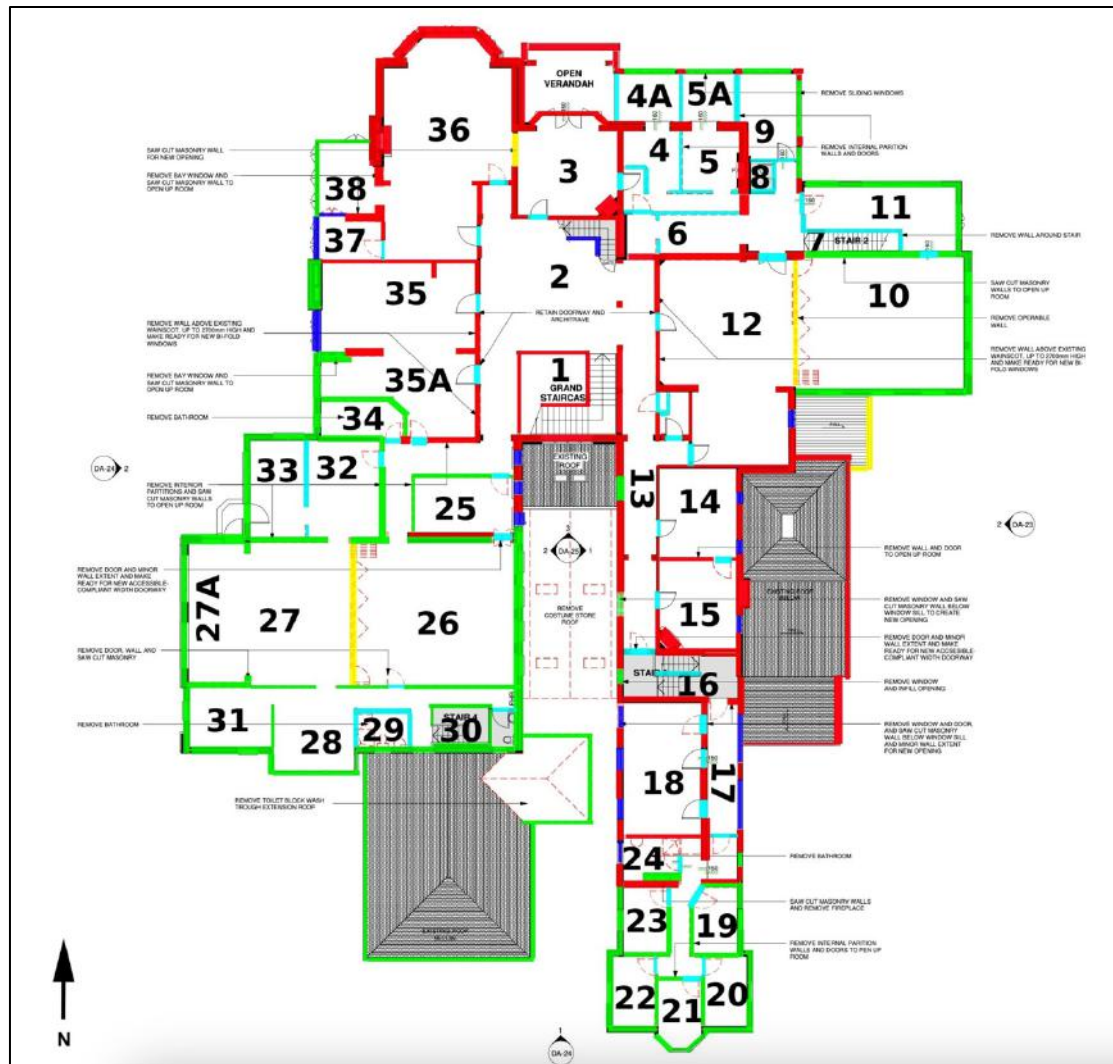


Figure 61: First floor fabric survey. Note this set of plans is no longer in date with respect to the scope of works and should not be used as a reference for the current proposal.
Drew Dickson Architects, 2023; annotations by WPH&P.

