

22 July 2022

Mr. Ryan Aitken
Project Manager
EPM Projects Pty Ltd

1078 OXFORD FALLS ROAD, OXFORD FALLS – OXFORD FALLS GRAMMAR SCHOOL (OFGS)

PRELIMINARY HISTORICAL HERITAGE ASSESSMENT – REF LEVEL 1 LIBRARY SPACES ADDITION

1. Preamble & Background

This report has been prepared on behalf of Oxford Falls Grammar School (OFGS), in regard to the proposed works to be carried out at (OFGS). The proposed works include a level 1 Library Spaces addition above the OFGS Ground Floor carpark and amenities. The following assessment for REF (L1 LIBRARY SPACES) supplements:

- **RE: EC-1826 – OFGS – CARPARK DEVELOPMENT (NICHE REF #5481)**

A site inspection was conducted on 06 June 2022, in order to assess the impacts of the proposed REF Level 1 Library Spaces addition, on the heritage item within the vicinity. Heritage items within the vicinity of the proposed development that pertain to this REF assessment are *Item (I116) Oxford Falls Public School* under Schedule 5 of the *Warringah Local Environmental Plan 2011*.

The Ground floor is subject to the previous REF and decision statement. The REF, subject to this assessment, is an amendment to the initial Preliminary Historical Heritage Assessment conducted by Niche Environment and Heritage on 17 March 2021. Refer to document *EC-1826 – OFGS – CARPARK DEVELOPMENT (NICHE REF #5481)* for overview of heritage context, historical context, physical analysis and assessment of significance.

Heritage 21 is in agreement with Niche Environment and Heritage (EC-1826 – OFGS – Carpark Development ref #5481) and finds that there would be no immediate impact on heritage item (I116) Oxford Falls Public School, located within the vicinity of the proposed development. The response outlined below assess the impacts of the proposed development.

2. Response to additional information pertaining to REF Level 1 Library Spaces addition

The following responses address the request for a REF pertaining to the level 1 Library Spaces addition to the proposed development at 1078 Oxford Falls Road, Oxford Falls.

Response:

- The proposed works are in the vicinity of heritage item (I116) *Oxford Falls Public School*. Whilst the development is considered proximate enough to be considered within the visual catchment of the heritage item, the visual separation between the proposed REF Level 1 addition is approximately 50 meters northeast from the Peace Park. As a result, the first-floor addition would not significantly obstruct views to and from the heritage item, nor detract from the heritage items presentation to the streetscape and surrounding setting.
- The roof level height remains consistent with the previous REF plans, dated 02 March 2021, at RL83.450 which has not changed between the original REF plans approved for the ground floor and the current amendments required for the first-floor addition.
- The west elevation of the Level 1 library Spaces addition is considered the primary elevation, as viewed to and from the heritage item. The materiality of the western façade is comprised of aluminium, glazing and aluminium louvres (refer to Figures 2-9). The materials are lightweight, contemporary and complement the larger structure, which fit within the broader scope and design of the of the development.
- The Level 1 library addition sits harmoniously above the carpark structure and is cohesive within the broader development. In the opinion of Heritage 21, the first-floor library addition is well-balanced within the broader scope of the development since the use of heavy construction materials has been confined to other areas of the structure such as the ground floor carpark where masonry and concrete have been proposed.
- The horizontality of the first floor is in harmony with the scale of the ground floor level and within the setting, when viewed from the heritage item (refer to Figure 16 and Figure 17).
- The proposed Level 1 library spaces addition is consistent with the historic use of the heritage item as an education facility and implements a contemporary form and use tied to the areas historic function.
- Further, the level 1 library addition utilises a combination of neutral colour schemes creating a sympathetic palette, which is harmonious with the setting when viewed to and from the heritage item. As evidenced in the Schedule of Finishes (refer to Figure 34), *Barestone*, *Mainland* and *Monument* are the primary colours that make up the west elevation and can be seen from the heritage item.

Preliminary Historical Heritage Assessment ▪ Oxford Falls Grammar School▪ 1078 Oxford Falls Road, Oxford Falls

- Further, the colour scheme is sympathetic with the natural landscape in the background, primarily the green mountainous terrain in the northeast.
- The proposed first floor library addition accommodates the evolving needs of the school and integrates itself within the Oxford Falls Grammar School setting and the surrounding natural environment (refer to Figure 18). Heritage 21 is of the opinion, the contemporary addition provides a modern backdrop to the historic building within the vicinity, ensuring that the building retains its significance as well as its prominence within the setting.

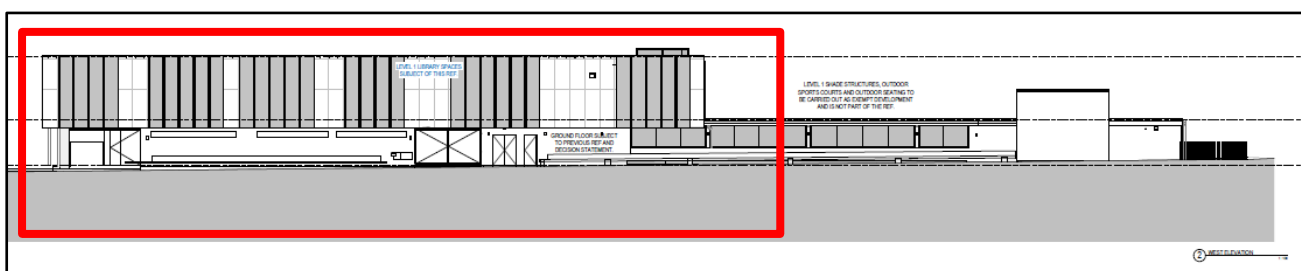


Figure 1. West Elevation – pre-DA REF Level 1 Library Spaces addition (addition outlined in red).

- The first-floor library addition utilises materials along the western façade such as:
 - *Glazed louvre windows in Monument and Matt finish* (refer to Figure 2)
 - *External Blinds in Powder coated Basalt Colour Matt finish to match metal cladding* (refer to Figure 3).
 - *Compressed fibre Cement Cladding in Mainland, Blackish and Barestone colour combinations* (refer to Figure 4, Figure 5 and Figure 6).
 - *Aluminium to external window and door frames in Monument and Matt finish* (refer to Figure 4)

LV03	Item	GLAZED LOUVRE WINDOW
	Manufacturer / Supplier	AGP
	Product	Fineline-XT clear glass louvre pivoted to stiles or coupling mullions
	Design / Finish	Duralloy Range - Monument in Matt Finish
	Comment	Linked together in banks - Electric Actuator and automated. Refer to 9456 Louvre Windows.
	Location	Multipurpose Hall. Refer to Drawings.

Figure 2. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

LV01	Item	EXTERNAL BLIND
	Manufacturer / Supplier	JWI Louvres
	Product	JWI 80.R motorised adjustable blinds
	Design / Finish	0.45mm thick roll formed aluminium blades Powdercoat Basalt colour (matt finish) to match wall cladding.
	Comment	Linked to environmental sensors. Refer to 9457 External Screens.
	Location	Western Elevation in front of Multipurpose Hall window. Refer to drawings.

Figure 3. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

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AL01	Item	ALUMINIUM
	Manufacturer / Supplier	Capral
	Product	416 Flushline Series
	Finish / Colour	Powder-coated Aluminium: Duralloy Range - Monument in Matt Finish
	Comment	Refer to 9451 Windows and Glazed Doors.
	Location	External window and door frames and associated trims / capping plates

Figure 4. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025)..

FC01	Item	COMPRESSED FIBRE CEMENT CLADDING
	Manufacturer / Supplier	Cemintel
	Product	Cemintel Surround™ Cladding Secondary Palette - Mainland (Special Order)
	Finish / Colour	Trimmed and sealed panels 1200x3000x8mm Expressed joints with proprietary rivets to match cladding colour in stack-bond pattern
	Comment	Installed on Cemintel Expresswall® support system and according to manufacturer's instructions. To be impact resistant. Refer to 9431 Cladding- combined.
	Location	Refer architectural drawings - western elevation external walls.

Figure 5. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

FC02	Item	COMPRESSED FIBRE CEMENT CLADDING
	Manufacturer / Supplier	Cemintel
	Product	Barestone™ External Cladding Boards 1200x2400x9mm
	Finish / Colour	Expressed joints with proprietary backing strip in stretcher bond pattern. Install according to manufacturer's instructions. To be impact resistant.
	Comment	Refer to 9431 Cladding- combined.
	Location	Refer architectural drawings - Level 1 external walls.

Figure 6. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

FC03	Item	COMPRESSED FIBRE CEMENT CLADDING
	Manufacturer / Supplier	Cemintel
	Product	Cemintel Surround™ Cladding Blackish - Base colour
	Finish / Colour	Trimmed and sealed panels 1200x3000x8mm in stretcher bond pattern. Expressed joints with proprietary rivets to match cladding colour
	Comment	Installed on Cemintel Expresswall® support system and according to manufacturer's instructions. Refer to 9431 Cladding- combined
	Location	Refer architectural drawings - western elevation external walls.

Figure 7. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

ME02	Item	BALUSTRADE AND SHUTTERS
	Manufacturer / Supplier	Locker Group Pty Ltd
	Product	Architectural Perforated - R06440
	Design / Finish	6.35mm aluminium; powdercoat finish; Duratec Intensity 'Desert'
	Comment	40% open area; Refer to drawings for frame design. Refer to 9457 External Screens.
	Location	Western elevation screens, external stairs, Level 1 walkway Balustrade and Level 1 of Bridge Balustrade. Refer architectural drawings.

Figure 8. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

Preliminary Historical Heritage Assessment ▪ *Oxford Falls Grammar School* ▪ 1078 Oxford Falls Road,
Oxford Falls

LV01	Item	EXTERNAL BLIND
	Manufacturer / Supplier	JWI Louvres
	Product	JWI 80.R motorised adjustable blinds
	Design / Finish	0.45mm thick roll formed aluminium blades Powdercoat Basalt colour (matt finish) to match wall cladding.
	Comment	Linked to environmental sensors. Refer to 9457 External Screens.
	Location	Western Elevation in front of Multipurpose Hall window. Refer to drawings.

Figure 9. External Finishes and Colours Schedule. OFGS - FIELD OF DREAMS. (Allen Jack+ Cottier, Project no. 18025).

3. Conclusion

Heritage 21 is of the view that the REF requirements for the proposed Level 1 library addition at OFGS would have a minimal impact on the heritage item within the vicinity since there is appropriate visual separation between the proposed REF Level 1 addition and Peace Park.

The proposed development does not obstruct views to and from the heritage item, nor does it detract from the heritage items presentation to the streetscape and surrounding setting, provides a contemporary backdrop to the historic building and incorporates a sympathetic use of colour schemes and materials. Further, first floor library addition accommodates the evolving needs of the school and integrates itself within the Oxford Falls Grammar School setting.

Yours sincerely,



Matthew Federici

Master of Heritage Conservation
Bachelor of Social Science – Criminology and
Criminal Justice

Graduate Heritage Consultant



Paul Rappoport

Previous Acting Commissioner Land and Environment Court
NSW

B. Arch., AIA, MURP, M. ICOMOS, IHBC

Registered Architect No. 5741 - NSW Architects Registration
Board

Master of Urban & Regional Planning (Hons) – MURP

Member of Society of Architectural Historians – SAHANZ

Member of Australia ICOMOS – M. Australia ICOMOS

Member of The Institute of Historic Building & Conservation
- IHBC

Member of International Planning History Society – IPHS

Member of the Twentieth Century Heritage Society of NSW
Inc.

Director

4. APPENDIX A

4.1 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 06 July 2022, unless stated otherwise.



Figure 10. Views facing northeast up Dreadnought Road.



Figure 11. Views facing east along Dreadnought road.



Figure 12. Views facing proposed development along Dreadnought Road, facing north.



Figure 13. Views facing southeast along Dreadnought road.



Figure 14. Views across Dreadnought Road facing south away from proposed development.



Figure 15. Close up view of carpark structural columns and foundations for first floor addition, facing northeast.

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Figure 16. Views toward proposed development from within curtilage of heritage item I116, facing northeast.



Figure 17. Views toward proposed development from within curtilage of heritage item I116, facing northeast.



Figure 18. Views from Dreadnought Road toward proposed development



Figure 19. View toward heritage item (I116), facing southwest.



Figure 20. Views toward heritage Item I116 from Dreadnought Road, facing southwest.



Figure 21. View toward proposed development facing northeast from entrance of heritage item I116.

Preliminary Historical Heritage Assessment ▪ *Oxford Falls Grammar School* ▪ 1078 Oxford Falls Road,
Oxford Falls

4.2 Drawings

Our assessment of the proposal is based on the following drawings by AJ+C Aalen Jack + Cottier dated 21 July 2022 and received by Heritage 21 on 22 July 2022. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

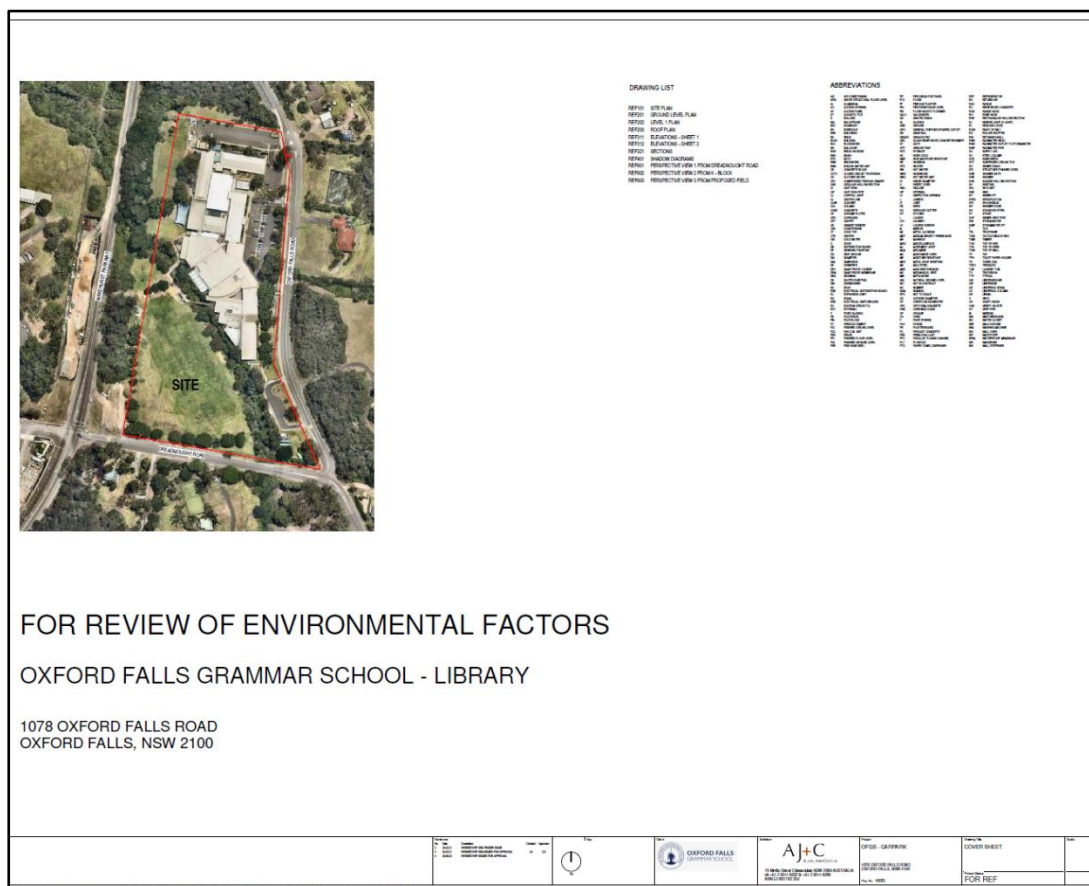


Figure 22. Cover Sheet

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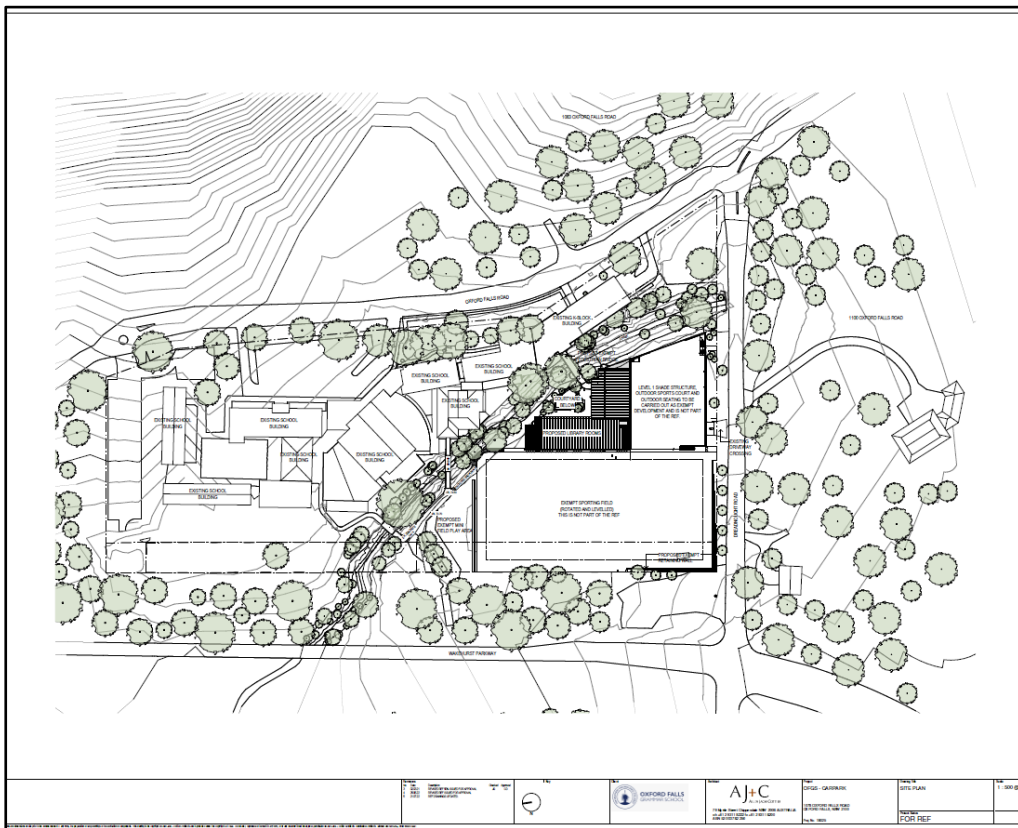


Figure 23. Site Plan

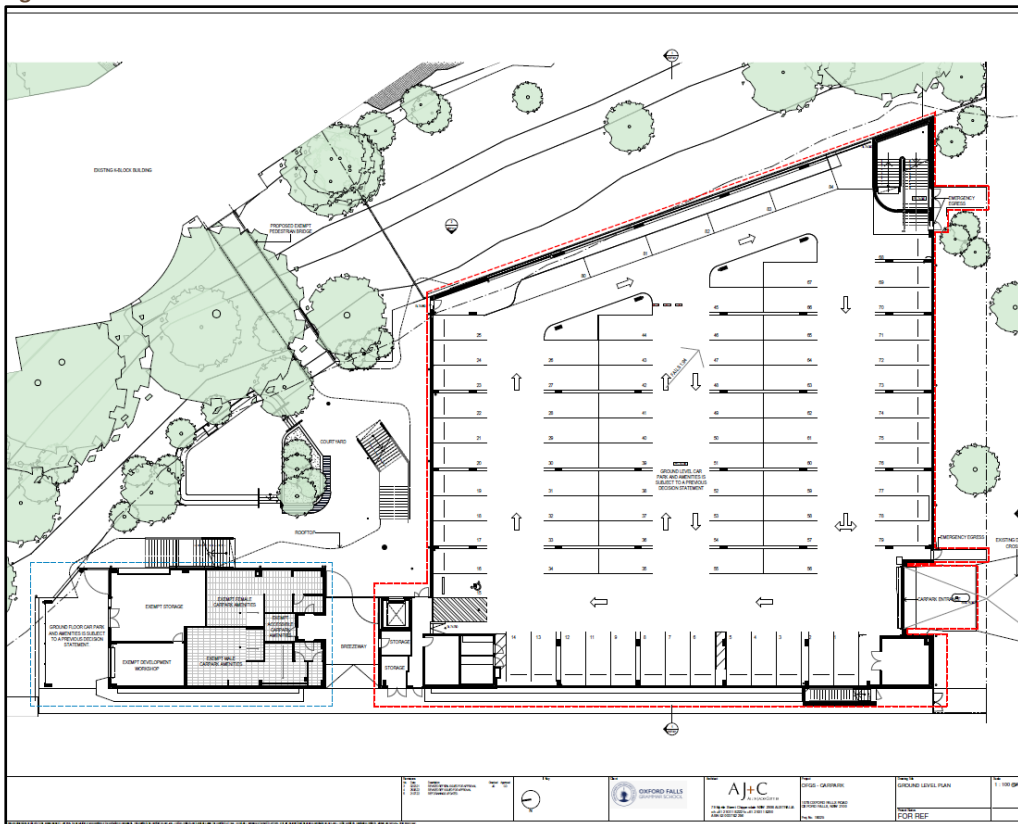


Figure 24. Ground Level Plan

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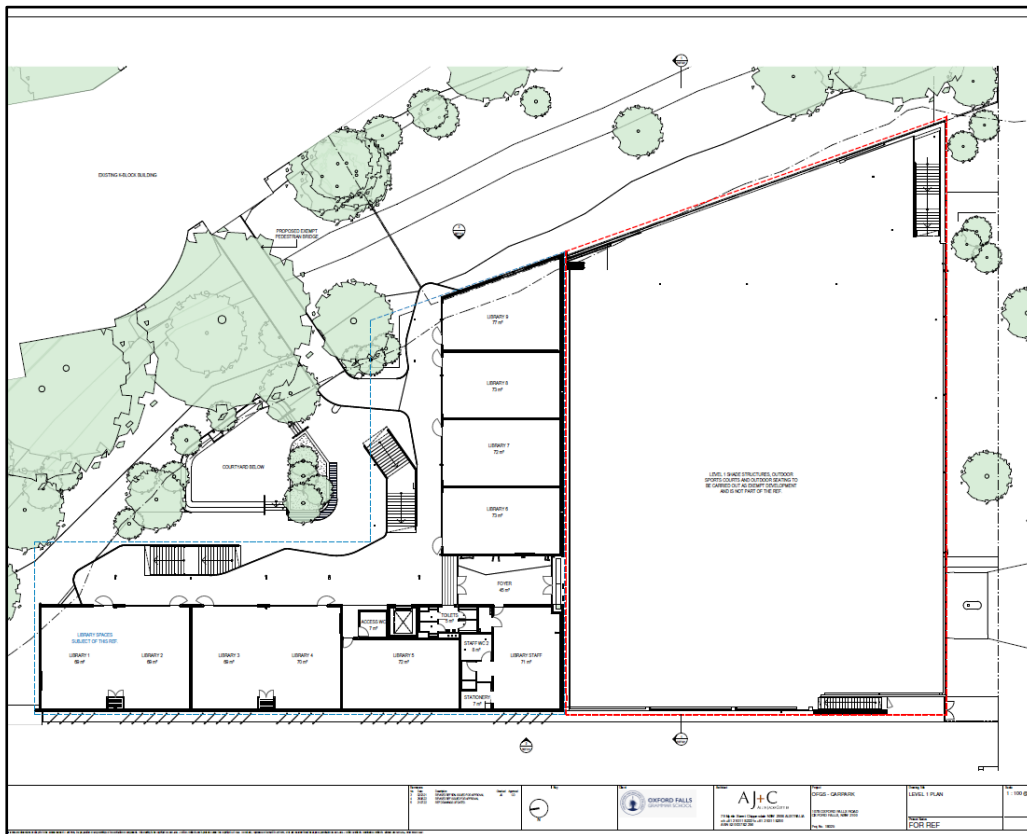


Figure 25. Level 1 Plan

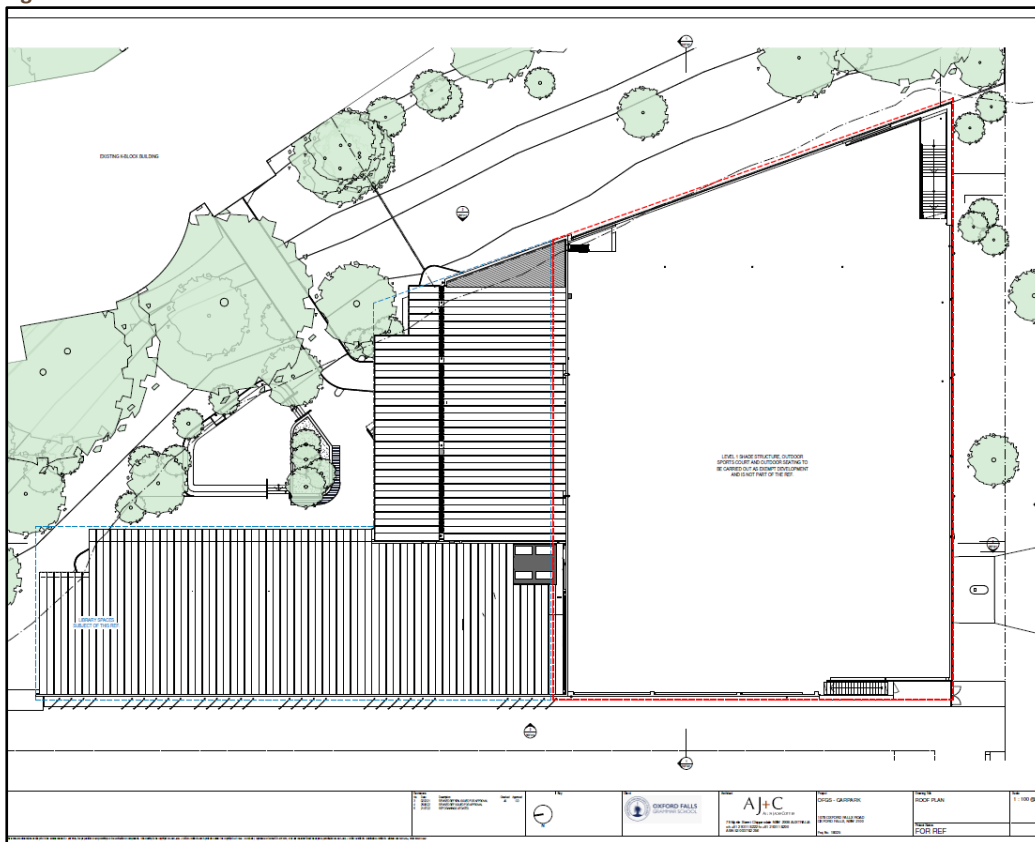


Figure 26. Roof Plan

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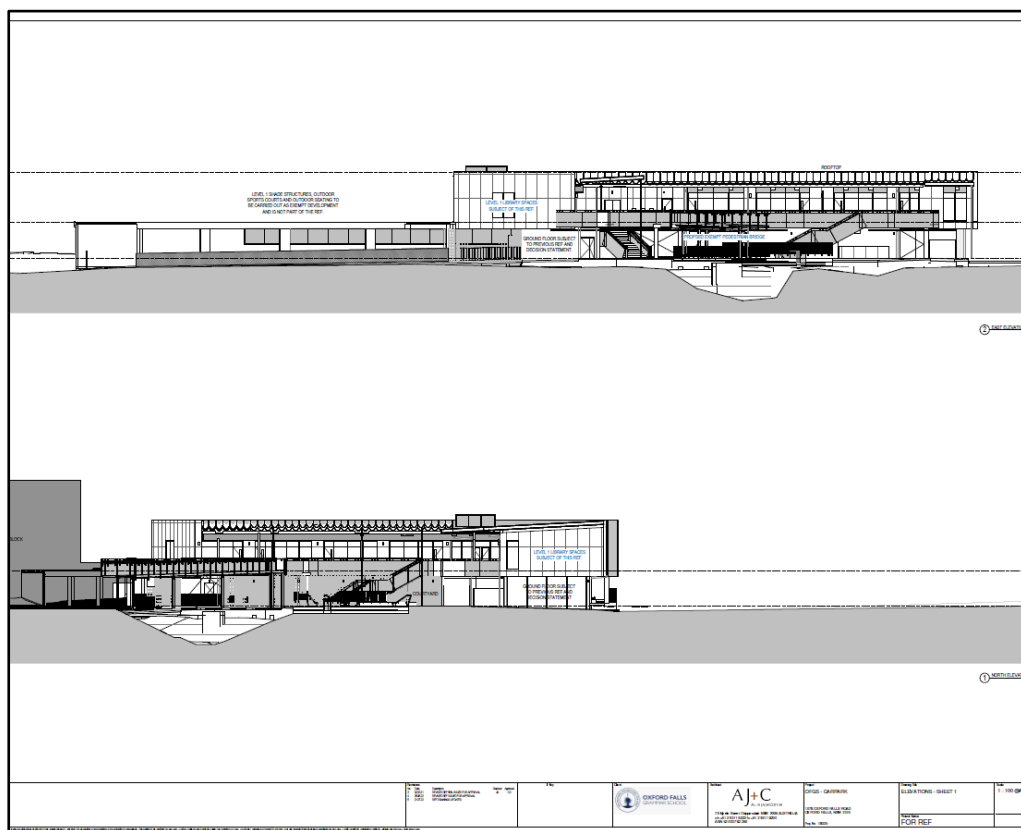


Figure 27. South and East Elevations

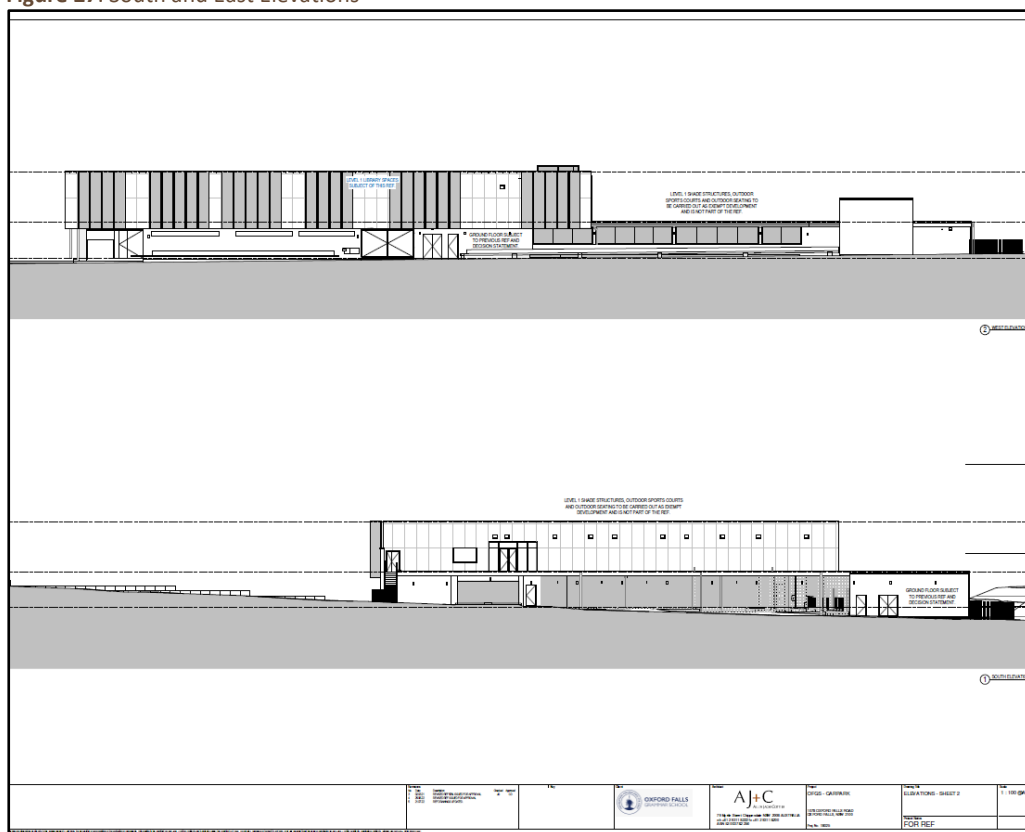


Figure 28. North and West Elevations

Oxford Falls

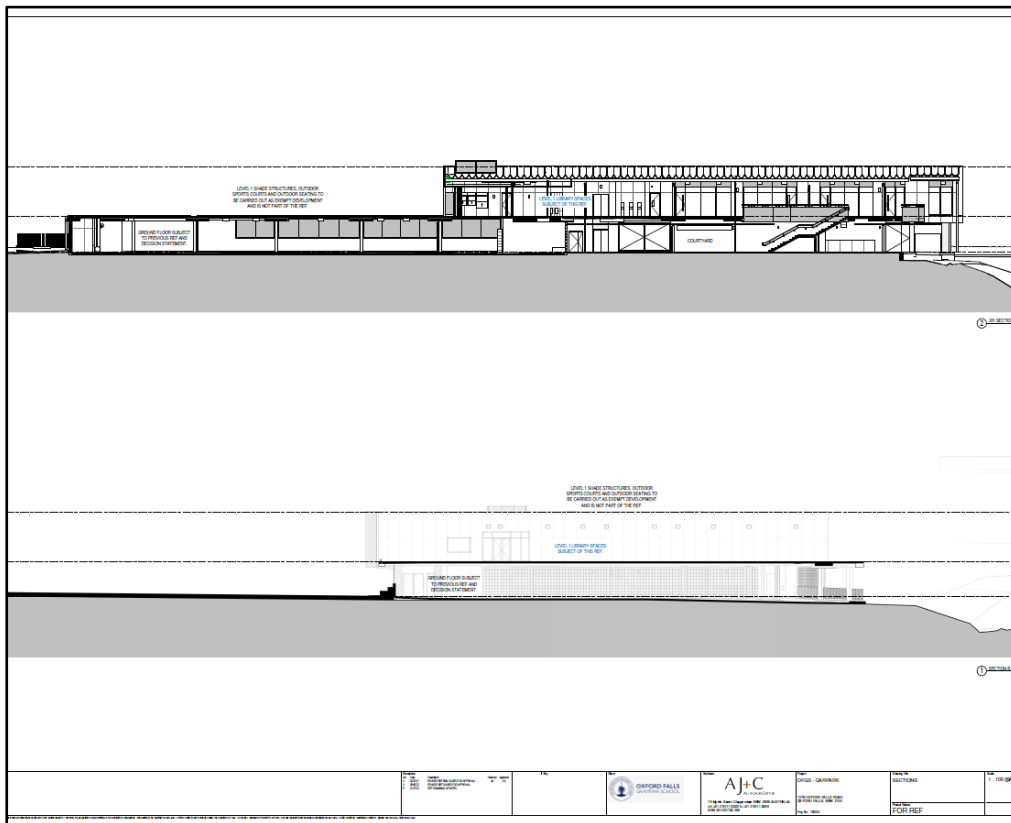


Figure 29. Sections

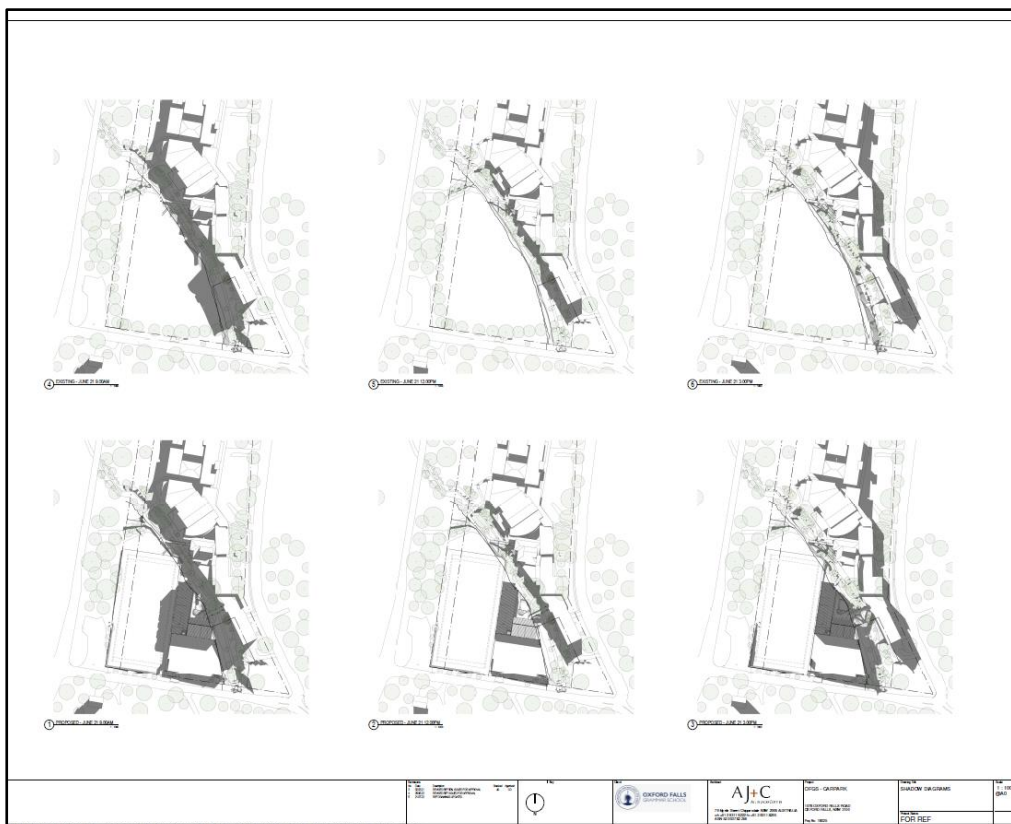


Figure 30. Shadow Diagrams

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Figure 31. Render of western façade. Perspectives from proposed field.



Figure 32. Perspective View from Dreadnaught Road

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Figure 33. Perspective view from K-Block

4.3 Schedule of Finishes



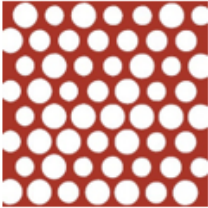


Oxford Falls Grammar School: Schedule of Finishes		
Image	Material	Colour
	Compressed FC Sheet	Barestone External Cladding
	Compressed FC Sheet	Mainland
	Balustrade and Shutters	Duratec Intensity 'Desert'
	Powder coated Aluminium windows	Monument
	Aramax Roof Sheeting	

Figure 34. Schedule of Finishes.