

21 October 2024

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HERITAGE IMPACT LETTER

ONESCHOOL GLOBAL – 216 PENNANT HILLS ROAD, OATLANDS

To whom it may concern,

Heritage 21 has been engaged to assess the proposed development at 216 Pennant Hills Road, Oatlands (“the site”), in the context of a Review of Environmental Factors (REF). We are of the opinion that the proposed works is not likely to affect the heritage significance of the heritage items in a way that is more than minimal.

The proposal would involve the wholesale demolition of Block C, Block D, the Church building, three demountable structures and all associated pavement located to the western portion of the site. The architectural drawings associated with this application are contained in Appendix A below. Heritage 21 has previously provided heritage advice for any proposed development to the site which is contained in Appendix B below.

The subject site is listed as item of environmental heritage under Schedule 5 of the Parramatta Local Environmental Plan (‘PLEP’) 2023. The significance of the site is tied to the representativeness and aesthetic presentation of the intact set of Interwar buildings on the eastern portion of the site, and their historical contribution to the local area. These buildings, coined the “Jubilee Building” and “Woolwich Building”, would not be physically impacted under this proposal.

The proposed works are limited to later-addition built forms on the site. These are Postwar period buildings which are not exceptional and are considered to be utilitarian in nature. Notwithstanding the evidence they provide of the historical development and expansion of the site, they do not appear to possess heritage significance in the context of the subject site, nor are the cited within the listing under Schedule 5 of the PLEP 2023.

In accordance with best practice management, including the Articles delineated within the Burra Charter 2013, we are of the opinion that the removal of these buildings would not engender a negative impact to the heritage item. Whilst they are located within the curtilage of the heritage buildings, we are of the opinion that they are not meaningful additions to the place. Although they are not considered to be intrusive elements, they do not contribute to the heritage value of the place and can be removed without any heritage impact. In fact, at

the time of construction of Jubilee and Woolwich, this area was undeveloped and appeared to be open area, as per the historical imagery (refer to Section 6.2 of Appendix B for the historical context of the place). The reinstatement of this area to open space would be a positive result for the overall heritage value of the site as it would remove built forms which may compete with the historical prominence of the Jubilee and Woolwich, and their presentation to Pennant Hills Road.

In conclusion, Heritage 21 supports the demolition of Block C, Block D and the three demountable structures located to the western portion of the site.

Yours sincerely,



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Appendix A

The assessment contained in this document has been based on the following drawings. These drawings, dated 24 October 2011, were created by Leaf Architecture, and received by Heritage 21 on 16 October 2024, unless stated otherwise.



Figure 1. Existing Site Plan



Figure 2. Demolition Site Plan



Figure 3. Proposed Site Plan

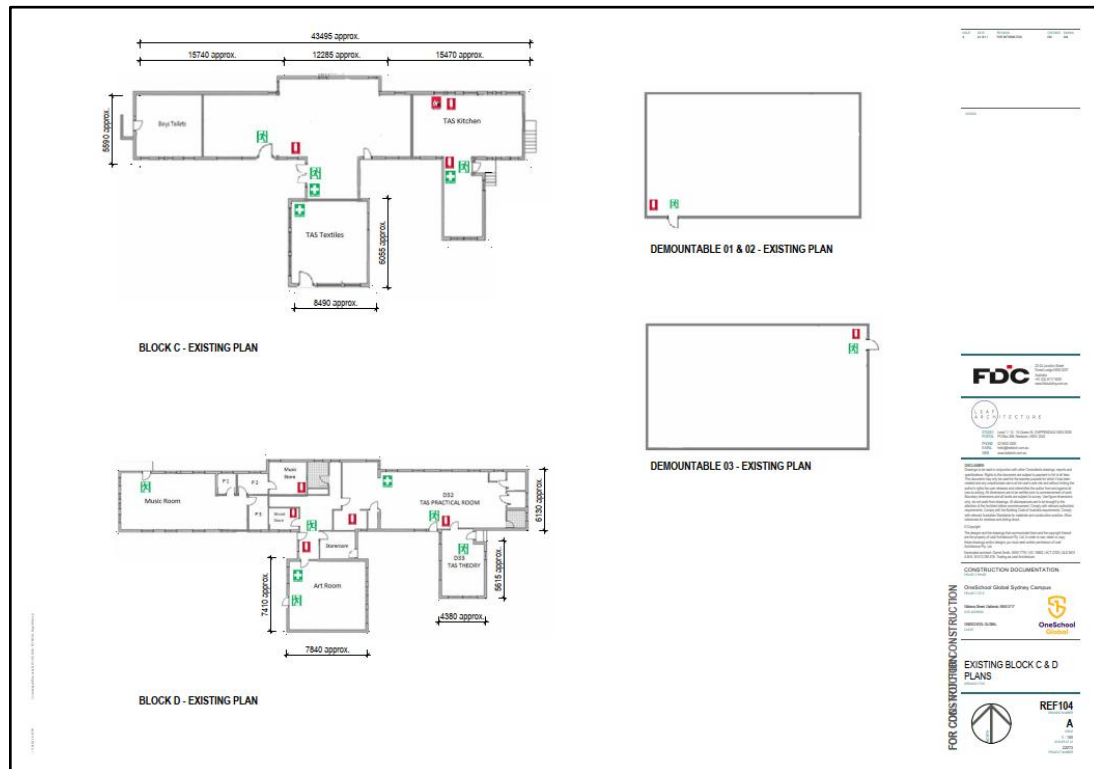


Figure 4. Existing Block C & D

Appendix B

Preliminary Heritage Advice, prepared by Heritage 21, dated 14 July 2023.

14 July, 2023

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PRELIMINARY HERITAGE ADVICE

ONESCHOOL GLOBAL – 216 PENNANT HILLS ROAD, OATLANDS

1. Background

Heritage 21 has been engaged by Leaf Architecture to review the relevant heritage controls and provide advice to the design team around potential heritage constraints for the proposed development of the property situated at 216 Pennant Hills Road, Oatlands ('the site'), and to the property situated to the south of the site at 19 Gibbons Street, Oatlands.

On 5 May 2023, Heritage 21 received a set of concept architectural drawings by Leaf Architecture, dated 9 December 2022 ('the drawings') pertaining to the proposed works at the site and to 19 Gibbons Street, Oatlands. The preliminary advice contained in this letter is based upon those drawings and has been informed by preliminary research and a site visit undertaken on 11 July 2023.

Images of the site are contained in Appendix A below.

2. Nature of Preliminary Advice

This report is not a Statement of Heritage Impact. It constitutes preliminary heritage advice only. It is not to be used for the purpose of lodging an application to Council and serves only to guide the architect in early identified heritage issues generated by the documentation that Heritage 21 has received to date.

This advice is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions that are of a planning or compliance nature. Thus, it will be assumed that apart from the heritage aspects of the *Parramatta Local Environmental Plan, 2023* ('PLEP') and the *Parramatta Development Control Plan, 2011* ('PDCP'), all planning and compliance matters will be dealt with by other consultants and not Heritage 21. Similarly, this preliminary advice does not purport to determine or assess any BCA requirement, services related issue, contamination issue, structural integrity issue, legal matter or any other non-heritage related issue.

It is beyond the scope of this preliminary advice to: conduct an assessment of the heritage significance of the site; undertake an in depth historical analysis of the place; address the indigenous historical development of or indigenous associations with the site; or to locate or assess potential or known archaeological sub-surface deposits on the site or elsewhere.

3. Authors

This Preliminary Heritage Advice has been prepared by Emily McSkimming, and overseen by Paul Rappoport, Director of Heritage 21.

4. Site Identification

The subject site is located at 216 Pennant Hills Road, Oatlands which falls within the boundaries of the Parramatta Government Area (LGA) and is legally defined as Lot 1 DP 611214. As depicted in Figure 1 below, the site is located to the south side of Pennant Hills Road, with access to the site provided from Gibbons Street, which bounds the site to the east. The site is used as a secondary school. The site comprises a cluster of buildings which date from the Interwar and Postwar periods.

There are two buildings which date from the Interwar Period which are indicated below in Figure 2.



Figure 1. Contemporary aerial view of the site highlighted in yellow and surrounding urban environment (Source: NSW Spatial Services, "SIX Maps," accessed 7 July 2023, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).



Figure 2. Contemporary aerial view of the site indicated the two heritage significant buildings on the subject site (Source: NSW Spatial Services, “SIX Maps,” accessed 7 July 2023, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

We also note that proposed development would occur to the property located at 19 Gibbons Street, Oatlands legally defined as Lot 2 DP 1201342, directly to the south of the site (identified in Figure 3 below). This property currently comprises the primary school.



Figure 3. Contemporary aerial view of 19 Gibbons Street, Oatlands highlighted in yellow and surrounding urban environment (Source: NSW Spatial Services, “SIX Maps,” accessed 7 July 2023, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

5. Heritage Context

5.1 Heritage Listings

The subject site **is** listed as an item of environmental heritage under Schedule 5 of the *Parramatta Local Environmental Plan 2023* (“PLEP”). It **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

The details of the listings follow:

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Parramatta Local Environmental Plan 2023	Church College	216 Pennant Hills Road	Local	I448

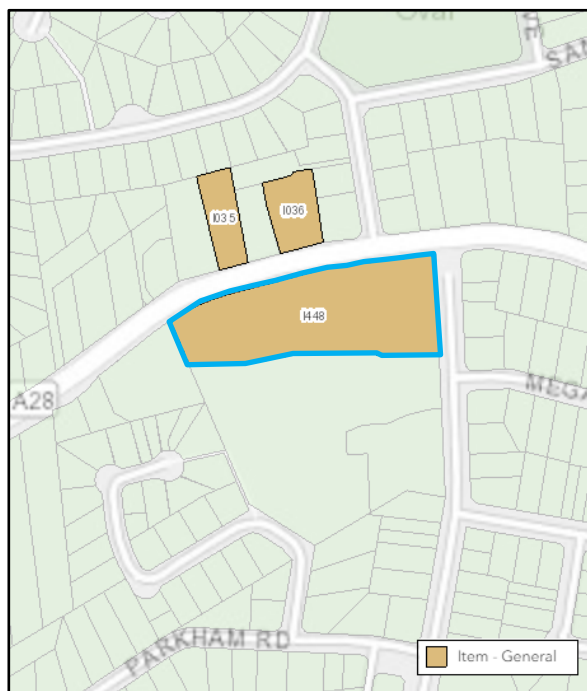


Figure 4. Detail from NSW Planning Portal. The site is outlined in blue and heritage items shaded brown. (Source: NSW Planning Portal, Spatial Viewer, annotated by Heritage 21).

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

The subject site **is not** located within the boundaries of a Heritage Conservation Area under the PLEP 2023.

5.2 Heritage Items in the Vicinity

As depicted in Figure 4 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the PLEP 2023. The details of the listings follow:

Item Name	Address	Significance	Item Number
House	157 Pennant Hills Road	Local	I035
House	159 Pennant Hills Road	Local	I036

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item I035 (157 Pennant Hills Road) and Item I036 (159 Pennant Hills Road). As such, any proposed development of the site should consider the impact to these items.

6. Physical and Historical Evidence

6.1 Physical Evidence

A Physical Description for the “Jubilee Building” and the “Woolwich Building” has been extracted from the NSW State Heritage Inventory:

“Jubilee Building” is a large two storey Edwardian/Arts & Crafts residential style institutional building. Terra cotta Marseilles tiles on steeply pitched multi-gable hipped roof above face brick walls with blue brown face bricks to front and commons to sides. Double hung sash windows at sides and front, casement group under front gable which also features special diagonal brickwork panels. Single clad balustrade band to verandahs now enclosed with aluminium windows. Roughcase and flue capped chimneys with terra cotta posts. Rear verandah enclosed with fibro cement and windows.

“Woolwich Building” is a two storey Mediterranean/Georgian residential style institutional building. Hipped main roof of glazed terra cotta Marseilles tiles with hipped expressed pavillions at each end. Central arcaded porch of three arches in same blue bricks with symmetrically arranged paired double hung sashes towards each end. Three double hung sashes. Related floor-to-floor in connecting roughcast panels. 6/1 double hung sashes with end hips over an attached room and porch entry. Classic metal balustrades to arched porch. Multi-paned sash doors to orch set under half round fanlights with Georgian spider web leadlight. Tiled porch floor with Carrara

threshold. Gates of welded steel set in brick piers. 1927 memorial to Rev A E Bellingham.”²

The above description is limited to the two Interwar period buildings on the site. All the remaining buildings appear to date from the Postwar period.

Note – A visual survey of the site and its streetscape is attached at Appendix A.

6.2 Historical Summary

The following Historical Notes have been extracted from the NSW State Heritage Inventory:

“This site was transferred in June 1915 to trustees for the Church of England and was mortgaged immediately. From 1916 onwards, this site is shown in the Sands Directories as occupied by the Church of England Country Homes for Children, who remained on this site for many years. The foundation stone of the Jubilee Building was laid by the Governor of NSW, H. H. Davison on 21 August 1920. It became the Buckland Memorial Church of England Boys' Home after Thomas Buckland made a substantial endowment in 1927.”³

We observe that there is an error in the above historical information. The Buckland Memorial building formed part of the Church of England Boy's home which was established at 756 Pennant Hills Road. The subject site, at 216 Pennant Hills Road, was historically used as the Church of England Girl's Home which was established in 1913 in Carlingford as a home for girls 'in the country', who were aged 6-18. The Girls' Home briefly moved to Glebe in 1920 before relocating back to Carlingford in 1927. It was closed by the 1970s.⁴

² “Church Cottage”, NSW State Heritage Inventory, Item ID: 2245083, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2245083>

³ Ibid.

⁴ “Church of England Girls' Home (1913-1970),” Find & Connect: History and Information about Australian Orphanages, Children's Homes & Other Institutions, accessed 7 July 2023, findandconnect.gov.au

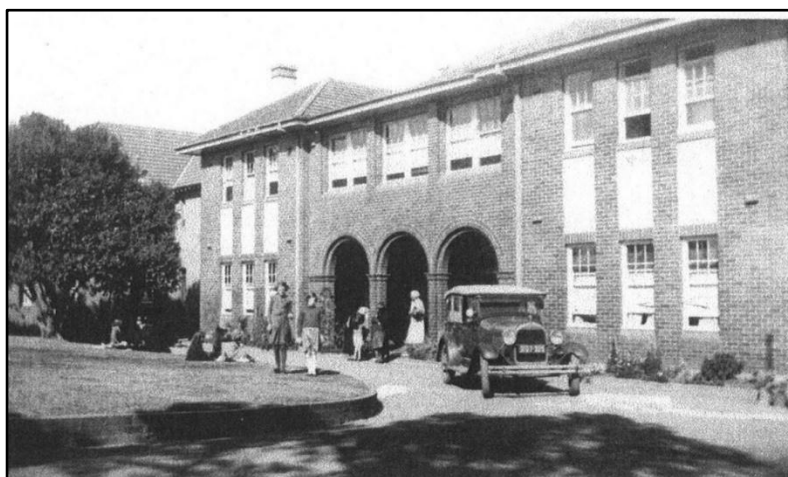


Figure 5. McGarvey House, c.1930s, now known as the “Woolwich Building”.
(Source: Care Leavers Records and Archives, Anglicare).

The historical imagery which details the development of the site is provided below (refer to Figures 6-9). In 1943, the Jubilee and Woolwich Buildings are present on the site as the only two remaining forms constructed during the Interwar Period. There appears to be another building form to the west of the Woolwich Building, however this was removed by 1955.

By 1965, two of the auxillary built forms have been constructed. These are single-storey brick masonry buildings and are still on the site today. By 1991, the three other built forms have been constructed; one to the far western portion of the site, and the remaining two at the far eastern portion.



Figure 6. 1943 Historical imagery of the subject site (Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/>)



Figure 7. 1955 Historical imagery of the subject site (Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/>)



Figure 8. 1965 Historical imagery of the subject site (Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/>)



Figure 9. 1991 Historical imagery of the subject site (Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/>)

6.3 Established Significance

While the significance of the site has not been assessed by Heritage 21, the following Statement of Significance for the site located at 216 Pennant Hills Road, is an extract from the NSW State Heritage Inventory:

*'The Church college complex is of significance for the local area for historical and aesthetic reasons, and as a set of representative examples of Interwar buildings. The complex presents as a relatively unison set, and makes an important contribution to the area character.'*⁵

In our opinion, the Statement of Significance pertains only to the Jubilee and Woolwich Buildings. The remaining buildings on the site, which were constructed during the Postwar period, are nonexceptional utilitarian buildings. Notwithstanding the evidence they provide of the historical development and expansion of the site, they do not appear, from a preliminary assessment, to possess heritage significance in the context of the subject site.

7. Proposed works

Heritage 21 understands, from the drawings referred to in Section 1 above, that the following works are proposed:

- Development of the Primary School which pertains to the site to the site of the heritage item (19 Gibbons Street, Oatlands – Lot 2 DP 1201342). This would involve demolition of existing buildings and construction two new, four storey built forms.
- Demolition of three built forms to the west of the Woolwich Building, including the two buildings dated from c.1955-1965 and the building at the far western portion of the site, dated from c.1965-1991.
- Construction of a Multipurpose field in the location of the demolished buildings within the subject site.

8. Preliminary Heritage Impact Assessment

On 11 July 2023, Heritage 21 undertook a site visit for the purposes of a visual and photographic survey. The visit included a general survey of the setting of the site as well as the

⁵ "Church Cottage", NSW State Heritage Inventory, Item ID: 2245083,
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2245083>

physical evidence on the site itself, including external and internal areas of the Jubilee and Woolwich buildings.

Management of the significant heritage values of the site are related to:

- The setting of the Jubilee and Woolwich Buildings within the Pennant Hills Road streetscape and the overall school site.
- The conservation of the general form, scale, character, style and significant fabric associated with the Jubilee and Woolwich Buildings.
- The retention of the Jubilee and Woolwich Buildings within an appropriate curtilage.

Taking into account the heritage objectives of the PLEP 2023, the PDCP 2012, as well as best practice heritage management, we believe, that the proposed concept plan would engender a neutral impact on the heritage significance and setting of the site for the following reasons:

- The proposal does not involve the modification of the two heritage buildings (Jubilee and Woolwich Buildings);
- The proposal would not detract from the curtilage of these two buildings;
- The proposal involves the demolition of later-addition buildings which were constructed during the Postwar period and thus possess little heritage significance, in the context of the subject site;
- The proposed development to the south of the heritage item generally appears to be of an appropriate scale; and
- The proposal would allow for the ongoing use of the site as a school facility.

9. Recommendations

In accordance with the PDCP 2011 and best practice heritage management, Heritage 21 would also recommend the following considerations are made to ensure that the development maintains and respects the heritage significance of the subject site:

- The construction of new buildings to the south of the heritage item should consider Section 3.5.1 Heritage – General of the PDCP 2011. Specifically, the Design Controls pertaining to New Buildings (C11 – C21) should be used as a guideline in the design.

We would also recommend that a planner provides details on the appropriate approval pathways for these works (i.e. a DA, CDC or REF).

10. Conclusion

As discussed above in Section 8, Heritage 21 is of the view that the proposal would engender a neutral on the heritage significance of the subject site.

Heritage 21 would need to look at the final architectural drawings for the site before completing the Statement of Heritage impact, which forms part of a Development Application. We would support the proposal on the basis of the assessment made in this letter and the recommendations stemming from the assessment.

Once again, please note that this is preliminary advice only and is not to be used for submission as part of any statutory approval processes.

We look forward to hearing from you.

Yours sincerely,



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Member of International Planning History Society - IPHS
Member of The Twentieth Century Heritage Society of NSW Inc.

Director Heritage 21

APPENDIX A

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 11 July 2023, unless stated otherwise.

Jubilee Building



Figure 10. External view to the Jubilee Building, facing south towards the primary façade.



Figure 11. External view to the Jubilee Building, facing west towards the eastern façade.



Figure 12. External view to the Jubilee Building, facing north towards the rear façade.



Figure 13. External view towards the front entrance to the Jubilee Building.

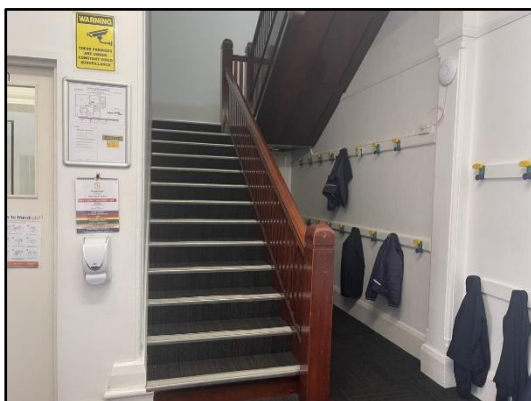


Figure 14. Internal view to the timber staircase, on the Ground Floor.



Figure 15. Internal view to the Science Lab, on the Ground Floor.

Woolwich Building



Figure 16. External view to the Woolwich Building, facing south-west.



Figure 17. External view to the Woolwich Building, facing north towards the rear façade.



Figure 18. External view to the front verandah of the Woolwich Building.



Figure 19. Internal view to the open admin area, on the Ground Floor.



Figure 20. Internal view to an Office, on the Ground Floor.

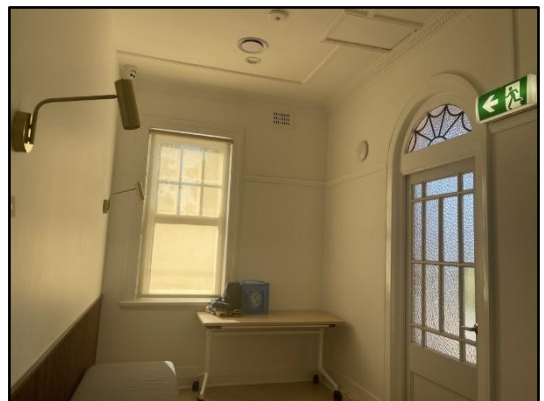


Figure 21. Internal view to an Office, on the Ground Floor.

Auxilliary Buildings



Figure 22. External view to the auxiliary buildings, facing west featuring the c.1955-1965 built forms.



Figure 23. External view to the auxiliary buildings, facing east featuring the c.1955-1965 built forms.



Figure 24. External view to the auxiliary buildings, facing south featuring the c.1955-1965 built forms.



Figure 25. External view to the built form at the western portion of the site, constructed between 1965 and 1991.



Figure 26. External view to the built form at the south-eastern portion of the site, constructed between 1965 and 1991.



Figure 27. External view to the built form at the north-eastern portion of the site, constructed between 1965 and 1991.