

The background of the cover features a grayscale photograph of a city skyline with several tall buildings. Overlaid on this image are numerous white, three-dimensional geometric shapes, primarily cubes and rectangular prisms, arranged in a way that suggests a city's building footprints or a data visualization. A large, dark blue diagonal shape cuts across the middle of the page, serving as a backdrop for the title text.

# **Heritage Impact Statement**


Brookvale Public School

2-8 Old Pittwater Road, Brookvale

Submitted to SARM Architects

April 2019

## REPORT REVISION HISTORY

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## TABLE OF CONTENTS

<b>1. Background .....</b>	<b>5</b>
1.1. Introduction .....	5
1.2. The Site .....	5
1.3. Legal Description .....	6
1.4. Heritage listing .....	7
1.5. Proposal.....	9
1.6. Author Identification .....	9
1.7. Methodology .....	10
1.8. Constraints and limitations .....	10
<b>2. Site Context and Description .....</b>	<b>11</b>
2.1. Site Context .....	11
2.2. Site Description .....	15
2.2.1. Overview .....	15
2.2.2. Proposed site/ redundant toilet block .....	21
<b>3. Historical overview.....</b>	<b>26</b>
3.1. Aboriginal History .....	26
3.2. Brief History of Brookvale .....	26
3.3. Timeline History of the Brookvale Public School.....	27
3.4. Alterations and Additions.....	30
<b>4. Statement of Significance .....</b>	<b>30</b>
<b>5. Heritage Impact Assessment .....</b>	<b>30</b>
5.1. Prior Consultation and Options Analysis .....	30
5.1.1. Discussion of preferred Option 2 .....	36
5.2. Statutory Controls.....	37
5.2.1. Local Environment Plan .....	37
5.2.2. Development Control Plan .....	39
5.3. Heritage Division Guidelines .....	40
<b>6. Conclusion and Recommendations .....</b>	<b>41</b>
<b>7. Bibliography .....</b>	<b>42</b>
7.1. Books.....	42

## FIGURES

Figure 1: Map showing the location of the subject site (red) in the context of the surrounding streets. (Source: SIX Maps accessed 26 March 2019).....	5
Figure 2: Map showing the location of the subject site, outlined in red. The town centre of Brookvale is indicated by the blue circle. (Source: SIX Maps accessed 26 March 2019) .....	6
Figure 3: Map showing the various allotments that comprise the subject site. (Source: SIX Maps accessed 26 March 2019) .....	7
Figure 4: Warringah LEP heritage maps showing the location of the subject site, outlined in red, and the heritage items in proximity. (Source: Warringah LEP 2011 heritage maps 008 and 010A).....	8
Figure 5: Aerial view showing the character of the surrounding context. (Source: SIX Maps accessed 28 March 2019) .....	11
Figure 6: Looking north along Alfred Street from the south eastern corner of the subject site. To the left of the image is a community hall, located directly next to the school.....	12
Figure 7: Along Pittwater Road in Brookvale is a strip of commercial two storey terraces dating from the Inter-War period with some contemporary developments also present. ....	12
Figure 8: Old Pittwater Road looking south west from the south eastern corner of the subject site. Note the presence of mature trees outside the school boundary fence. ....	13
Figure 9: Elizabeth Street looking south, with the school boundary fence visible to the left. The surrounding streetscapes are heavily vegetated, as evident in this image. ....	13
Figure 10: Elizabeth Street looking north towards the cul-de-sac at the end of the street. ....	14
Figure 11: Located at 9 Elizabeth Street the heritage listed Inter-War residence 'Milroy' (item no. 13). This residence is directly opposite the western boundary of the subject site. ....	14
Figure 12: Located opposite the site within Old Pittwater Road is a new residential apartment building development, as evident in this image. ....	15
Figure 13: Aerial view showing the various built elements present on the site. (Source: SIX Maps accessed 27 March 2019) .....	16
Figure 14: The south eastern elevation of the original school building showing the facebrick and sandstone construction, gable end and bay window. ....	17
Figure 15: The south western corner of the south eastern elevation features another gable end, however, this gable end features three small windows rather than the large expansive windows seen in the south eastern bay. ....	17
Figure 16: Rear view of the original school building and central weatherboard wing addition. Note the rear also features a shaded structure that continues north towards the library building. ....	18
Figure 17: The library building, located directly east of the toilet block and proposed site for the new school hall. This building feature a gabled roof, facebrick and timber panelling to the gable ends and underneath the roof eaves. ....	18
Figure 18: Directly east of the existing school hall building are two demountable blocks, currently used as classrooms. ....	19
Figure 19: The existing school hall building. ....	19



Figure 20: Play equipment located within the north western corner of the school site. ....	20
Figure 21: The oval and play area, located centrally within the school. The school library is also visible to the right. The toilet block subject to proposed demolition, is located behind the library and is not visible in this view. ....	20
Figure 22: Looking north east towards the proposed site for the new school hall. Note the presence of various trees, including two mature Brush Box trees, located along the perimeter. ....	21
Figure 23: Looking south east from with the proposed area for the new school hall, towards the shipping container, toilet block and library. ....	22
Figure 24: The proposed site including the existing toilet block, looking north east from the oval. ....	22
Figure 25: Enclosed garden within the north eastern corner of the school site, where the proposed works will occur. ....	23
Figure 26: South western elevation of the existing toilet block showing the two entrances to the men's and women's facilities. The south eastern elevation has been fenced off, as evident to the right. ....	23
Figure 27: The north eastern elevation of the existing toilet block. Note the presence of vegetation adjacent to this elevation and the timber school boundary fence, visible to the left. ....	24
Figure 28: Interior of the toilet block from the south eastern entrance. The interior is currently used for storage purposes. ....	24
Figure 29: Interior view of the toilet block from the south western entrance. ....	25
Figure 30: 1943 aerial showing the presence of various trees along the perimeter of the original school site, and the original school building. The proposed development area is circled blue. (Source: SIX Maps accessed 28 March 2019) ....	29
Figure 31: Plan showing the location of the trees within the area where the works are proposed. Trees 2, 3, 4 and 5 are proposed for removal. (Source: Horticultural Management Services, Brookvale Public School, 8 April 2019, p.24) ....	37

## TABLES

Table 1: Heritage items in proximity .....	8
Table 2: Timeline history of the site. ....	27
Table 3: DAs associated with the Brookvale Public School .....	30
Table 4: Options analysis .....	31

## 1. BACKGROUND

### 1.1. Introduction

The Brookvale Public School has prepared a proposal for the construction of a new hall on the grounds of the school. The scope of works includes demolition of an existing toilet block, the removal of several trees and construction of a new school hall with associated amenities.

City Plan Heritage (CPH) has been engaged by SARM Architects, on behalf of the Brookvale Public School, to assess the potential heritage impact the proposed works may have on the known heritage values of the subject site, which is a locally listed heritage item (item no. 14).

This Heritage Impact Statement (HIS) has been prepared as part of the required assessments to accompany a development application (DA) under the relevant statutory planning instruments including the Warringah Local Environmental Plan (LEP) 2011 and Warringah Development Control Plan (DCP) 2011. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

Two Pre-DA meetings were held with Northern Beaches Council on 29 September 2018 (PLM2018/0211) and 10 December 2018 to discuss the proposed works. CPH was not involved in this consultation process. Details of the heritage responses received during this consultation process are provided in Section 5.1.

### 1.2. The Site

The subject site is located at 2-8 Old Pittwater Road, Brookvale. The site is bounded to the north by neighbouring properties, to the east by Pittwater Road, to the south east by Old Pittwater Road, to the south west by Beacon Hill Road and to the west by Elizabeth Place (Figure 1).

The main commercial centre of Brookvale is located directly south east of the subject site, along Pittwater Road (Figure 2). For a more detailed description of the site and its context, see Section 2.



Figure 1: Map showing the location of the subject site (red) in the context of the surrounding streets. (Source: SIX Maps accessed 26 March 2019)

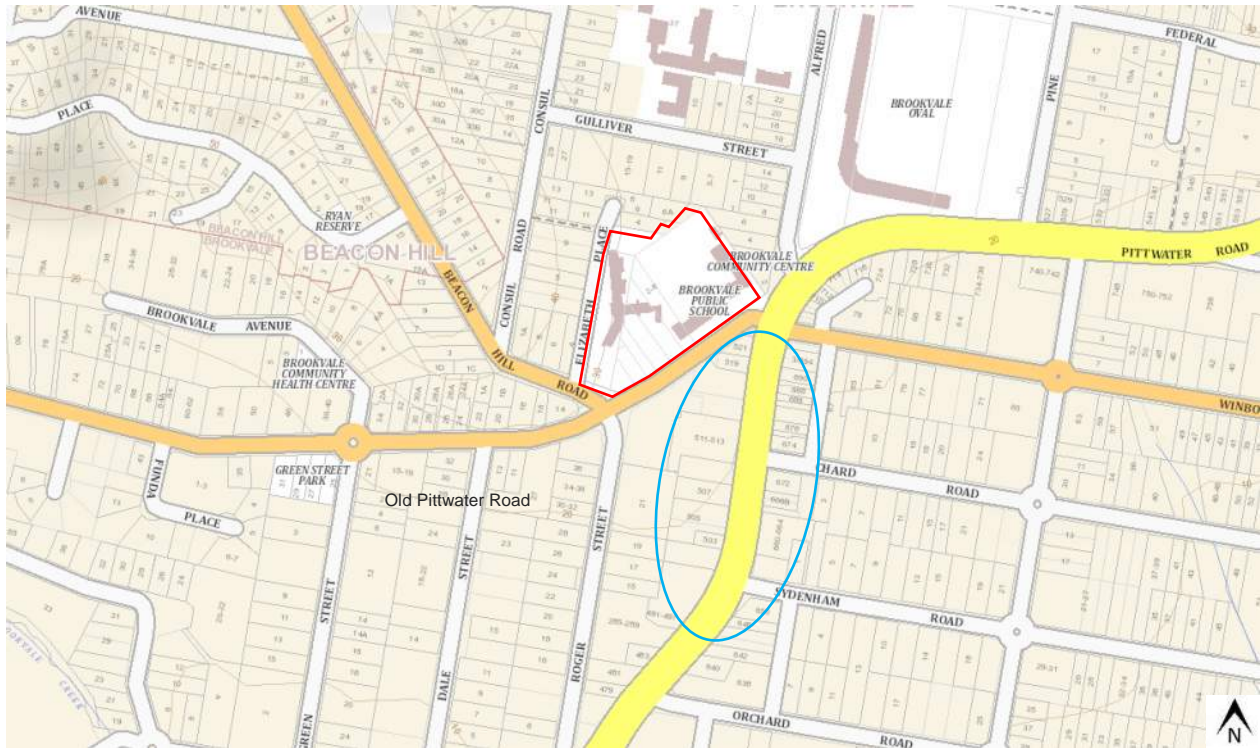


Figure 2: Map showing the location of the subject site, outlined in red. The town centre of Brookvale is indicated by the blue circle. (Source: SIX Maps accessed 26 March 2019)

### 1.3. Legal Description

The subject site comprises a number of allotments including the following:

- Lot 1, DP918786;
- Lot 15, DP5876;
- Lot 14, DP5876;
- Lot 13, DP5876;
- Lot B, DP311452;
- Lot 17, DP 3674;
- Lot 1, DP209019;
- Lot 2, DP209019;
- Lot 1, DP947905;
- Lot 1, DP365898;
- Lot 2, DP208793;
- Lot 1, DP229795.

The following image illustrates the various allotments that comprise the site (Figure 3).

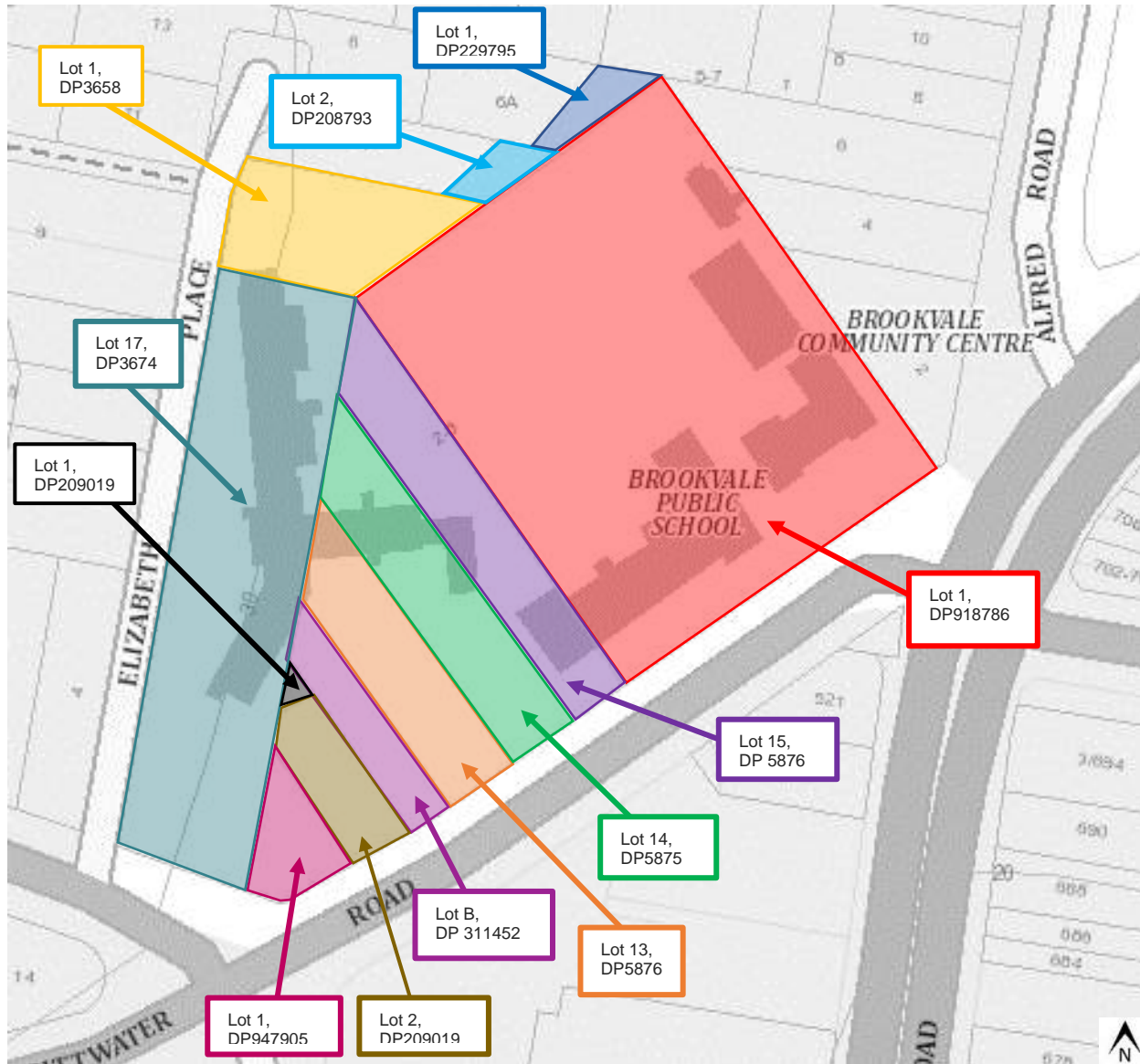


Figure 3: Map showing the various allotments that comprise the subject site. (Source: SIX Maps accessed 26 March 2019)

## 1.4. Heritage listing

The subject site is identified as a heritage item under Schedule 5 of the Warringah LEP 2011 (item no. 14). The site is also located in close proximity to two other heritage items:



Table 1: Heritage items in proximity

Environmental Planning and Assessment Act, 1979
Warringah LEP 2011, Part 1 Heritage items
<ul style="list-style-type: none"> <li>House known as “Milroy”, 9 Elizabeth Place (item no. I3);</li> <li>Brush Box and Camphor Laurel trees surrounding Brookvale Park, Pine Avenue, Alfred Street, unmade section of Federal Parade and Pittwater Road (near Pine Street intersection), item no. I132.</li> </ul>



Figure 4: Warringah LEP heritage maps showing the location of the subject site, outlined in red, and the heritage items in proximity. (Source: Warringah LEP 2011 heritage maps 008 and 010A)

## 1.5. Proposal

Brookvale Public School is proposing redevelopment of the north eastern corner of the site, for the construction of a new school hall. In summary, the works include the following:

- Demolition of the existing toilet block;
- Removal of four trees include two mature Brush Boxes;
- Construction of a single storey school hall comprising a stage, communal space, performance store, PE store, out of hours school care store, chair store, sound room, sports store, out of hours school care kitchenette, OSHC office and a toilet.

This HIS has assessed the following information provided by SARM Architects. To aid an understanding of the proposal, relevant plans have been included in Appendix B. The following documentation was reviewed by CPH:

- Horticultural Management Services, Aboricultural Impact Assessment and Tree Management Plan, Brookvale Public School, 8 April 2019

SARM Architects			
Date	Title	Drawing No	Revision
April 2019	Cover Page and Location Plan	DA01	N/A
April 2019	Site Analysis Plan	DA02	N/A
April 2019	Site Plan	DA03	N/A
April 2019	Demolition Plan	DA04	N/A
April 2019	Floor Plan	DA05	N/A
April 2019	Roof Plan and Finishes Schedule	DA06	N/A
April 2019	Elevations	DA07	N/A
April 2019	Sections	DA08	N/A
April 2019	Construction Management Plan	DA09	N/A
April 2019	Shadow Diagram	DA10	N/A
April 2019	Open Landscaped Area Study	DA11	N/A
April 2019	Hall Reuse Plan	DA12	N/A

## 1.6. Author Identification

The following report has been prepared by Brittany Allen (Senior Heritage Consultant). Carole-Lynne Kerrigan has reviewed and endorsed its content.

## 1.7. Methodology

This HIS relates to the proposed redevelopment Brookvale Public School, for the construction of a new hall and other associated works. It does not include an assessment for below ground archaeological works. It has been prepared in accordance with the NSW Heritage Division publications, *Statements of Heritage Impact, 2002* and *Assessing Heritage Significance, 2001*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Warringal LEP 2011 and the Warringah DCP 2011. It forms one of a collection of specialist reports.

Research for this HIS has adopted a two-stepped approach. Step 1 comprised a desktop assessment and Step 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach.

### Step 1

Research into the early development of the site was undertaken to get a better understanding of the place. In addition, the Aboriginal Heritage Information Management System (AHIMS) was searched to establish the location and background information on any Aboriginal objects or Aboriginal Places that are known to have special significance with respect to Aboriginal culture. Further, the Warringah LEP 2011 and State Heritage Register (SHR) were examined to determine the known heritage values of the subject site.

### Step 2

A site survey of the Brookvale Public School was carried out by Brittany Allen on 28 March 2019 with the purpose of photographing and understanding the place. All results are presented in Section 2.

## 1.8. Constraints and limitations

- Accurate measured drawings do not form part of this assessment;
- This report does not include a heritage landscape assessment;
- This report does not form part of the building consent process;
- This report relates to the proposed works and documentation described in Section 1.5. It does not relate to any additional or revised documentation by any party;
- This report does not include for an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit;
- This report does not include an assessment of Aboriginal values;
- CPH were not involved in the design process;
- Only a visual assessment of the subject site was carried out. Intrusive methods were not employed;
- This assessment does not include for the provision of a title search for the subject site;
- Internal access to all school buildings was not considered necessary for this project. In addition, internal photography of the existing school hall could not be undertaken due to the presence of various minors. This has not restricted the following assessment.

## 2. SITE CONTEXT AND DESCRIPTION

### 2.1. Site Context

The subject site is located within the suburb of Brookvale, approximately 18km from the Sydney Central Business District (CBD). Brookvale is a mixed residential and commercial suburb within the local government area of the Northern Beaches Council (Figure 5).

To the north, west and south west of the subject site are residential developments primarily consisting of single and two storey residences dating from the Inter-War period onwards (Figure 5 and Figure 11). There are also a few apartment buildings dating from the mid-century with some more contemporary developments present opposite the school along Pittwater Road (Figure 12). The local streetscape is heavily vegetated with low scale plantings and larger scale trees (Figure 9).

Pittwater Road, which is located east and south west of the subject site, is a main thoroughfare within the northern beaches of Sydney, spanning from Manly to Church Point. The main commercial strip of Brookvale is located along Pittwater Road and features two storey commercial terraces with awnings and shopfronts at ground level. The majority of these buildings appear to date from the Inter-War period onwards. There are some larger three storey contemporary commercial buildings along Pittwater Road, adjoining the older two-storey commercial terraces (Figure 7). To the south of the subject site is a commercial and light industrial area. Directly south west of the subject site and south of the commercial strip of Brookvale is Warringah Mall. To the north east is Brookvale Oval (Figure 5).

The following images provide an overview of the current context of the Brookvale Public School.

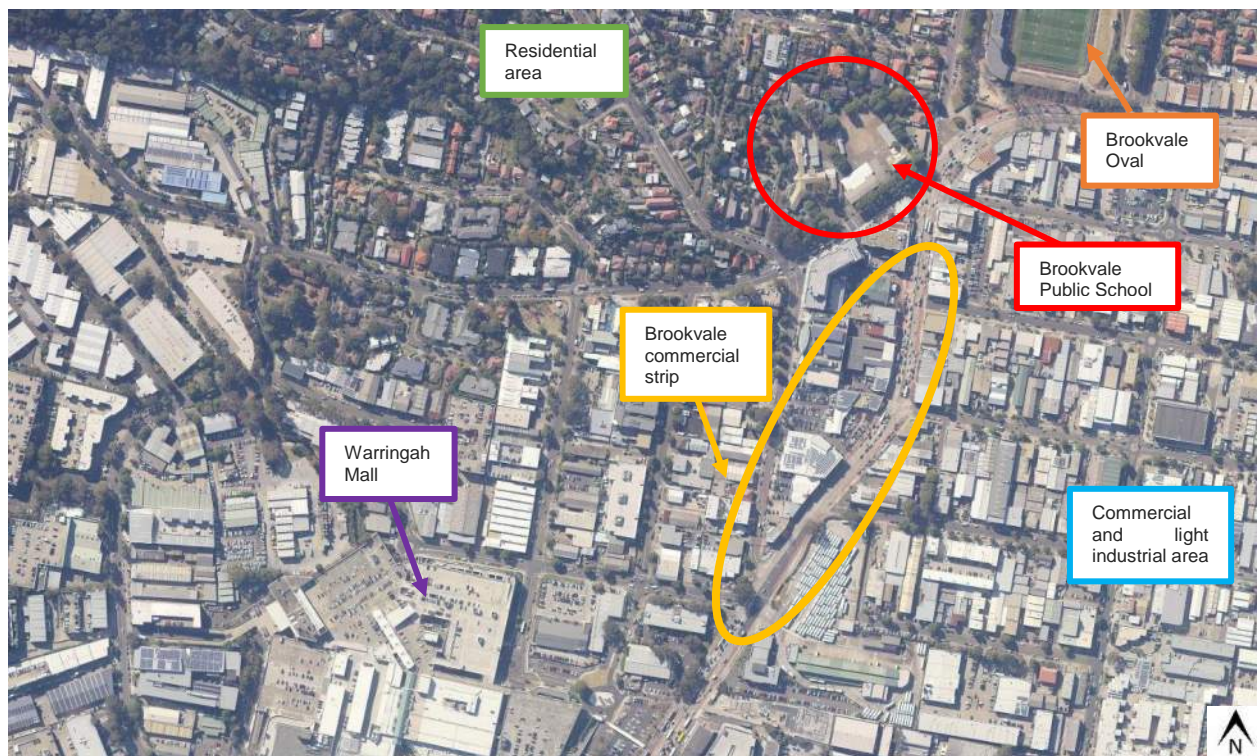


Figure 5: Aerial view showing the character of the surrounding context. (Source: SIX Maps accessed 28 March 2019)





Figure 6: Looking north along Alfred Street from the south eastern corner of the subject site. To the left of the image is a community hall, located directly next to the school.



Figure 7: Along Pittwater Road in Brookvale is a strip of commercial two storey terraces dating from the Inter-War period with some contemporary developments also present.





Figure 8: Old Pittwater Road looking south west from the south eastern corner of the subject site. Note the presence of mature trees outside the school boundary fence.



Figure 9: Elizabeth Street looking south, with the school boundary fence visible to the left. The surrounding streetscapes are heavily vegetated, as evident in this image.





Figure 10: Elizabeth Street looking north towards the cul-de-sac at the end of the street.



Figure 11: Located at 9 Elizabeth Street the heritage listed Inter-War residence 'Milroy' (item no. 13). This residence is directly opposite the western boundary of the subject site.



Figure 12: Located opposite the site within Old Pittwater Road is a new residential apartment building development, as evident in this image.

## 2.2. Site Description

As the proposed works are located within only a portion of the site, the following sections provide an overview description of the school site and its buildings followed by a detailed description of the area where the proposed works are located.

### 2.2.1. Overview

The subject site is located on an irregular shaped block with a primary frontage to Old Pittwater Road. The site also has a frontage to Elizabeth Street and partial frontages to Pittwater Road and Beacon Hill Road. The site is orientated north east to south west with the north eastern and north western boundaries adjoining neighbouring properties.

Located on the site are a number of buildings associated with school activities including the following (Figure 13):

- Original school building;
- Existing school hall, classrooms, existing childcare and out of hours school care rooms;
- Oval and play area;
- Demountables;
- Redundant toilet block (not visible in the aerial below, not in use);
- Library;
- Boys and girls toilet block;
- Gardeners shed; and
- Classrooms and administration area.

Located around the perimeter of the school are a number of trees of various species.



While the entire subject site is included in the LEP heritage listing, the original school building is considered a significant original element of the site. The original school building is in a U-shape, with a later extension to the rear dating from the c.1920s. The building has a primary frontage to Old Pittwater Road/ Pittwater Road and is set back from the street, behind a prominent security fence and landscaping including various mature trees. The building has been constructed of blonde facebrick with two courses of sandstone plinth at the base. The front façade is symmetrical with two prominent timber panelled gable ends. The bay window underneath the gable end to the south eastern end of the façade features two large timber framed double hung sash windows, above which are two rendered sections with the text 'BROOKVALE PUBLIC SCHOOL' and 'A.D. 1902'. The hipped and gabled roof features corrugated metal (Figure 14, Figure 15 and Figure 16).

The other buildings located on the site date from various periods of development, mostly from the late 20th century, are constructed of facebrick and are single storied only. Some demountables are also present.



Figure 13: Aerial view showing the various built elements present on the site. (Source: SIX Maps accessed 27 March 2019)





Figure 14: The south eastern elevation of the original school building showing the facebrick and sandstone construction, gable end and bay window.



Figure 15: The south western corner of the south eastern elevation features another gable end, however, this gable end features three small windows rather than the large expansive windows seen in the south eastern bay.





Figure 16: Rear view of the original school building and central weatherboard wing addition. Note the rear also features a shaded structure that continues north towards the library building.



Figure 17: The library building, located directly east of the toilet block and proposed site for the new school hall. This building features a gabled roof, facebrick and timber panelling to the gable ends and underneath the roof eaves.



Figure 18: Directly east of the existing school hall building are two demountable blocks, currently used as classrooms.



Figure 19: The existing school hall building.





Figure 20: Play equipment located within the north western corner of the school site.



Figure 21: The oval and play area, located centrally within the school. The school library is also visible to the right. The toilet block subject to proposed demolition, is located behind the library and is not visible in this view.



### 2.2.2. Proposed site/ redundant toilet block

The proposed site for the construction of the new school hall is located within the north eastern corner of the site, as indicated in Figure 22. The site predominately consists of landscape elements, owing to its location directly adjacent to the school oval. Landscape features present include grass and various trees situated along the perimeter towards the school's boundary fence. Two mature Brush Box trees, in particular, are present and thought to be associated with the early development of the school, possibly having been planted by students as indicated in the history of the site included in Appendix A (Figure 22).

The toilet block located within the eastern section of the proposed site was constructed in the late 20th century and consists of a single storey rectangular shaped facebrick structure with a gable roof of corrugated metal. Two entrances to the toilet block are located on the south western façade for the men's and women's facilities (Figure 26 and Figure 27). Access to the south eastern and north eastern facades is limited by a metal fence. To the north west of the toilet block is a shipping container, the contents of which are unknown (Figure 23 and Figure 24).



*Figure 22: Looking north east towards the proposed site for the new school hall. Note the presence of various trees, including two mature Brush Box trees, located along the perimeter.*





Figure 23: Looking south east from with the proposed area for the new school hall, towards the shipping container, toilet block and library.



Figure 24: The proposed site including the existing toilet block, looking north east from the oval.





Figure 25: Enclosed garden within the north eastern corner of the school site, where the proposed works will occur.



Figure 26: South western elevation of the existing toilet block showing the two entrances to the men's and women's facilities. The south eastern elevation has been fenced off, as evident to the right.





Figure 27: The north eastern elevation of the existing toilet block. Note the presence of vegetation adjacent to this elevation and the timber school boundary fence, visible to the left.



Figure 28: Interior of the toilet block from the south eastern entrance. The interior is currently used for storage purposes.



*Figure 29: Interior view of the toilet block from the south western entrance.*

### 3. HISTORICAL OVERVIEW

#### 3.1. Aboriginal History

The following Aboriginal history of Brookvale has been extracted in full from the Dictionary of Sydney:<sup>1</sup>

*Brookvale was part of the traditional land of the Aboriginal people now known as the Guringai. This name is in common usage but recent research suggests that this is not the name the local people used themselves. They were more likely to be part of the Dharug people. Evidence of these traditional owners of the land remains in the Aboriginal engravings and sites which are located on the higher areas surrounding Brookvale in Allambie Heights and Beacon Hill.*

#### 3.2. Brief History of Brookvale

The following brief history of the suburb of Brookvale has been extracted from Frances Pollen's *Book of Sydney Suburbs*:<sup>2</sup>

*The first man to acquire land in this district west of Curl Curl on the northern beaches was William Frederick Parker. The date was 1836, and the area, then known as Greendale, was a heavily timbered valley between hills and the sea. Parker was given convict labour to help him clear his land, and he continued to purchase until his property covered 158 acres. He built a house on his land, near today's William Street, and named it Brookvale. A village grew up around it, but the present suburb stands mostly on the 100 acre grant held by a Mr Charlton.*

*In 1874 Sydney Alexander Malcolm, bought land at Greendale. Three brooks ran through his property, and he decided to call his residence Brookvale House. This second house named Brookvale stood near the entrance to the present Warringah Mall Shopping Centre.*

*In the 1880s, when Greendale was still a struggling hamlet, confusion began to arise with another Greendale, near Bringelly south-west of Sydney, so it was decided to rename the northern suburb Brookvale, after the two houses of that name.*

*A succession of Malcolm descendants inhabited Brookvale House, which was finally sold and demolished in the 1960s, to make way for the shopping mall. The Malcolm family had wide interests in shipping freight from Sydney to China, and Brookvale House, with its 11 acres of gardens, was a Sydney showpiece at the turn of the century. The names Brookvale Creek and Greendale Creek both recall the early settlement of the district.*

*In 1910 the steam tramline from Manly was extended to Brookvale. The tram was decorated with flowers, and a ribbon-cutting ceremony took place when Mr Lee, the minister for works, declared the new project ready for regular passengers. The journey from Manly to Brookvale in those days too twenty-three minutes.*

*These days Brookvale is a busy residential suburb, with light industries on its boundaries. The Brookvale Show is held annually at Brookvale Oval, where some of the most exciting and lively football matches in the Sydney area are also held each season. Warringah Shire is based in Brookvale.*

<sup>1</sup> Weicks, Marie, 'Brookvale', Dictionary of Sydney, 2008, accessed 27 March 2019 via <https://dictionaryofsydney.org/entry/brookvale>

<sup>2</sup> Pollen, Frances, 'Brookvale', The Book of Sydney Suburbs, Angus and Robertson Publishers, 1988, p.40



### 3.3. Timeline History of the Brookvale Public School

The history of the Brookvale Public School has been extensively researched and is detailed in the publication *Brookvale Public School: 100 Years in Brookvale*. A full history of the site can be seen in Appendix A. Below is a timeline summary history of the site also included in the publication.

*Table 2: Timeline history of the site.*

Date	Event
June 1887	Parents apply for est. of school in Brookvale.
24 October 1887	Miss Elizabeth Lawson appointed teacher.
1 November 1887	School opens in Church of England Hall.
1889	School water supply condemned.
1892	Miss Elizabeth Lawson retires from Brookvale School.
January 1893	Agnes Kirkpatrick new teacher at Brookvale School.
1894	Rent of Church of England Hall went up to 16 pounds.
1899	Land for the new school building resumed and gazetted.
1901	Letitia Bradshaw and Agnes Kirkpatrick permanently exchange teaching positions.
1 October 1902	New school completed and occupied.
August 1906	James Sommerville appointed Head Teacher.
April 1910	Jonathan Machin appointed Head Teacher.
May 1911	2 new classrooms added.
October 1913	Enrolment reached 197.
April 1914	Enrolment reached 233.
June-October 1915	Methodist Hall rented to accommodate children.
1916	Three classrooms, teachers' rooms, verandah, corridor and weather shed built.
1917	Attendance 288, staff 7.
December 1918	Andrew Garden appointed Head Teacher.
1920	Parents and Citizens begin to hold their meetings at Brookvale Public School.
1927	Electric lighting installed at the school.



Date	Event
July 1928	Charles Sheppard appointed Head Teacher.
1930	Warringah Shire Manly Agricultural and Horticultural Society begins to hold meetings at the school.
1931	School participates in Warringah District Swimming Carnival for first time. This became an annual event.
December 1935	Henry Doyal appointed Head Teacher.
1 November 1937	Brookvale School celebrates 50 years.
November 1939	Isaac Easterbrook appointed Head Teacher.
September 1942	Bruce Murdock appointed Head Teacher.
January 1950	Charles A Jay appointed Head Teacher.
February 1960	Alfred J Webb appointed Head Teacher.
18 June 1963	Two-storey primary classroom occupied.
January 1968	Harold E Miller appointed Head Teacher.
1975	Joan Waghorn appointed Head Mistress.
January 1977	Rod Wells appointed Head Master
January 1978	Earl Magee appointed Head Master.
January 1980	Robert Muir appointed Principal.
1981	Major library renovations.
1982	Infants Department closes.
1983	Department of Education Manly Warringah Zone Office relocated to Brookvale Public School.
April 1987	James Amos appointed Principal.
1 November 1987	Brookvale celebrates 100 years.
January 1988	Ray Ogilvie appointed principal.
January 1992	Steve Richard appointed principal.
September 1994	Brookvale Children Multicare Centre officially opened.

Date	Event
September 2002	Brookvale Public School celebrates its 115th birthday and 100 years at its current location in Brookvale.

The following aerial from 1943 shows the developed that had occurred on the site at the time, including the original school building and various trees planted around the perimeter of the original school grounds.



*Figure 30: 1943 aerial showing the presence of various trees along the perimeter of the original school site, and the original school building. The proposed development area is circled blue. (Source: SIX Maps accessed 28 March 2019)*

Historical research undertaken to date has not indicated the construction date of the toilet block, however, it appears to have been constructed in the late 20th century. No construction works appear to have occurred within the open landscaped area where the proposed new school hall will be situated.

### 3.4. Alterations and Additions

The following list of building and development applications relevant to the subject site has been accessed from the Northern Beaches Council DA tracking service and relates to the area where the works are proposed.

Table 3: DAs associated with the Brookvale Public School

Application Number	Event
DA2005/0175	Additions to existing school hall involving provision of store rooms servery and deck.
DA2006/0771	Erection of awning to create outdoor learning area.

## 4. STATEMENT OF SIGNIFICANCE

The following Statement of Significance relates to the original school building only and has been extracted from the State Heritage Inventory (SHI) form:<sup>3</sup>

*A good representative example of an early 20 Century school building, with a high degree of integrity and much original fabric. Historically the building provides evidence of the early growth of educational infrastructure.*

The existing toilet block is not considered of heritage significance.

## 5. HERITAGE IMPACT ASSESSMENT

### 5.1. Prior Consultation and Options Analysis



As noted in Section 1.1, two Pre-DA meetings were held with Northern Beaches Council on 29 September 2018 (PLM2018/0211) and 10 December 2018. CPH was not involved in those prior consultation with Northern Beaches Council or the Brookvale Public School. The key heritage concerns raised by the Council in writing following these two meetings include the following:

- A HIS is required to accompany the DA and is to address the impact of the proposed works on the original school building and the heritage item in the vicinity;
- Full details of materials and finishes are to be included to assist in the visual impact assessment of the proposed works;
- The removal of Brush Box trees is not supported.



In response to the concerns raised by Council, SARM Architects prepared an options analysis, which identified the key pros and cons associated with seven different options. The pros and cons of this options analysis, developed by SARM, is summarised in the following table and commented upon in relation to various concerns, including heritage following the options table.


<sup>3</sup> SHI form for 'Brookvale Public School', database no. 2610124



Table 4: Options analysis

Option # and identified pros and cons	Image
<p><b>Option 1 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>Doesn't interfere with existing green play space;</li> <li>Located away from the original school building.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>Will result in the removal of 7 trees;</li> <li>Difficulties in construction due to proximity with other buildings;</li> <li>Remote from core school activities;</li> <li>Requires relocation of existing play equipment;</li> <li>Doesn't comply with Dept. of Education Educational Facilities Standards and Guidelines;</li> <li>Considered unfavourable by school staff and the P &amp; C Committee.</li> </ul>	
<p><b>Option 2 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>Located away from the original school building;</li> <li>Will have a minimal impact on the green open place area;</li> <li>Proposed building location continues along perimeter built form of the site along eastern boundary;</li> <li>Connected with school activities physically, socially and visually;</li> <li>Will enhance the school's delivery of the curriculum and potential for extended community uses;</li> <li>Preferred option by staff and the P &amp; C Committee;</li> <li>Maximises the opportunities of the 'Share our Space' initiative promote by the NSW Department of Education.</li> </ul> <p><b>Cons:</b></p>	



Option # and identified pros and cons	Image
<p>Will result in the loss of 2 mature QLD Brush box trees, 1 standard QLD Brush box tree and 1 dead tree.</p>	
<p><b>Option 3 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>Doesn't interfere with green play space.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>Will result in the removal of 3 trees;</li> <li>Remote from school activities, not physically, socially, visually connected to the school;</li> <li>Corner of the site prone to vehicle incidents. Considered by the school to be unsafe. Children not allowed to use this area presently;</li> <li>Potential safety concerns by mixing school access and traffic;</li> <li>Not potential for connectivity to an open play field.</li> </ul>	
<p><b>Option 4 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>Doesn't interfere with green play space.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>Remote from school activities. Not physically, socially or visually connected to school;</li> <li>Doesn't comply with the Department of Education EP &amp; G relationship to core facilities;</li> <li>Cannot safely build too close to existing building;</li> <li>Will disrupt the running of the school during construction;</li> <li>The out of hours school care and the demountable buildings will need to be relocated for duration of construction. Demountable buildings would need permanent relocation;</li> <li>2 trees removed;</li> <li>Takes up small but important active playground space;</li> </ul>	

Option # and identified pros and cons	Image
<ul style="list-style-type: none"> <li>Existing play equipment would need to be relocated;</li> <li>Concerns of no line of sight to rear are behind proposed hall. Doesn't adhere to Crime Prevention Through Environmental Design principles</li> </ul>	
<p><b>Option 5 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>Connected with school activities. Physically, socially, visually connected to the school;</li> <li>Retain existing trees;</li> <li>Scope for larger audiences to bleed into green space.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>Greatly interferes and loses function of green play space;</li> <li>Eliminates opportunity for sporting games;</li> <li>Reduced opportunity for NSW Department of Education's 'Share our Space' initiative;</li> <li>Concerns of no line of sight to rear area behind the proposed hall;</li> <li>Doesn't adhere to Crime Prevention Through Environmental Design principals;</li> <li>This option received an unfavourable response from the school staff and P &amp; C Committee.</li> </ul>	
<p><b>Option 6 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>Scope for larger audiences to bleed into green space;</li> <li>Connected with school activities. Physically, socially, visually connected to school.</li> </ul>	

Option # and identified pros and cons	Image
<p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>▪ Interferes with green play space;</li> <li>▪ Compromised shape of the green place space is not conducive to playing mini soccer and reduces usability of the field;</li> <li>▪ Not proportionally acceptable;</li> <li>▪ Two trees removed;</li> <li>▪ No significant advantages over Option 2;</li> <li>▪ Concerns of no line of sight to rear behind proposed hall. Doesn't adhere to Crime Prevention Through Environmental Design principles.</li> </ul>	
<p><b>Option 7 (blue colour footprint):</b></p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>▪ Doesn't interfere with green play space;</li> <li>▪ Connected with school activities. Physically, socially, visually connected to school;</li> <li>▪ Accessible and intrusive to all parts of the school;</li> <li>▪ Scope for larger audiences to bleed into the green play space.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>▪ Resource inefficiency due to demolishing and replacing existing facilities;</li> <li>▪ Play equipment needs to be relocated;</li> <li>▪ Considerable built structure divides school;</li> <li>▪ Playground supervision would need to double and line of sight is lost from one area to another;</li> <li>▪ Safety and security concerns. Toilet entrances under hall would be obscured from a distance;</li> <li>▪ Existing student toilets will need temporary relocation during construction;</li> </ul>	

Option # and identified pros and cons	Image
<ul style="list-style-type: none"><li>▪ Outdoor seating area under COLA is not level with the hall prohibiting smooth flow-through between hall and green play space.</li></ul>	



### 5.1.1. Discussion of preferred Option 2

Option 2, from a built heritage perspective, is considered a positive outcome for the site as the original school building, which has been identified as a key significant heritage element within the site, will be retained. In addition, during the options analysis process, Option 2 was considered by SARM Architects as the most appropriate as it has numerous pros when compared with the cons in relation to the layout of the school grounds, surveillance, retention of larger open space and green play area, relationship with the principal school buildings and circulation between most school activities (Table 4: Options analysis).

Another heritage benefit gained from Option 2 is the preservation of key significant views from within Old Pittwater Road and Pittwater Road. Through locating the proposed new school hall towards the north eastern corner of the site, key significant views to the original school building, which are gained from within the surrounding streetscape, will be maintained. The location towards the north eastern corner will ensure the proposed new school hall sits away from the original school building and key streetscape vantages. In addition, the southern facade of the proposed new hall is setback from the original school building's southern façade, further assisting in obscuring it from view from within the surrounding streets. While the northern façade will extend towards the north eastern boundary, this potential visual impact will be mitigated by the various other school buildings in front of the proposed new school hall, which will assist in obscuring it from view from within the street. In addition, the footprint and height of the new school hall is considered modest and through the use of a neutral palette and contemporary minimalist design, the potential to detract will be minimised. Further discussion regarding the potential heritage impact on the original school building is included in Section 5.2.2.

While Option 2 is considered positive from a built heritage perspective, it will result in the removal of four trees, two of which are mature Brush Box trees. However, the overall benefits that will be gained through implementing Option 2 are considered to outweigh the requirement to retain these trees. In addition, while some visual access to these trees can be gained from the public domain, they are not prominently visible from within the streetscape. Further analysis has been provided by the Arborist:

*Consideration of retaining mature significant vegetation to the local area was paramount.*

*After close visual and physical investigation of the various trees condition the results from field investigations are as follows.*

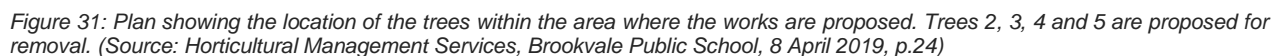
*Site trees numbered 1 and 7 adjoining the hall site are sufficiently distanced to be retained with minimal impacts anticipated to the trees TPZ or SRZ based on the plans provided. These proposed works will conform to AS4970 -2009. No adverse impacts and or long-term effects are anticipated to these trees.*

*Subject to Council process, approval is recommended for the removal of Four-(4) trees numbered 2, 3, 4, 5 and 6 based on their location to the proposed hall development and scope of works.*

*Tree 4 is presently a dead tree trunk and Tree 6 Golden Robinia, whilst outside of the scope of works is required to be removed due to its poor declining health and structural faults.*

*whilst they are in good health, density and structural condition they are required to be removed as they are located within the proposed building envelope and all considerations, options regarding their retention was considered based on the proposed residential layout, access requirements, considered construction requirements within the trees present location and site modifications that would result in the long term modifications to this trees natural environment through but not limited to; surface root and soil compaction to the natural water table including redirection through the required cut and fill levels that would result in the decline of the tree's health and overall stability in the long term...*

*In summary, no objections to these trees' removal is raised, subject to appropriate environmental safeguards and relevant replacement plantings where appropriate.*



The subject site is listed as a heritage item on Schedule 5 of the Warringah LEP 2011. The subject site is also located within close proximity to a few heritage items and therefore is subject to the heritage controls in the Warringah LEP 2011 and the Warringah DCP 2011.

The proposal is addressed below in relation to the relevant clauses of the LEP.

Page | 37

<p><i>(b) 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...</i></p>	
<p><i>(4) Effect of proposed development on heritage significance</i></p> <p><i>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).</i></p>	<p>This HIS has given careful consideration to the proposed development and its impacts on the known heritage values of the subject site and the heritage items in proximity. Further information has been provided in Table 4: Options analysis.</p>
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	<p>This HIS has been prepared in accordance with this clause. It follows the methodology laid out in the NSW Heritage Manual 'Statement of Heritage Impact' and 'Assessing Heritage Significance' guidelines.</p>
<p><i>(6) Heritage conservation management plans</i></p> <p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>At this stage development of a Conservation Management Plan (CMP) is not considered necessary as this report has provided sufficient information to assess the proposed development. A CMP should be developed in the event of any future major works.</p>
<p><i>(7) Archaeological sites</i></p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p>	<p>A detailed archaeological assessment does not form part of the scope of this HIS. Notwithstanding, should any archaeological findings be uncovered during demolition and construction, a stop-work provision will be applied and exposed findings will be assessed in accordance with the provisions of the NSW Heritage Act, 1977.</p>

<i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i>	
<p><i>(8) Aboriginal places of heritage significance</i></p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p><i>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation...</i></p>	Investigation into the potential Aboriginal heritage of the site is beyond the scope of this report.

### 5.2.2. Development Control Plan

The Warringah DCP 2011 does not specifically contain any guidelines relating to heritage, however, this document was consulted during production of this report. The following assessment has considered the overall principles contained within the DCP and addresses the proposed development in relation to the DCP and the design criteria detailed in the NSW Heritage Office publication Design in Context.<sup>4</sup>

The proposed Option 2 involves demolition of the existing toilet block and the construction of a new school hall consisting of a stage/ communal space, various store rooms, a kitchen, office and concrete slab patio. The proposed location of the new school hall is towards the north eastern corner of the site, away from primary streetscapes and the original school building.

The footprint of the proposed new school hall extends towards the northern boundary, however, to the south is set back behind the existing library and original school building. As such, the southern elevation of the proposed new school hall sits behind the original school building and will not be visible from within the surrounding streetscapes. While the northern elevation extends beyond the northern elevations of the library and the original school building (at a setback of 0.3m from the northern boundary), the location of the building towards the north eastern corner will minimise the visibility of the proposed new building from within the streetscape as the building will be partially obscured from view by neighbouring properties and the surrounding school buildings.

The proposed school hall will be higher than the existing library and as such, the northern elevation and roof of the proposed school hall may be visible from within the streetscape (note photomontages have not been provided by SARM). However, the visibility of the proposed school hall will be mitigated through its contemporary minimalist design, flat angled roof and use of a neutral colour scheme. The location of the proposed new school hall towards the north eastern corner will also assist in mitigating the potential visual impact, as it is well set back from the surrounding streets, behind various school buildings. The combination of these design features and proposed location within the school site are considered a positive outcome for the site that respects the heritage character of the original school building.

As detailed in Section 5.1, the proposed works also involve the removal of plantings, including three mature Brush Box trees identified by Council as not supportable. While the removal of these two trees will reduce plantings thought to have occurred in the 1930s, it will facilitate the construction of a new school hall towards the north eastern corner of the site ensuring the retention of the full use of the oval whilst reducing the visual impact on the original school building and Pittwater Road/ Old Pittwater Road streetscape. As such, removal of the three mature Brush Box trees is considered an acceptable outcome, from a built heritage perspective. Various recommendations have been made by CPH to mitigate the loss of these two trees (Section 6).

<sup>4</sup> Heritage Office, RAIA NSW Chapter, Design in Context: Guidelines for Infill Development in the Historic Environment, 2005



The proposed location for the new school hall is located towards the north eastern corner of the site. As the heritage item 'Milroy' (item no. 13) is located towards the western boundary of the subject site, existing school buildings and neighbouring properties will assist in creating a buffer between the proposed development and the heritage item. As such, the proposed new school hall is not considered to have the potential to impact on the significance of the heritage item in proximity.

Overall, the proposed new school hall that has been located towards an area of the site that will have the best outcome for the school's operational requirements and the heritage significant original school building. While the proposed works will result in the loss of three mature Brush Box trees, other early plantings that remain visually prominent from within the streetscape and surrounding the original school building, will be retained. Mitigation measures identified in Section 6 will assist in mitigating the loss of the two Brush Box trees.

### 5.3. Heritage Division Guidelines

The following questions have been extracted from the NSW Heritage Division publication, *Statements of Heritage Impact, 2002*. Responses have been provided in relation to the proposed development.

Questions to be answered	This proposal relates to these matters as follows:
Can all of the significant elements of the heritage item be kept, and any new development be located elsewhere on the site?	As detailed in the options analysis included in this report, potential options for locating the proposed new school hall have been considered and the various pros and cons analysed. While the proposed development of Option 2 will ensure the original school building is retained and is not impacted by the proposed works, it will result in the loss of two mature Brush Box trees that have been identified by Council as not supportable. While this loss is not ideal, the other options explored did not adequately meet the school's needs (refer Section 5.1.1).
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	The existing toilet block is not considered of sufficient significance to warrant retention. The proposed removal of the two mature Brush Box trees is required in order to allow for the development of the proposed new school hall in the north eastern corner of the site.
Has the advice of a heritage consultant / specialist been sought? Have the consultant's recommendations been implemented? If no, why not?	The advice of an arborist has been sought regarding the proposed removal of the two mature Brush Box trees. The arborist has assessed the trees as being recommended for removal based on their location to the proposed hall development. CPH, however, has provided recommendations to assist with mitigating the heritage impact that will result from the loss of these two trees. Further details are provided in Section 6.



## 6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, including demolition of the existing redundant toilet block, removal of trees and the construction of a new school hall, will result in an acceptable heritage impact on the original school building located on the site, and the heritage item located in proximity.

The proposed new school hall has been located towards an area of the site that will have the best outcome for the school's operational requirements and the significant original school building. While the proposed works will result in the loss of two mature Brush Box trees, other early plantings that remain visually prominent from within the streetscape and surrounding the original school building will be retained. In addition, the heritage item 'Milroy' (item no. 13) is located towards the western boundary of the subject site, away from the proposed school hall and will be obscured from view by existing school buildings and neighbouring residential developments. As such, the proposed new school hall is not considered to have the potential to impact on the significance of the heritage item in proximity. The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval. With the following recommendations:

- To mitigate the loss of the two mature Brush Box trees, the following should be undertaken:
  - To ensure retention of the landscaped setting of the school grounds, additional trees (minimum two), preferably an advanced specimen, at least 1m to 2m tall, not root-bound, Brush Box, should be planted in suitable locations on the site. It is recommended that the planting of these trees be undertaken by school children, to continue the tradition identified in the history of this report (Appendix A).

CITY PLAN HERITAGE

April 2019

## **7. BIBLIOGRAPHY**

### **7.1. Books**

*Brookvale Public Schools: 100 Years in Brookvale*, Brookvale Public School, 2002

*Brookvale Public School: 100 Years of Memories 1887-1987*, Brookvale Public School, 1987

## APPENDIX A

### Brookvale Public Schools: 100 Years in Brookvale, Brookvale Public School, 2002, p.p. 7-17

The history of the Brookvale Public School has been extensively researched in two publications produced by the school, both with the same history of the site. The following has been extracted in full from *Brookvale Public School: 100 Years in Brookvale*.

*In early 1887 the residents of Brookvale, or Greendale as it was then known, rallied together to apply for the establishment of a provisional school in the area. They lodged an application with the Department of Public Instruction which was signed on behalf of the residents by:*

- Charles Johnson - grocer
- William Bagnall - occupation described as "independent means"
- Samuel Bloomfield - a bricklayer
- William Francis Parker - gardener (owner of "Brooklands" house built in vicinity of Cross St., in 1879)

*Those four men were regarded as the sponsors and promoters for the establishment of what would become Brookvale Public School.*

*At the time the form was lodged, there was a provisional school already situated at Middle Harbour and a public school already situated at Manly. However, there was really no question of the need for another school as it was stated that 28 boys and 31 girls, living within a radius of two miles of the proposed school, would attend if it was established. The number of children was in fact sufficient to require the establishment of a public school. It was proposed by the residents that the school operate in the Church of England Hall which fronted what is now known as Condamine Street owned by the Church of England Property Trust Diocese of Sydney.*

*In response to the application lodged by the residents, a report was written on July 25th 1887 by the Inspector of Schools for the establishment of provisional schools. Mr Allpass (the Inspector) agreed with much of the case put forward by the Greendale residents. (An interesting question was posed in this report - "Is the locality likely to be permanently inhabited?" The Inspector wrote that it was "likely to be permanently inhabited and the population would increase largely in future years". This gives an indication of the very small population in Greendale at the time.) The Inspector's concluding remarks were:*

*"The application is for a provisional school but the site lies within the prescribed boundary of a Public School at Manly (3 miles distant). This being the case a Provisional School may not be established at Greendale. But there is a Public School population (at present for 9th and 10th class school) and such a school might well be established forth with and conducted temporarily in the building offered on lease by the committee.*

*There is large quantity of land pegged out for sale on the Greendale and Harbord Estates and eventually a permanent Public School will have to be opened in the locality but until it can be seen in what direction the population will spread the necessary steps for the establishment of a vested Public School had better be defined.*



*I have pointed out to the committee that there is a Public School in existence called "Greendale" and they suggest that the proposed school be designated "Brookvale"; the old name given to the neighbourhood."*

*(Source: NSW Department of Education Files 1876-1939, Archives Office of NSW, S/15125-6)*

*At this time many applications are found to have been made to the Department of Public Instruction to teach at the new school. Two in particular are noted in the school records; a Miss Gertrude Dietz made quite a number of applications and a Mr W England also applied. It appears from records that Gertrude Dietz made every honourable effort possible to secure the teaching appointment. The teacher recommended for the position was Miss Elizabeth Lawson. Records show that Miss Lawson did not specifically request this position in her letter to the Department dated September 24, 1887, but rather had requested the Department locate her to a warmer climate. She had previously been teaching at Marrangaroo Public School.*

*The Department of Public Instruction accepted the school site proposed by the residents and on November 1 1887, a lease was drawn up between the Department of Public Instructions and the Church of England Property Trust Diocese of Sydney for the rent of their premises to Greendale for use as Brookvale Public School. The site was one quarter of an acre unfenced land near Brookvale Creek for which the rent of £1 per annum was charged.*

*The building itself was a weatherboard, unlined and unsealed one room hall with an iron roof lined with canvas. It was 24 feet x 18 feet and was large enough to comfortably hold 40-50 school children. The hall was actually known as "Brookvale Hall". And was the first Church of England Church built in the area. The building was completed on September 4 1887 and at the time was also used for Sunday School and conducting Church services. A Mr P Gladhill was Sunday School Superintendent and Secretary. In December 1915 the building was fully consecrated and designated St Lukes. In 1897 a more suitable site at the corner of Roger and Cross Streets had been donated to the Church by the Parish Curate, the Rev JL Bosworth, but a building was not constructed until 1925. With the foundation stone laid by Dean Talbot on June 25. This new church opened by Archdeacon D'Arcy Irvine Sept 12, 1925.*

*The hall was described as a new structure and it was state that if the provisional school was established, it would require separate closets for the girls and boys, four desks and forms each 8 feet long, one table and one chair and a large box with locks and key (Source: Inspector Allpass's report no.7).*

*A requisition for furniture made out in August 1887, sought the following: - 6 desks, 6 forms, one book press, one table with drawer (lock and key) and one sign-board which said "Brookvale Public School".*

*Mr Ralston, an ex-pupil of the school who attended the school when it operated in the hall (he was 4 1/4 years old at the time) has described the building as rather run down. He remembers the hall was up on pylons and the children could quite easily climb underneath the building. It was considered quite dangerous at the time. Mr Ralston also said that "the walls of the hall were covered in maps of the world" and he remembers as a boy "always knowing where different places were around the world because of these maps".*

*Although the building had originally been offered at a rent of £1 per annum, upon payment being due in 1888 the sum of £10 per annum for a three-year lease was agreed upon providing certain improvements were made by the owners. These improvements included the erection of a three-rail fence, closets for both boys and girls, a wash-shed, the digging of a well and the erecting of a ceiling - all at a cost of £60.*

*The use of rented premises was preferable to the construction of a vested school in order to observe in which direction the population spread. The initial enrolment was 11 boys and 10 girls and as was the tradition in many schools at the time, girls sat on one side of the classroom and boys on the other. Included in this initial enrolment was the late Robert Miles Snr, youngest son of Thomas Miles who had bought 50 acres of land at Brookvale in the 1860's. Robert Miles was known to have frequently said to his family that Miss Lawson was a "lovely girl" who made their school life happy. The average attendance was described as "almost 100% when Miss Lawson constructed an average attendance record from 1st November to 25th November 1887; she also stated "there were a few more children, about eleven of them within two miles of*

*the school, who had not yet begun to attend." However the number of children in attendance at the school was by no means a reflection on the actual population of children in the area.*

*In May 1889 the Inspection, Mr Allpass, reported that the Board of Health had condemned the water supply at the school and the Rev R Willis, representative of the Church of England Property Trust Diocese of Sydney, agreed to provide guttering and a tank at the school. Soon after, in 1894 the rent rose to £16 per annum.*

*In their bid for a new school building, the Brookvale Progress Association invariably made complaints to the Department of Public Instruction. One particular complaint concerned the undesirability of the present site being so close to the garbage tip! An offer of land for sale was made in 1889 to the Department of HT Robey and I Jones at the Department's request but these offers were declined in 1890 on the assurance by Mr Allpass that the population had not increased in the two years since the school opened. The hall was said to suit present purposes and is likely to do so for some time although a site would have been chosen but not for some time. However, in 1901, enrolment had risen to 36, with an average attendance of 27 to 28 children a day - hence the offers of land for sale to the department.*

*(1882 - Miss Lawson requests the hall be lined to prevent draughts which are effecting her health).*

*Land for the building of the new school premises was resumed and gazetted on 18th April 1899. Compensation of 61 pounds was paid to the William Redman Estate for the resumption of this land. The original title of the land was part of a Crown Grant. The solicitor's bill of 8 pounds approximately was given for the resumption and only 5 pounds approximately was ultimately paid to the solicitors.*

*The site was described as "not quite so central as the site previously offered at such high figures but is easily accessible and in an advantageous position at the junction of the main road to the district." (1898 - request made by the Brookvale Progress Association to hold their meetings at the school).*

*A map of the district at this time shows the positions of the various householders, three swamps (one on which Warringah mall is now built) and a post office. The application for a public school was dated September 7, 1898 and on behalf of 49 children, bears the names of William F Parker, James Fisher, F Gebuhr and HS Patterson. IN this same year there was a fatal outbreak of diphtheria in a cottage near the school due to the filthy condition of a nearby creek. This served to give weight to the petitioning of a new school site as a greater part of the children crossed this creek in order to attend their classes.*

*The building of the one-room school was contracted by Mr William Benton who unfortunately made a mistake of 100 pound sin his calculation of the price of 235 pounds. His estimate was 75 pounds below his nearest competitor and he went bankrupt, paying on 7/6 in the pound. His solicitors made an application for an additional payment of 50 pounds but this was refused with the comment "the making up of his price was entirely in his own hands and he must now suffer any mistakes made." Many other circumstances hampered the construction of the new school building. On June 14, 1902, a letter was written to the Department of Public Instruction by Mr W Skene stating that the new school building presently under construction would not be large enough for the number of children who will attend. The letter concludes "so it seems a pity that such an inadequate building should be erected."*

*Although the contract time appears to have been extended, the building appears to have been satisfactorily completed and was occupied on October 1, 1902. An interesting insight into the need for this school building and the dilapidated condition of the hall can be gained by reading a letter sent to the Department of Public Instruction in about 1902. IN it a resident, mistaking the Department as the hall's owners, offered to purchase the building and remove it for use in the erection of a stable. One cannot question that the premises must have been in an advanced state of deterioration.*

*Mr Ralston, an ex-pupil of the original school in the Church of England hall does not recall there being any celebrations when the school moved into its new premises. As it was, the parents, citizens and school children were probably too relieved that the school was finally complete however small and inadequate it may have been. In 1901 an interesting arrangement was made at the school which reflects the dramatic change in grown which took place in the school which reflects the dramatic change in growth which took place in the school in terms of student numbers. IN March of that year the exchange of teaching positions,*

initially temporary, was made permanent between Miss Agnes Kirkpatrick and Miss Letitia Bradshaw. Apparently at an earlier time she had requested the exchange as a matter of convenience. However it became evident that Miss Bradshaw should remain at Brookvale School because of its increased size and the need for more highly qualified teacher. Miss Kirkpatrick had been Head Teacher at Brookvale since Miss Lawson left at the end of 1892.

So Mr J Somerville took over the position as Head Teacher and, in response to an application in July of 1906 for expenses incurred during his transfer to Brookvale Public School, he was then moved in December to his own home and was paid a rental allowance of 35 pounds per annum. In July 1907, the sickness of Mrs Somerville necessitated the closing of the school for some weeks.

In August of this same year, three desks and forms on iron stands were supplied. In September/ October a culvert was constructed for £6/10/-. Mr H Patterson undertook improvements to the school lobby in order to reduce draught. He also supplied venetian blinds in January 1908. In February 1908, £3/15/- was paid for the supply and spreading of gravel around the school to prevent sand erosion.

Mr Somerville was 60 in June 1909. He was required by his position as Head Teacher to notify the Department of Public Instruction of his age, which he did, but the department requested that he continue his service for another year. In place of his wife, who used to teach the sewing classes, his daughter carried out those duties. Mrs Somerville had had heart troubles for some time and was unable to continue her duties. At this time Mr Somerville's salary is stated as being 174 pounds with an extra 12 pounds per annum the reason of which is unknown. Mr Somerville retired in 1910.

Mr Jonathan Machin from Rylston was the next Head Teacher of Brookvale Public School. Ironically he was immediately granted a rent allowance of 50 pounds as there was no residence in the local area in which the Department could place him. It seems conditions were slightly more favourable for the teachers at this time. It was during the term of Mr Machin that many references can be seen to the cramped and unsuitable housing conditions at Brookvale Public School. This is exemplified by a request for sick leave by one of the teaching staff. Apparently the woman often took her class in the play-shed and the poor conditions in this building contributed to her illness.

So in May 1911 two new classrooms were constructed along with a new wash shed and fencing three months later. Cries of insufficient accommodation still prevailed and eventually another three rooms, a verandah a corridor and a weather shed of 2,075 square feet, were built by Mr Robert Miles, an ex-student of the school. These further additions were finally completed in July 1911. The costs were as follows:

- 2 x 26'6" x 21'6" class rooms = £680
- Wash rooms = £30/6/6
- Fencing = £61/17/-

An insight is given into the qualifications of Mr Machin. He made an unsuccessful application to Duntroon Military College as a teacher of modern languages. He was given excellent references including the comment "a good teacher of the first class."

In August 1913 the enrolment was reaching 188 and an application was made for a fourth teacher. With the opening of a large brickworks within half a mile of the school, the enrolment rose to 197 on October 15, 1913. The appointment of the additional teacher was confirmed with the acquisition of a further teacher's desk in the following year. The staff now comprised of three women teachers and one male Principal.

Although the Head Teacher at the school was a man of high repute, it appears members of his staff were not of this calibre. A Miss Gardner had been having health problems for some time. Mr Machin commented "I am of the opinion that the strain of so much travelling has had an injurious effect on Miss Gardner's nervous system and has contributed to her breakdown". The Department of Public Instruction replied "Inform Miss Gardner that she must arrange to live near her school from the beginning of next year (1913)". Perusal of the original school records show eventually the Department of Public Instruction took no notice of her. However some of her claims can be said to be substantiated. In 1914 a protest was made concerning the use of the weather shed as a classroom and as a result the local Methodist Hall was rented for 15 shillings



per week from June to October 1915. Two classes of 93 pupils each were accommodated in this hall. This hall was to be used again in the 1920's.

The strain of teaching must have been formidable as another teacher Miss Cusack, applied for a month's rest. In response, Mr Machin applied for a relieving teacher to cope with the class sizes of 65, 63 and 58 presently taught by his three remaining staff. Consequently a Miss Estelle Pope was appointed at the school in April 1914 in charge of a class of 58 pupils. The total enrolment at the school was now 233! In October of this year Miss Pope protested that her rating as a teacher remained stationary regardless of the difficult circumstances in which she was obliged to work. She outlined several difficulties "...before the promotions, I had over 70 babies on the roll to teach in an open shed of 30' x 10' and a ceiling nearly touching my head and, in wintery weather it is impossible to take out a book".

As a result of this complaint a report was lodged and Miss Pope's rating as a teacher was increased.

Small scandals still prevailed at the school, this time as the result of water innocently being laid in the school grounds. The Brookvale Progress Association had a field day when in March 1914 school boys given the task of cleaning out one of the water tanks not only found 3ft of mud in the bottom, but an array of dead rats and mice of various stages of decomposition !!!!!

Yet more outcry prevailed as to the state of the accommodation at the school. In August 1914 the Shire Clerk of Warringah protested in writing at the use of the weather shed as a classroom and asked that additional accommodation be provided. Support for this request came from everywhere. The Brookvale Progress Association had been sending letters about the matter since 1913 and the Headmaster in August made his own plea: "the school is built to accommodate 120 pupils and now we have an enrolment of 188 with an ordinary attendance of 145".

In April 1915, there were five teachers with a total enrolment of 237 pupils.

Towards the end of 1915 the school's prayers were answered. New buildings were constructed by Mr Robert Miles at a cost of £988/4/- and were occupied at the beginning of 1916. Additions included three classrooms, a teachers' room, a verandah, corridor and a weather shed. These buildings can still be seen today along the original 1902 construction.

Original school records show that in 1916 various penny concerts, a bazaar to fund a Roll of Honour, a piano fund, a fair to help an invalid soldier, a Manly Cottage Hospital benefit, a Paddy's Marker and a Parents and Citizens function were held in the school grounds. We can see the school now emerging as a central figure in the community.

From about 1917 the Parents and Citizens became increasingly active. A list of the office bearers for 1917 (March) is as follows:

- Councillor RH Rose - President
- MRs GA Try - Vice-President (built 'Brookvale House')
- Mrs G MacDonald - Vice-President
- Mr G MacDonald - Secretary
- Mr TE Eades - Treasurer

A rejected application for dual desks in June 1917 reveals that five rooms were already furnished with these. An application for upgrading the school to Class 3 notifying the attendance of 239 in March and 264 in June was deferred to the end of 1917. By this time enrolment was recorded as 288 with 7 members of staff.

A near tragedy occurred in 1917 when the head covering of a child dressed as Santa Claus caught fire from a candle. Miss Pope, a teacher at the school, saved the child from certain injury by her prompt action and this cost her a burnt hand.

In November 1917, the secretary of the Parents and Citizens Association applied for free tram travel for children coming to the school. He received the reply, "The Railway Commissioners have frequently been asked to consider this question but no such concessions have ever been granted". But official approval was granted in 1917 for the hours of schoolwork from 9.30 to 12.30 and from 1.30 to 3.30 to fit in with the tram

service. In 1917 the headmaster at the time Mr Machin, applied for sick leave on account of nervous exhaustion and insomnia and Inspector Reay commended "Mr Machin is plainly in need of leave". A further three months was requested in the following February. Head Teacher, Mr D Lobby, took his place temporarily.

In 1918 the Parents and Citizen's Association was very active in pressing for improvements at the school: requesting more land: a teacher's residence; asphaltting of the playground; and the installation of two drinking fountains presented by Mr W Hatcher. As the Association agreed to undertake the work involved in the last of these, official approval was obtained. Unfortunately the bubblers do not appear to have been very long lasting and in 1921, the painting and repairs staff installed two more bubblers.

Mr Machin transferred to Artarmon in December 1918. During his term of office, he had seen enrolments more than double, school buildings greatly enlarged, and by his own private study, had obtained his BA Degree.

A Mr Andrew Garden was the next school Principal. Both he and his first assistant, Mr Martin, were soon involved in the Brookvale and Manly influenza relief depots and he requested relief teachers. However Mr Martin was released from his work. A further request to dismiss infants and second classes because of the effects of the influenza epidemic was refused.

An inquiry about school accommodation from the Salvation Army who was considering starting a Boys Home was answered by informing them that the extra accommodation will be available. So, in September 1917 the school enrolment was 288 with an average attendance of 208.6 with seven teachers teaching all these students.

The Parents and Citizen's Association began holding their meetings in the school in 1920 and were instrumental in getting part of the playground covered with ashes and clay. The Under Secretary agreed to receive a deputation from them concerning the need for a woman teacher to take charge of swimming and sport. The school seems to have had rather more than its share of other teachers and apparently had no one suitable for the girls' sport at that time. So, a Miss Inwood was found for the task, and one of sporting interests included baseball.

During 1920, it was necessary to again use the Methodist school hall. This was probably located in Roger Street Brookvale, after more complaints had been made about the weather shed and the use of this weather shed for teaching purposes.

In April 1921, the school was staffed as follows:

- Class 1A was taught by Miss Anderson, and the class consisted of 53 students
- Class 1B was taught by Miss Inwood, and that had 36 students
- Class 2 had no teacher and consisted of 38 students
- Class 3 was taught by Miss Dark and had 58 students
- Class 4 was taught by Miss Cusack and had 47 students
- Class 5 was taught by Mr Nick Blain, he had 50 students
- Class 6 was taught by Mr Gardner, his class had 46 students

In 1926, white ant damage began to appear and occasioned considerable concerns over a long period. An estimate for repairs and painting was given at 55 pounds 17 shillings 3d. The Parents and Citizen's Association requested permission to install electric lighting in 1927 and this had been carried out in the 2nd and 3rd classrooms and the lobby by September of that same year. The Department agreed to pay for the supply.

Apparently the Parents and Citizen's Association had temporarily gone out of existence and was re-organised in 1926. At this time, Mr Garden was pressing for urgent repairs and in referring to the Association, informed the Department, "I am against this outside interference and have persuaded this body to keep quiet", with the inference that something should be done to anticipate their complaints. So it appears that Mr Garden and the Parents and Citizen's Association were not on friendly terms.

*An application for repair of the white ant damage appeared in 1927 and more documents went to the architect in 1930. During this time, the Headmaster, Mr Andrew Garden, supervised the planting of trees by the school children, both on the oval and in the school grounds. Some were lost when Pittwater Road was widened but many are still flourishing in the school grounds today.*

*The need for more land became obvious at about this time. An Inspectoral comment of November 1929 is as follows: "In July last, MR AE Reid, MLA bought under notice the desirability of securing additional land for the Brookvale Public School. It was pointed out that the district is developing rapidly and with the Gordon-Manly Railway constructed some years hence, the cost of acquiring any land in the locality would be prohibitive."*

*Approval to purchase land to the value of 700 pounds was given in August 1930. Sellers were - Mr HF Rose, 120 pounds; Mrs CLK Higgs, 370 pounds and Mr Joseph Rose, 230 pounds. Purchase was completed in September 1930.*

*When the Parents and Citizen's Association offered to help with the fencing of the land, the Education Department sent them a letter of appreciation and six pounds of nails so, they must have been helping! Unfortunately, the Association, after making the attempt, was forced to admit that the task was beyond them and the Department had to complete it at a cost of 26 pounds 18 shillings.*

*The Warringah Shire Manly Agricultural and Horticultural Society successfully applied for the use of the school for a meeting in January 1930. This was the beginning of the use of the school by a number of the associations and community groups in the area for the purpose of holding annual meetings etc. Permission was also granted to the Australian Labour Party to meet at the school in March 1931 and in July to the National Association of New South Wales. In 1932, permission was also given to the Douglas Credit Association.*

*The school participated in the Warringah District Swimming Carnival on 21st November 1931 for the first time.*

*In June 1931, a complaint was lodged that teacher in the district had been telling pupils that the school would be closed for three months, owing to the government having no money to pay salaries.*

*"We consider this to be insidious, nationalist propaganda". The Secretary of the Australian Labour Party wrote this.*

*In replay Mr Shepherd supplied a list of 12 members of his staff with an individual negation from each of any knowledge of this matter.*

*In July 1931, the Headmaster reported that a severe storm had undermined the foundations and approval was given for the expenditure of 124 pounds 5 shillings in repairs and tar paving. The Parents and Citizen's Association had supported him by a letter. A year before, the local member Mr Reid, had inspected the school and pressed for work to be done and other P & C requests had been ineffective. In referring to the furniture, he stated "the pupils of 3rd Class use the old discarded forms and desks of our grandfathers", and in reference to the buildings, Mr Reid said, "the present structure is falling to pieces in one or two places, in fact the whole thing is an eyesore and wants replacing."*

*It is clear that the time was one of financial stringency and it was not until the end of 1931 that asphaltting and painting work was completed. Action was also taken to curtail the activities of the white ants, the Headmaster reporting that there was no sign of them.*

*The sum of 6 pounds was granted to erect a bell provided by the Parents and Citizen's Association (year unknown at present).*

*Approval was given in October 1932 for the Manly Warringah Central Committee of Parents and Citizens to use the school on the second Wednesday of each month. The Headmaster's comment was that he had no objection as Parents and Citizen' Associations have been very helpful to the schools in Warringah Shire area.*



*In August 1934, the school Parents and Citizens Association was again pressing the local member for additions with special reference to the weather shed and the appointment of a sewing teacher.*

*A report on white ants in November 1933 stated that "there was a huge active nest under the corner of the floor and 7 pounds 10 shillings for approved for the repairs".*

*In 1935, 14 pounds 10 shillings 1 d expenditure was approved. A further 56 pounds was allotted in May 1936 of which 51 pound 1 shilling 10 d were spent. The Headmaster reported the water supply was unsatisfactory in 1933, whereupon 30 pound 7 shillings 6d were granted and the work was completed in March 1934. This included the copper piping from the main building to the building line, with renewal of galvanised piping to the garden, washrooms and toilets. An appeal by the Headmaster that carpenters working on the school in July 1935 should repair damage to desks, was met with a grant of 8 pounds for these repairs.*

*When Mr Shepherd, who during this time at Brookvale had become president of the Warringah Shire Council, was due to retire at the end of 1935, the Brookvale Parents and Citizens Association sponsored a petition, comprising of more than 50 names, requesting that a member of the school staff be promoted to Headmaster. The Department, however, had more senior applicants for the post of whom Mr Henry Doyle was appointed and remained at the school until November 1939. During WWII, a class was again set up in the weather shed while the Air-Raid Precautions Group occupied classrooms. Parents refused to send their children to school till suitable arrangements were made.*

*Miss Jean McGlynn writes that when she was appointed to the school at the beginning of 1950, to open an infants department, industrialisation had begun in the Brookvale area, but many people still followed semi-rural occupations. She remembers a tiny shop about 12 feet x 8 feet, contained by the Post Office and the Commonwealth Bank, situated in Brookvale. Progress was rapid in the area and she says that the school expanded to keep pace with all these developments.*

*The first section of the new infants block was occupied on the 1st April 1953. Included in this were a large assembly hall and two modern kindergarten rooms, opening onto porches. The second wing was ready in February 1954 and built into it was a modern Oslo lunch canteen. After a third wing had been completed, the infants building was officially opened by the Honourable RJ Heffron, MLA, Deputy Premier, and Minister for Education on the 13 August 1955. Sir Robert Askin, Premier, attended as the school was then in his parliamentary district.*

*The Honourable E Wetherill, MLA, and Minister for Education on the 20th November 1964 opened a primary block with seven classrooms, a reading room, library, staffroom, clinic and an office. Honourable R Healy, MLA, was then the local Member. ER Greenfield erected the new two-storey classroom block at a cost of 56,069 pounds. It was occupied on June 18 1963.*

*Continued industrialisation has reduced the residential population of Brookvale. But as the inspector who first purchases the school site noted, "It is easily accessible and in an advantageous position at the junction of two main roads to the district". So it has been possible to make good use of vacant classrooms. Two have highly specialised equipment for deaf children, another two are used for children with mild learning disabilities, and a centre was established where newly arrived migrants received skilled assistance in learning English.*

*Brookvale has been in many ways a self-contained community. In some families, several generations have passed through the school. Many teachers have had long periods of service there - Miss Margaret Foley establishing the record with 28 years.*

*As ever, the school remains a focal point within the community. The original school building was used for many years as a centre for newly arrived migrants to learn English. In 1994 a privately owned pre-school kindergarten was established in part of the old Infants building under license agreement with the Department of Education. It is currently being expanded to accommodate a child care facility for under 2 1/2 year olds. The original school building is now being converted to an Early Learning Centre it is timely that this building reverts to its original use as a classroom in its Centenary year.*

## **APPENDIX B**

Architectural drawings

SARMS Architects, April 2019



# BROOKVALE PUBLIC SCHOOL

NEW HALL & REFURBISHMENT OF BLOCK B  
OLD PITTWATER ROAD, BROOKVALE



## ARCHITECTURAL

DA01	COVER PAGE AND LOCATION PLAN
DA02	SITE ANALYSIS PLAN
DA03	SITE PLAN
DA04	DEMOLITION PLAN
DA05	FLOOR PLAN
DA06	ROOF PLAN & FINISHES SCHEDULE
DA07	ELEVATIONS
DA08	SECTIONS
DA09	CONSTRUCTION MANAGEMENT PLAN
DA10	SHADOW DIAGRAM
DA11	OPEN LANDSCAPED AREA STUDY
DA12	HALL REUSE PLAN



LOCATION PLAN  
NTS



BROOKVALE PUBLIC SCHOOL SITE AREA  
NTS

NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
Old Pittwater road, Brookvale, NSW, 2100

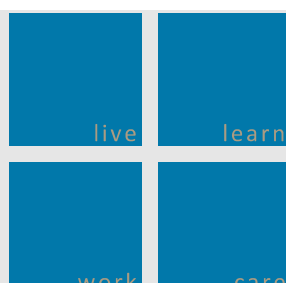
Brookvale  
PUBLIC SCHOOL  
AN OUTSTANDING EDUCATION FOR YOUR CHILD



Education

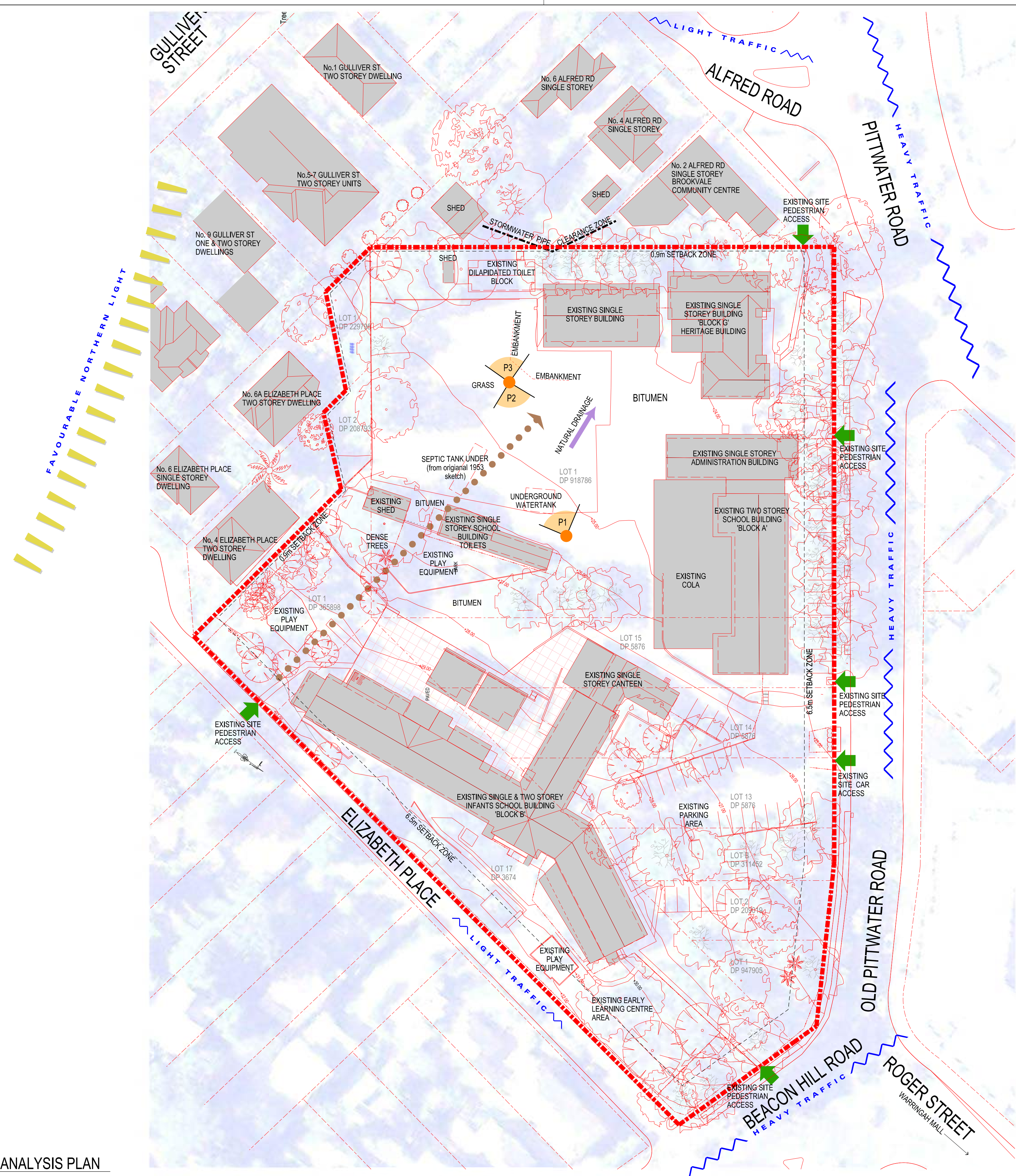
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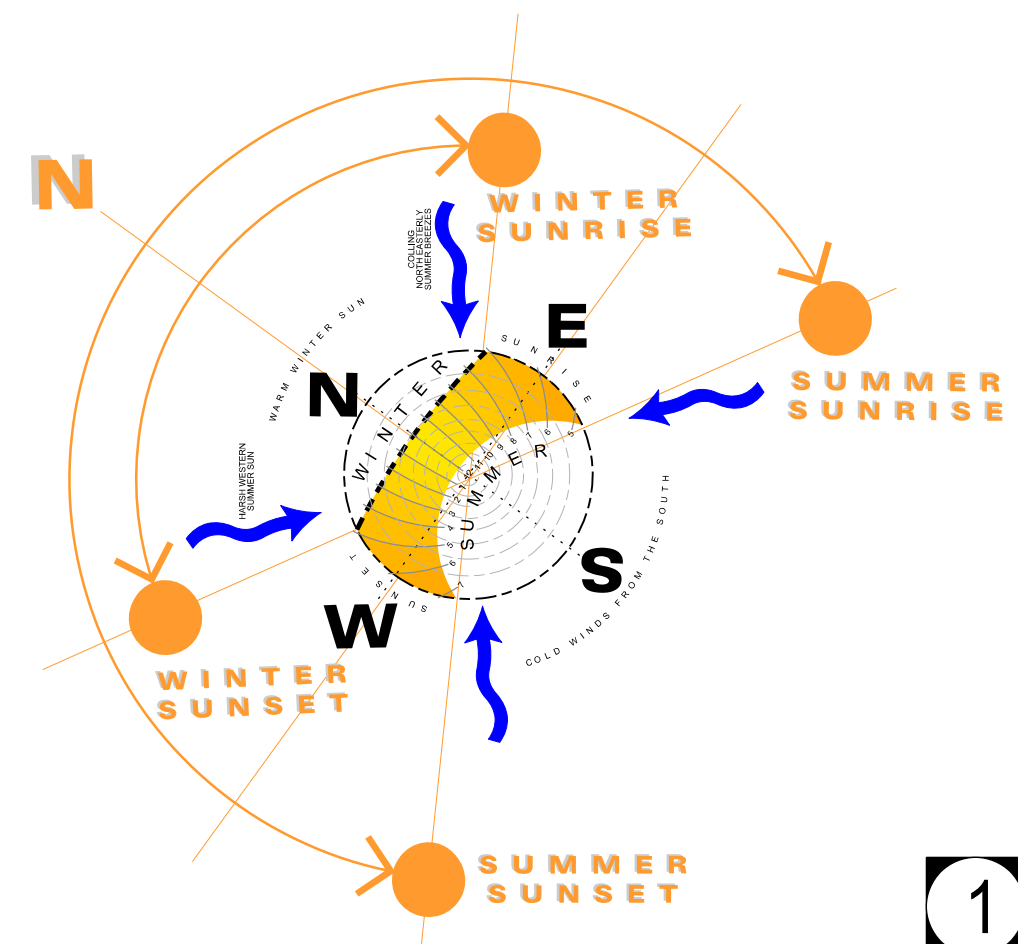
DRAWING LIST AND  
LOCATION PLAN  
DA01  
DATE: April 2019 Job #: 18004





LEGEND

- EXISTING SITE CONDITIONS
- EXISTING BUILDINGS
- SITE PHOTO #
- FALL ACROSS SITE
- PEDESTRIAN/ CAR ACCESS
- TRAFFIC NOISE
- FAVOURABLE NORTHERN LIGHT



1 SITE ANALYSIS PLAN 1:500



SITE PHOTO - P 1



SITE PHOTO - P 2



SITE PHOTO - P 3

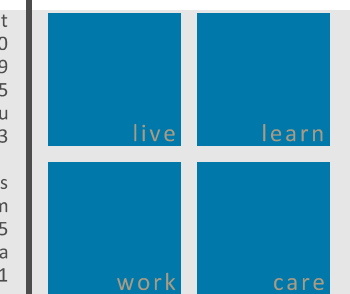
NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
Old Pittwater road, Brookvale, NSW, 2100



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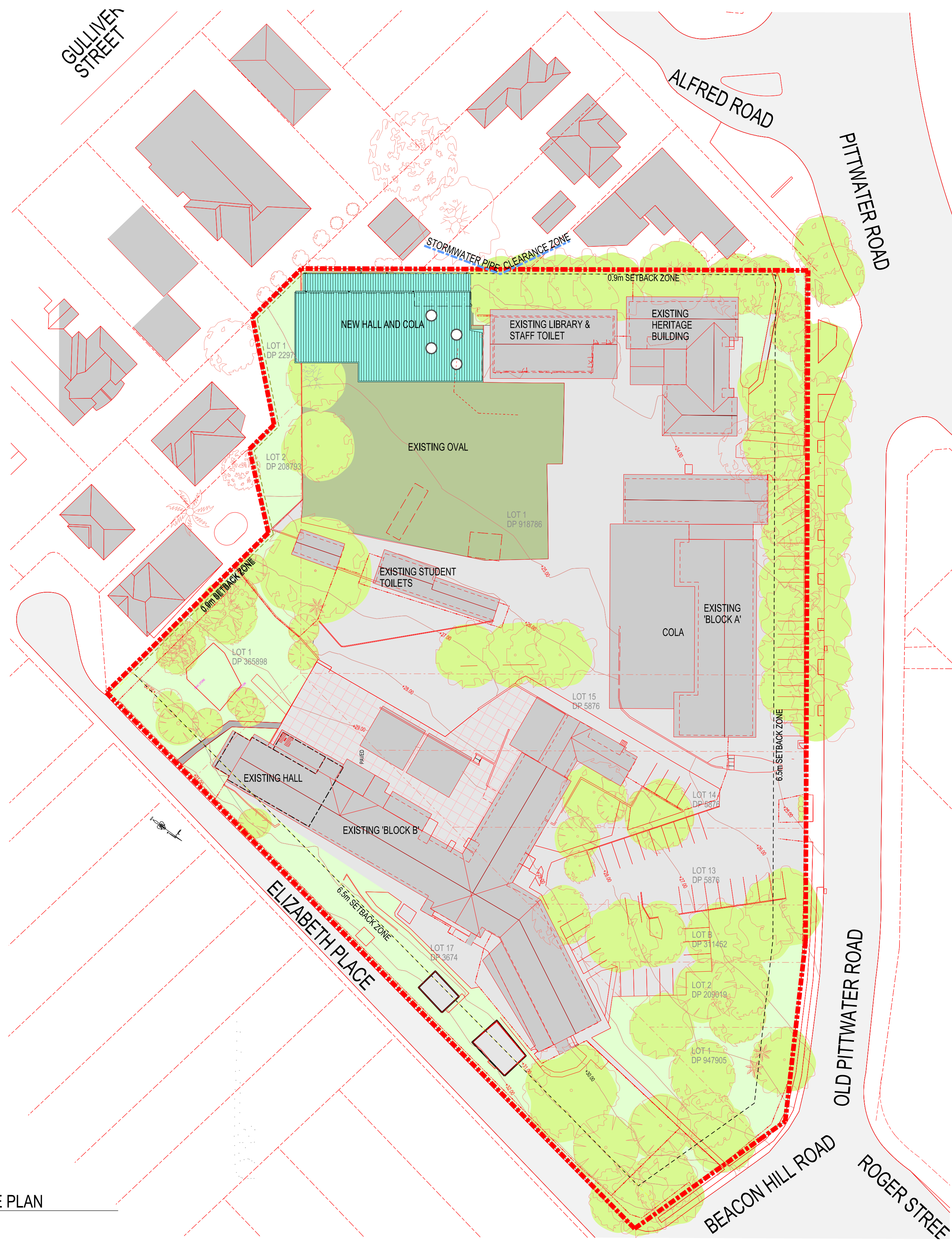
SITE ANALYSIS PLAN

DA02

DATE: April 2019 Job #: 18004



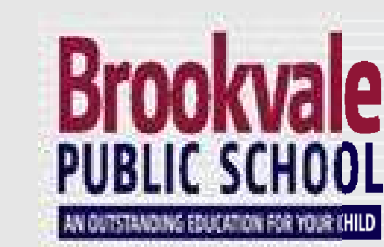




- ### LEGEND
- EXISTING SITE CONDITIONS
  - EXISTING BUILDINGS
  - PROPOSED NEW BUILDING
  - CHANGE OF USE - SEE DA12 - HALL REUSE PLAN
  - LOT BOUNDARIES

**1** SITE PLAN  
1:500

NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
Old Pittwater road, Brookvale, NSW, 2100



Education

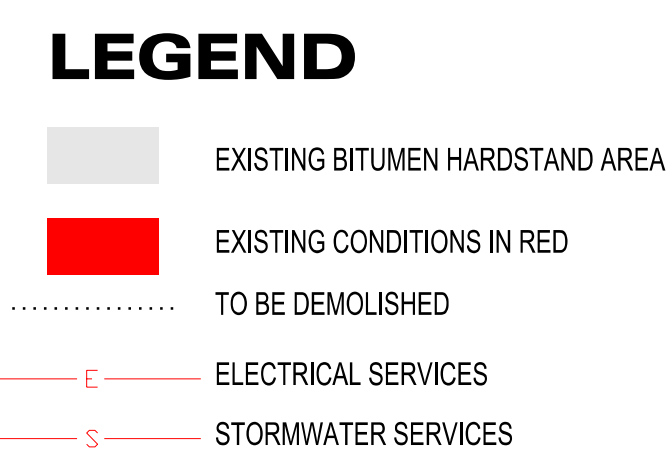
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**SITE PLAN**  
**DA03**  
**DATE: April 2019** **Job #: 18004**

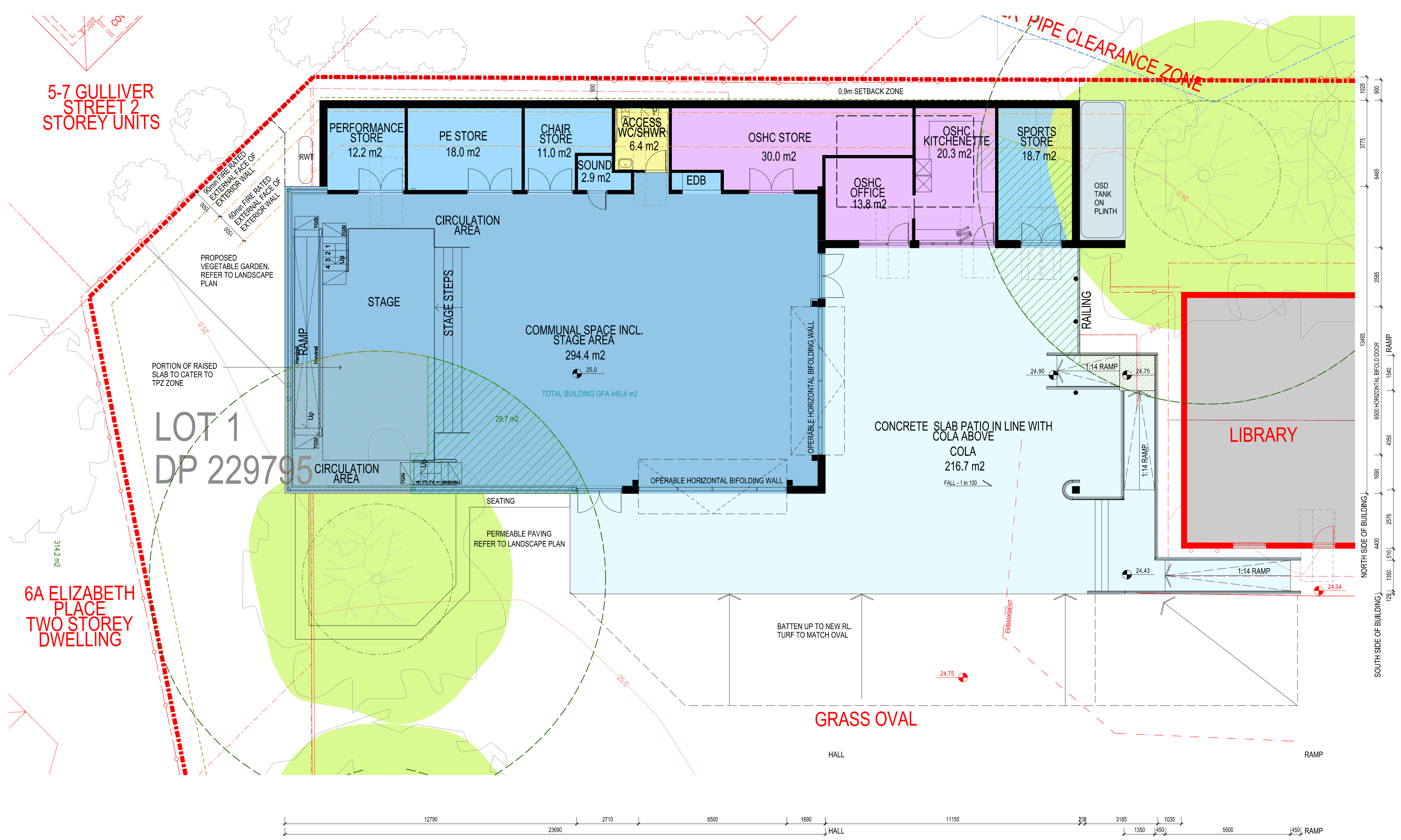






1





- LEGEND**
- COMMUNAL HALL
  - AUXILIARY ROOMS
  - OSHC
  - ACCESS FACILITIES
  - TREE PROTECTION ZONES
  - ROOT PROTECTION ZONES
  - 10% OF TPZ
  - TPZ AFFECTED ZONE
  - RWT RAIN WATER TANK
  - FIRE RATING ZONES

**1** GROUND FLOOR PLAN  
1:100

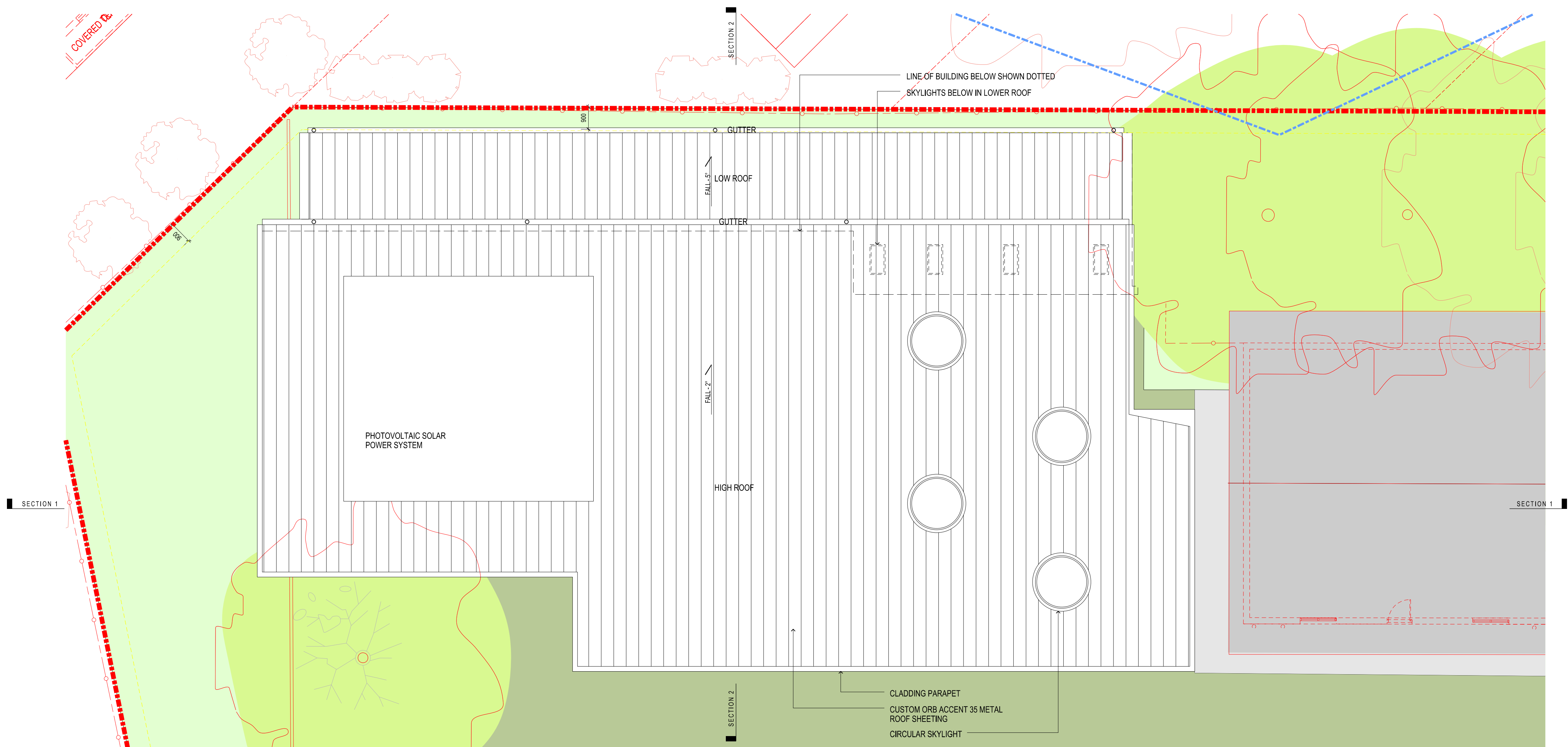
NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
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**FLOOR PLAN**  
**D A 0 5**  
DATE: April 2019 Job #: 18004

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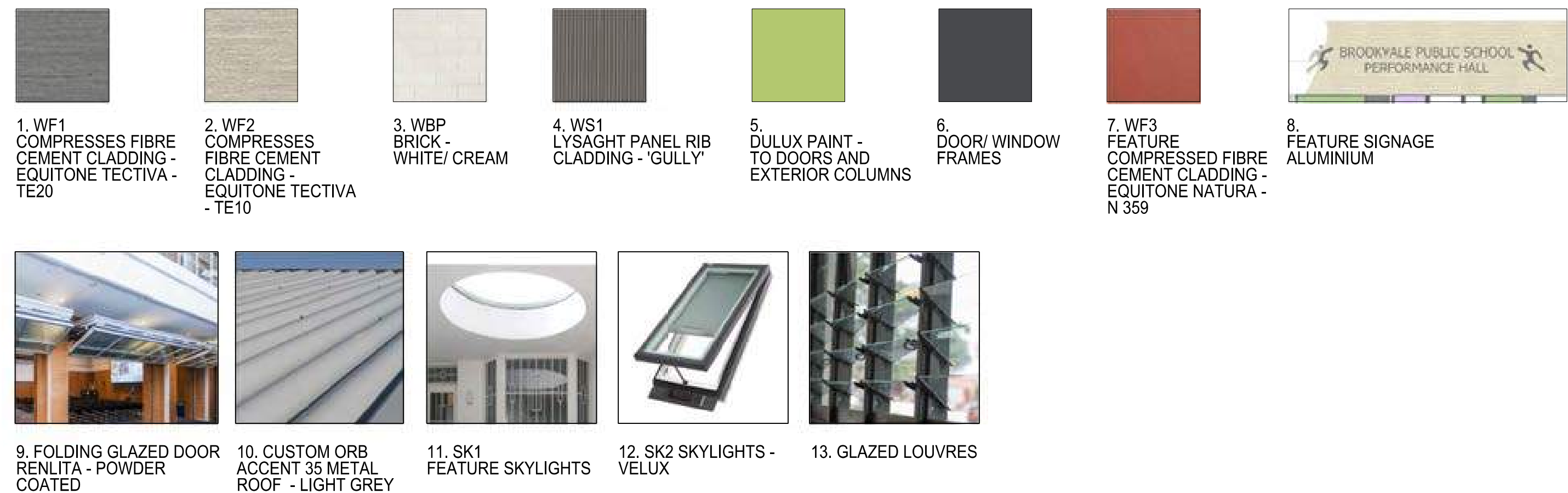


1 ROOF PLAN  
1:100

## EXTERIOR SKETCH PERSPECTIVE



## MATERIALS / COLOUR PALLETTE



NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
Old Pittwater road, Brookvale, NSW, 2100

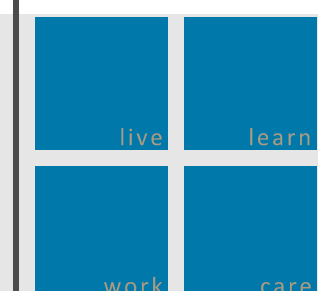
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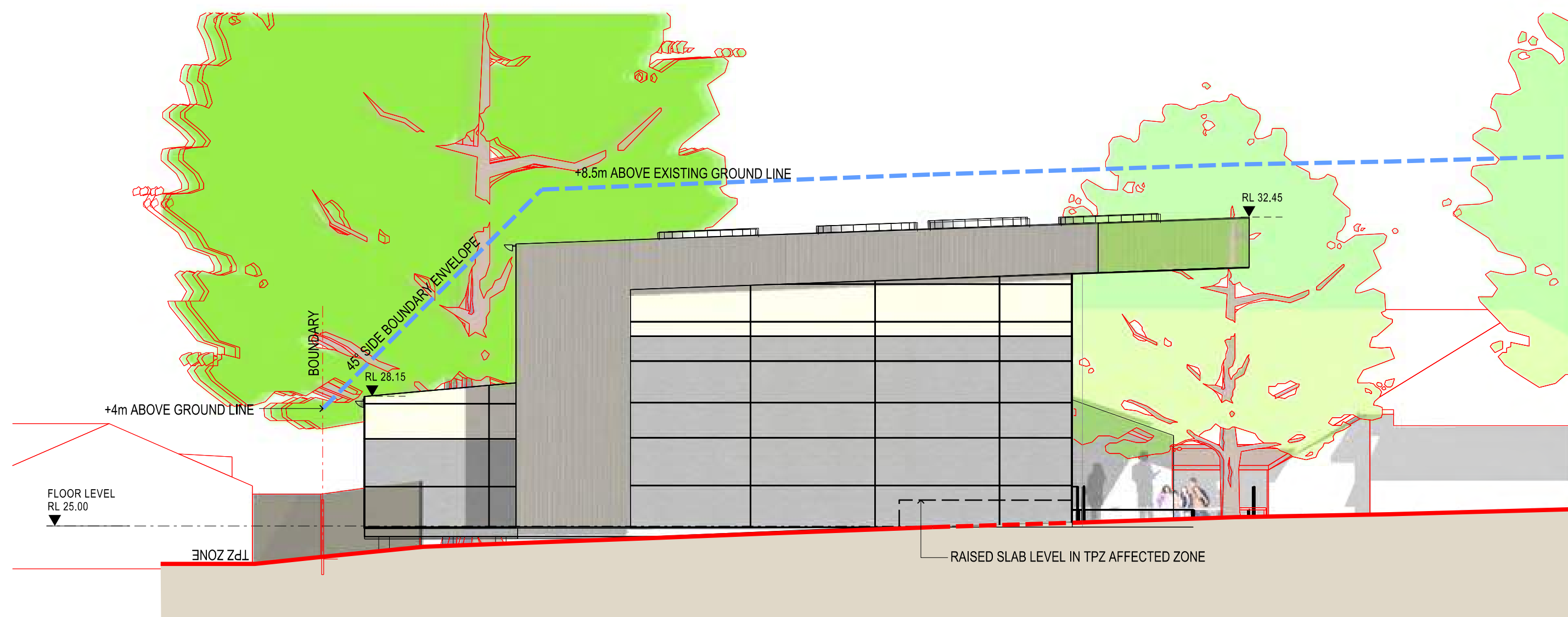
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ROOF PLAN AND  
FINISHES SCHEDULE  
D A 0 6  
DATE: April 2019 Job #: 18004

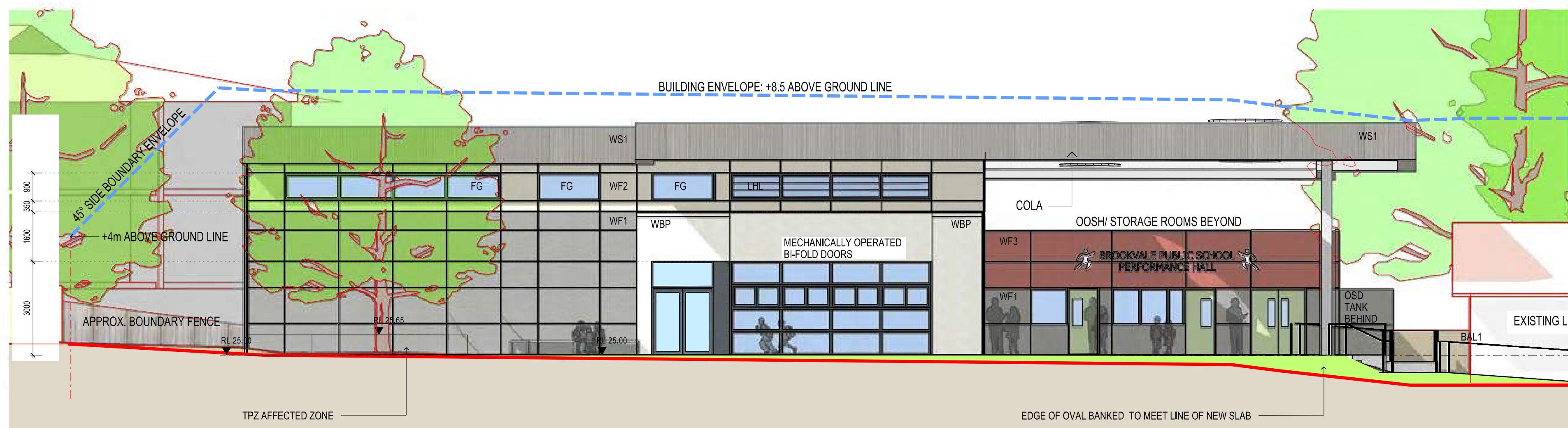




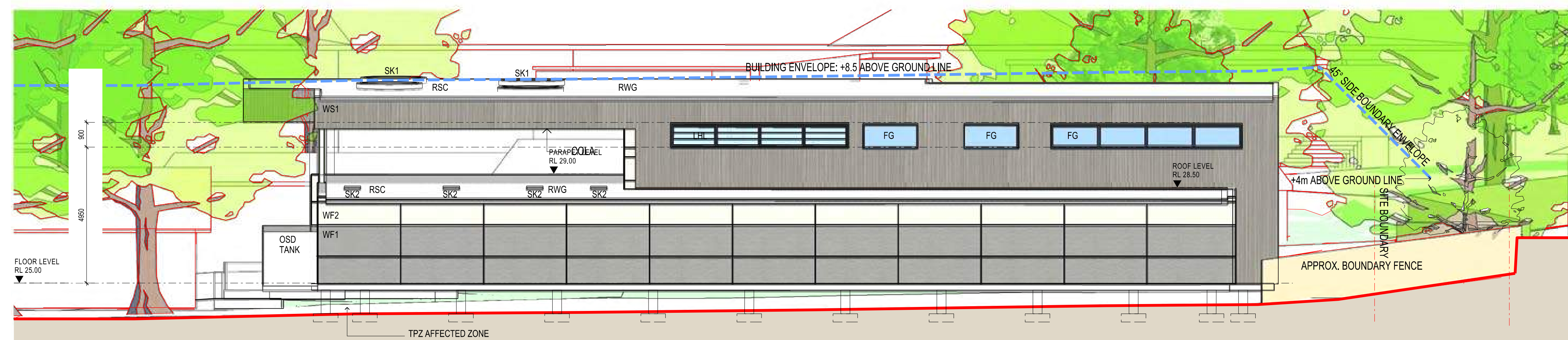
**3** NORTH EAST ELEVATION  
1:100



**4** SOUTH EAST ELEVATION  
1:100



**2** NORTH WEST ELEVATION  
1:100



**1** SOUTH EAST ELEVATION  
1:100

## LEGEND

BA1	BALUSTRADE TYPE 1
FG	FIXED GLASS
LHL	HIGH LEVEL LOUVRE WINDOW
RSC	CORRUGATED METAL ROOF SHEETING
RWG	RAINWATER GUTTER
SK1	SKYLIGHT TYPE 1 - DOME
SK2	SKYLIGHT TYPE 2 - VILUX
WBP	WALL BRICK TYPE 1
WF1	FIBRE CEMENT WALL TYPE 1
WF2	FIBRE CEMENT WALL TYPE 2
WF3	FEATURE FIBRE CEMENT WALL TYPE 3
WS1	METAL CLADDING

REFER TO DRAWING - DA06 ROOF PLAN AND MATERIALS SCHEDULE  
REFER TO LANDSCAPE PLAN FOR MORE INFORMATION ON TREES

NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
Old Pittwater road, Brookvale, NSW, 2100

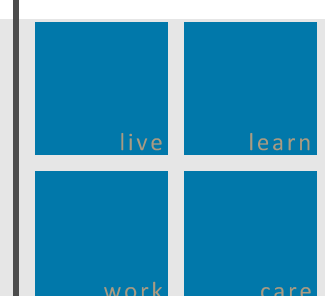
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ELEVATIONS

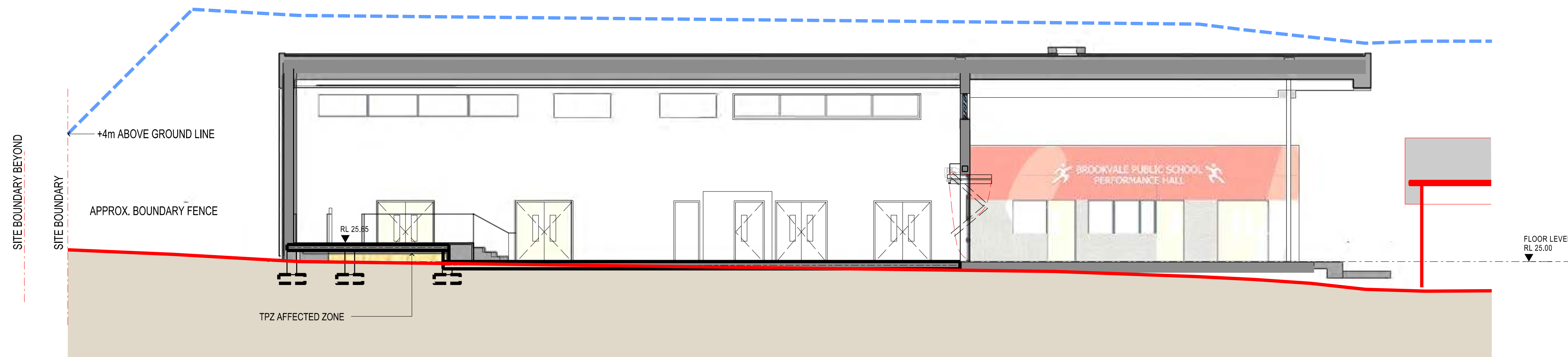
DA07

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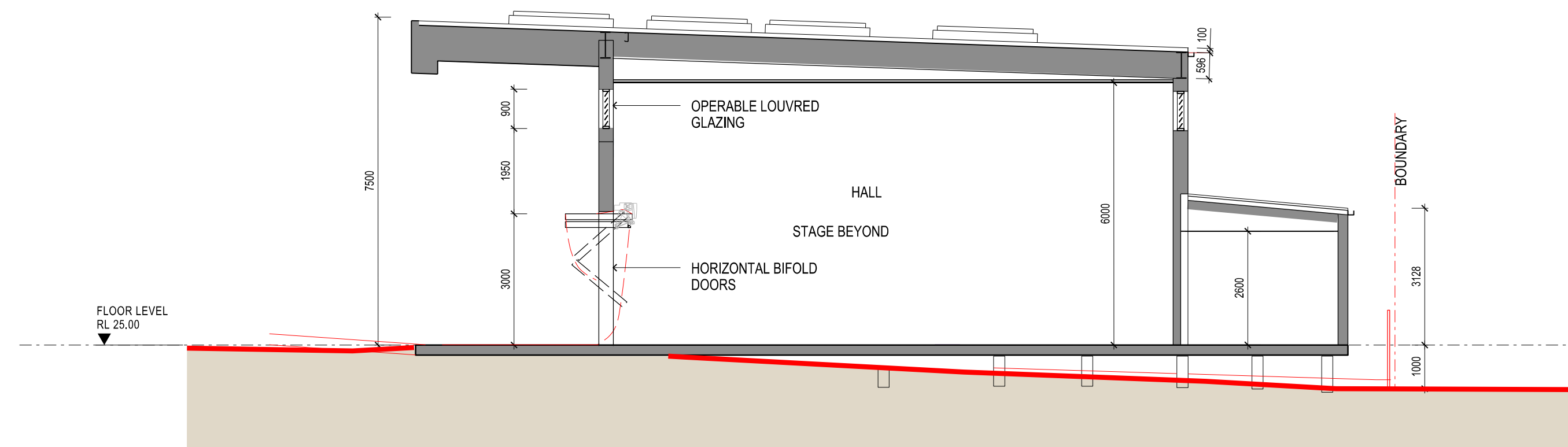
Job #: 18004

0 2 4 6 8 10 12 14 16 18 20





1 SECTION  
1:100



1 SECTION  
1:100

NEW CORE 21 HALL  
BROOKVALE PUBLIC SCHOOL  
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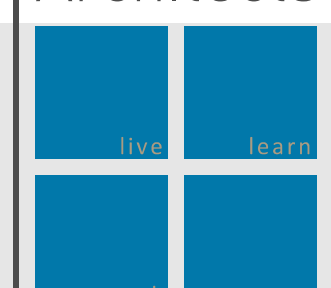
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SECTIONS

D A 0 8

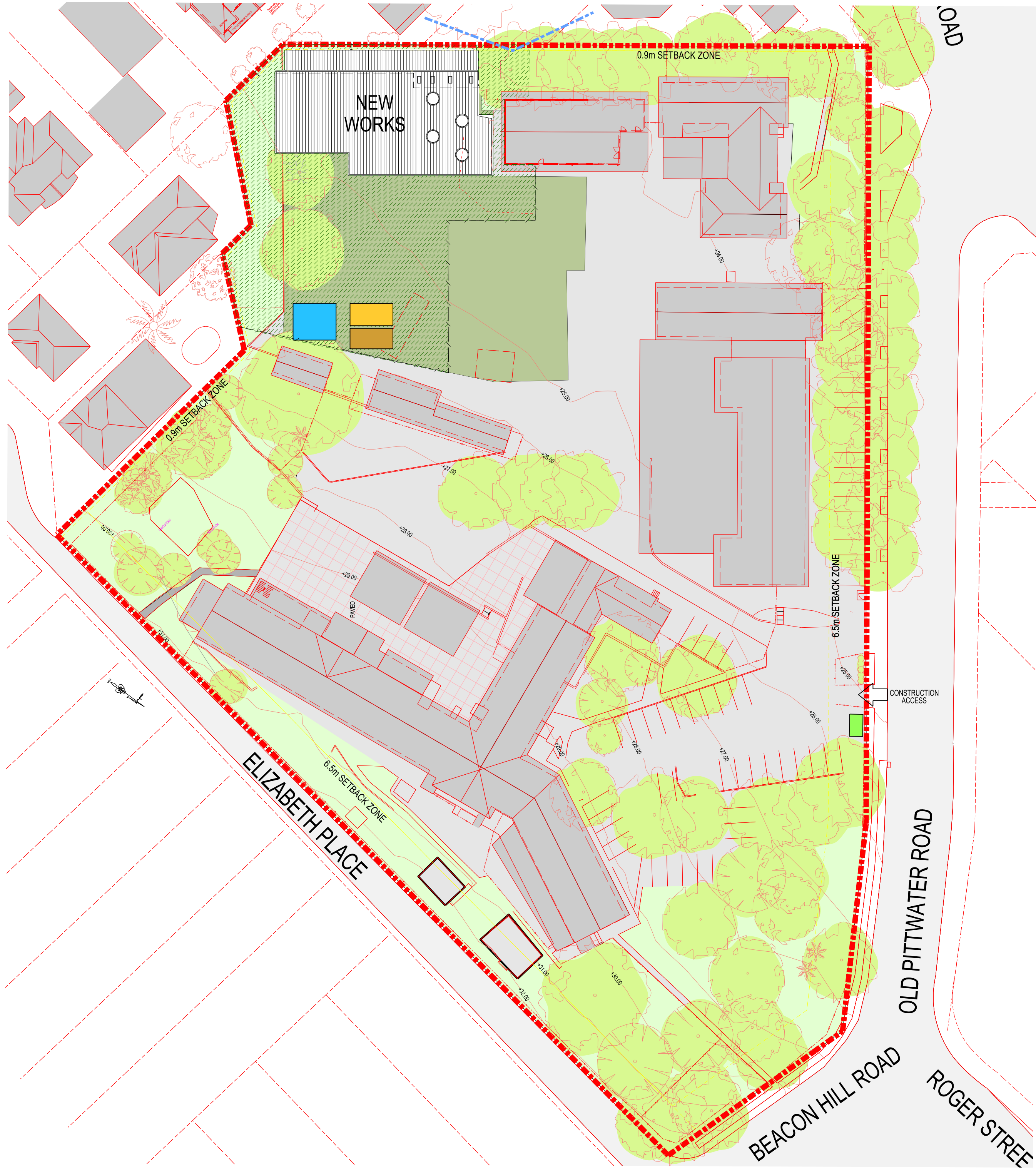
DATE: April 2019

Scale 1:100@A1

Job #: 18004

Prepared by SARM Architects on 18/04/2019





To be read in conjunction with Site Management Plan

**TREES**  
Existing trees in Construction zone to be retained and protected during works as per Arborist report, and Landscape Plan.

**TRAFFIC MANAGEMENT**  
Refer to Construction Traffic Management Plan report for Construction Entrance details

1 CONSTRUCTION MANAGEMENT PLAN  
1:500

LEGEND

- EXISTING WORKS
- NEW WORKS
- STORAGE PILE FOR RUBBISH - GENERAL WASTE
- STORAGE PILE FOR RUBBISH - RECYCLED
- STORAGE PILE FOR CONSTRUCTION MATERIALS
- CONSTRUCTION ZONE
- BUILDER'S FENCE
- EXISTING WASTE MANAGEMENT AREA

**Section 1 – Demolition**  
This section must be completed in accordance with 'Chapter 1 – Demolition' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION				
	Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection				
	REUSE AND RECYCLING (MOST FAVOURABLE)		DISPOSAL (LEAST FAVOURABLE)		
Types of Waste Material	Estimated Volume (m³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Recycling Outlet (RO) ✓ Waste Transport Contractor (WTC)		OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)
			WTC	RO	WTC LS
Excavated Material	N/A				
Garden Organics	3 mature trees				*
Bricks	10.6m³			*	
Tiles	N/A				
Concrete	25m³			*	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling
Timber	0.2t	Denailed and prepared for re-use			
Plasterboard	N/A				
Metals	0.5t			*	
Asbestos	N/A				
Other waste (please specify)	1.2t (ceramic tiles, plastics, PVC tubing)			*	
Estimated Total % Recovered					

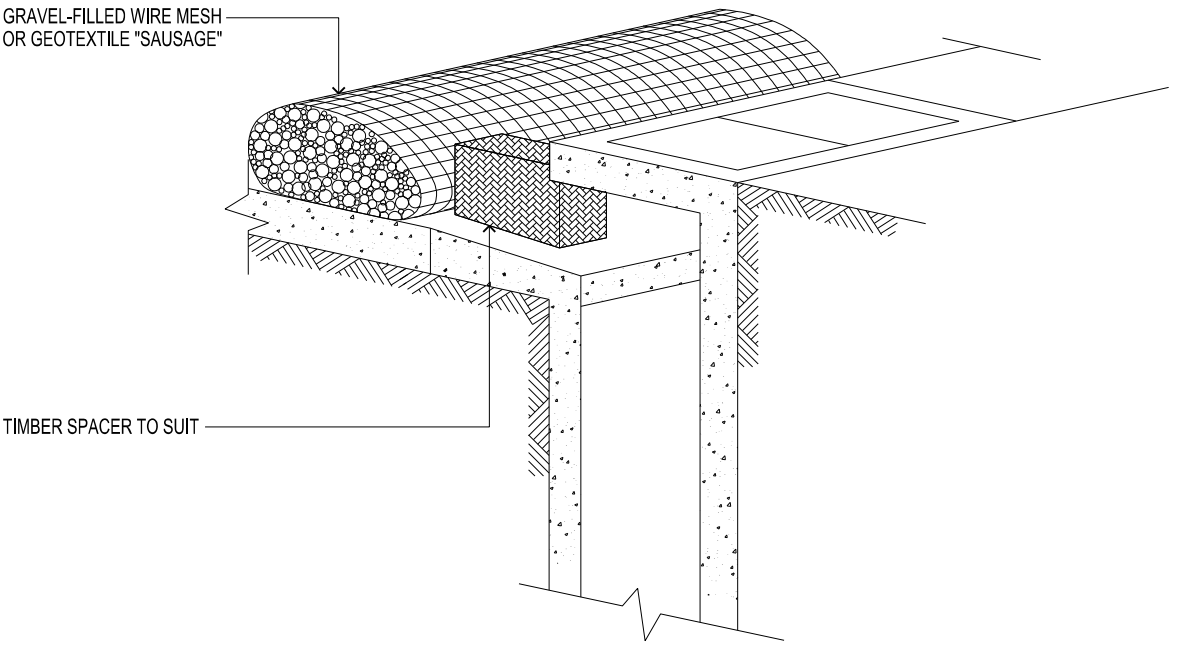
\* Approved landfill site by licensed contractor.

Waste management plan to be read in conjunction with DA 10/1 Construction management plan and Northern Beaches Waste Management Plan that meets with the requirements of Northern Beaches Waste Management Guidelines and Parts C8 & C9 of the Warringah DCP 2011

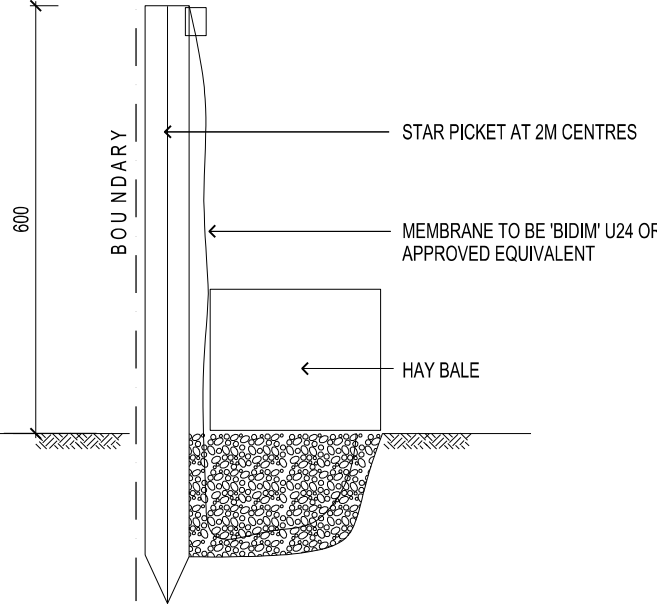
**Construction Phase**  
All construction waste is unknown but is to be kept at a minimum. Disposal is to be to an approved landfill site by a licensed contractor.  
Hazardous waste will be suitably disposed in accordance with all Australian codes and standards.

**On-going (Operation) Phase**  
All waste will be stored and disposed in the same manner as present. The proposed development does not interfere with the present waste management procedures.

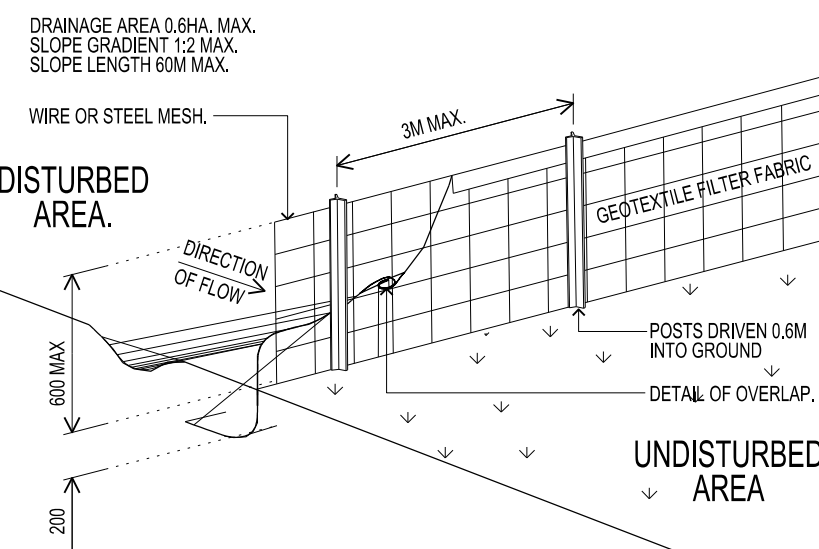
1 WASTE MANAGEMENT PLAN



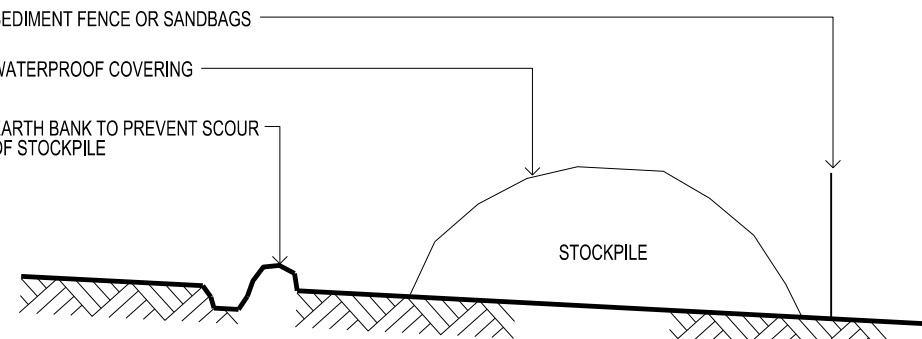
PORTABLE GRAVEL KERB INLET SEDIMENT TRAP  
N . T . S .



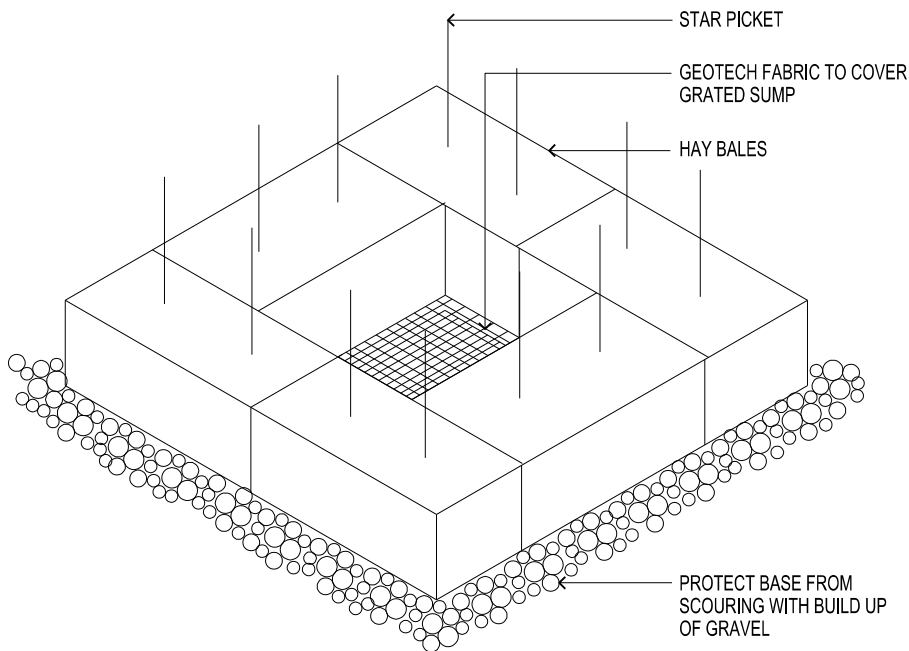
SILT FENCE DETAIL  
N . T . S .



SEDIMENT FENCE  
N . T . S .



MATERIALS STOCKPILE  
N . T . S .



STORMWATER PIT INLET SEDIMENT TRAP  
N . T . S .

1 EROSION AND SEDIMENT CONTROL MEASURES





**1** 9AM WINTER  
EXISTING



**2** 12PM WINTER  
EXISTING



**3** 3PM WINTER  
EXISTING



**1** 9AM WINTER  
PROPOSED



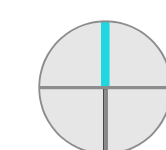
**2** 12PM WINTER  
PROPOSED



**3** 3PM WINTER  
PROPOSED

# LEGEND

- EXISTING BUILDINGS ON SITE
- PROPOSED BUILDING
- SHADOW CAST BY PROPOSED NEW BUILDING



NEW CORE 21 HALL  
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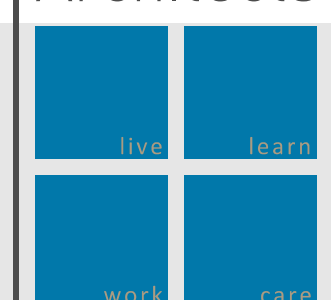
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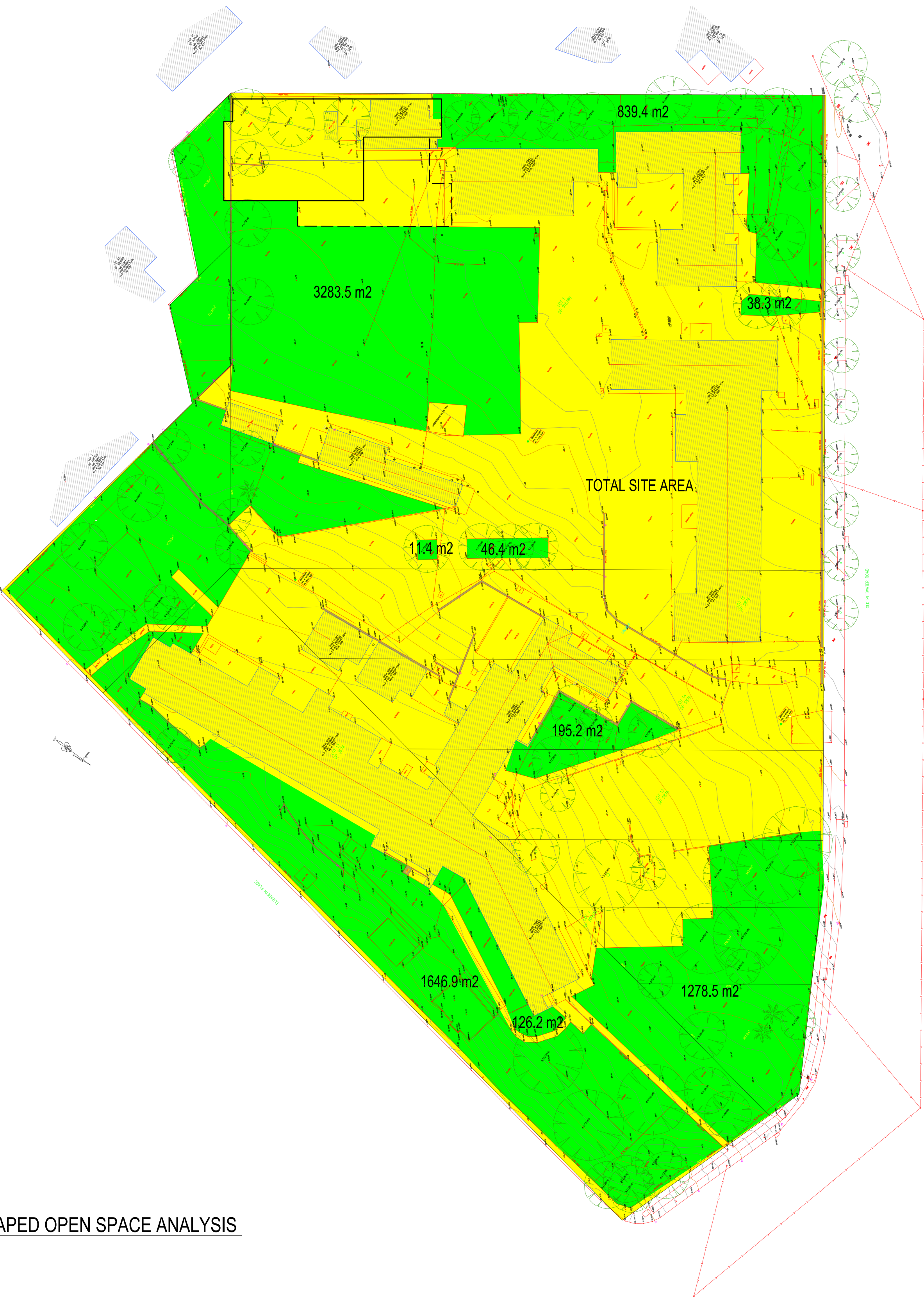


SHADOW DIAGRAM

D A 1 0

DATE: April 2019 Job #: 18004





LEGEND

SOFT STAND AREA

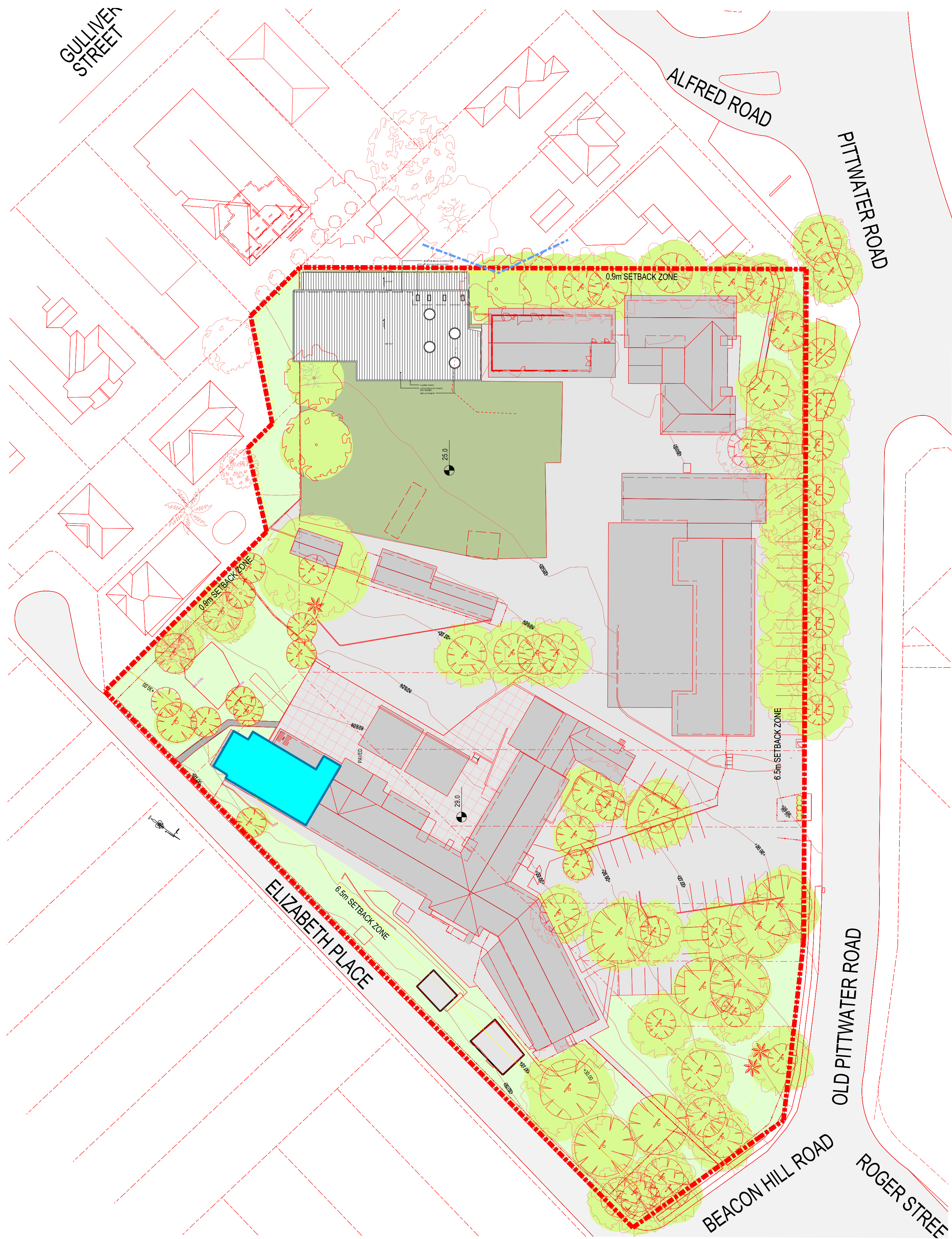
HARD STAND AREA

PROPOSED HALL FOOTPRINT WITH COLA ABOVE SHOWN DOTTED

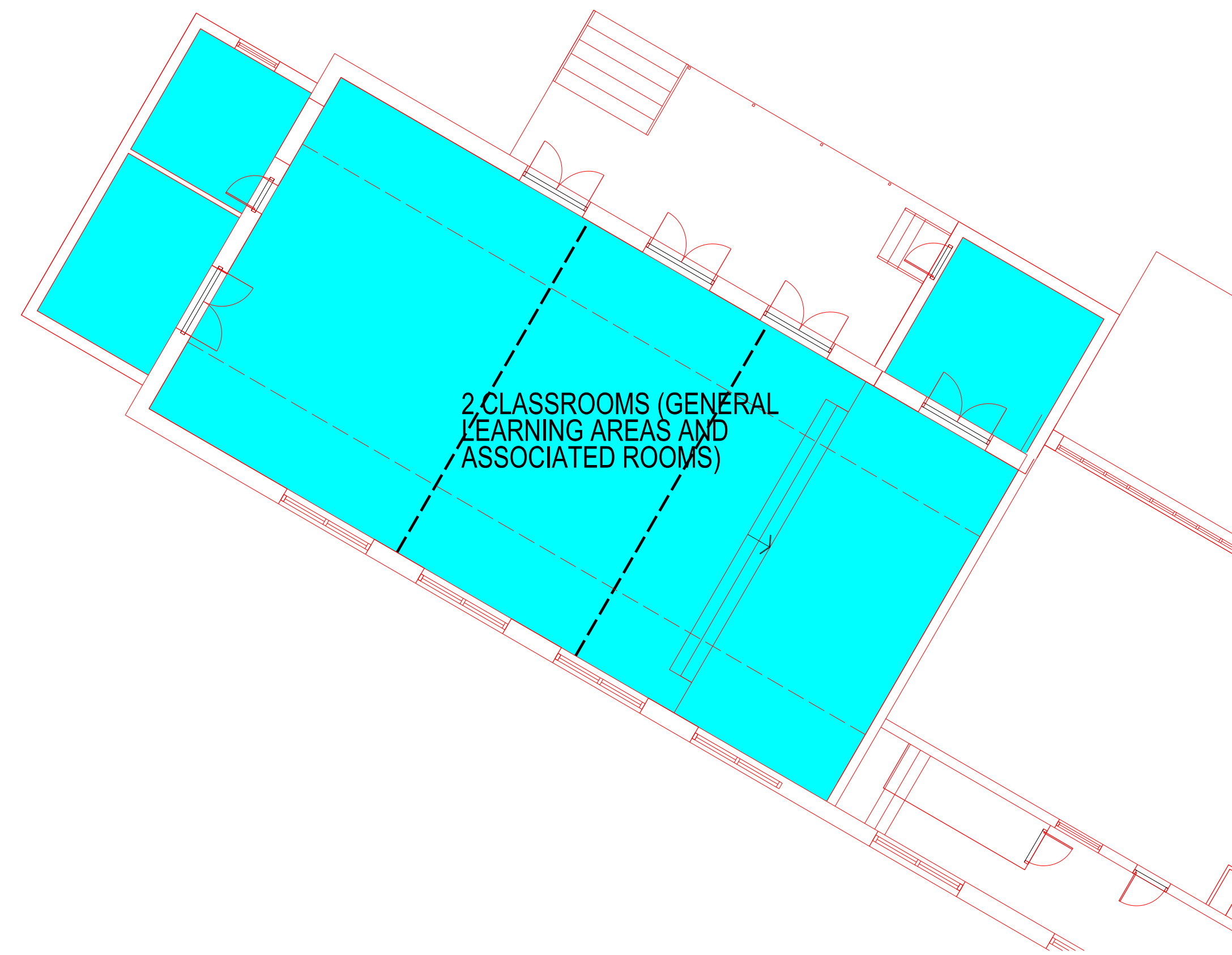
Landscaped Open Space:	839.4 m2	Hard stand area	10,864.2 m2
	33.3 m2		
	3,283.5 m2		
	46.4 m2		
	11.4 m2		
	195.2 m2		
	1,278.5 m2		
	126.2 m2		
	1,646.9 m2		
Total	7,460.8 m2		10,864.2 m2
	0.41 %		0.59 %
Site Area	18325 m2		
Requirement	Landscaped Open Space to be minimum 40% of Total area		
	Complies		

1 LANDSCAPED OPEN SPACE ANALYSIS  
1:500






**1** HALL REUSE LOCATION PLAN  
1:500



**2** HALL REUSE FLOOR PLAN  
1:100

### LEGEND

 LOCATION OF HALL TO BE CONVERTED TO TWO CLASSROOMS.  
CHANGE OF USE

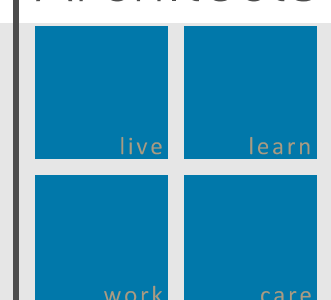
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live learn  
work core



**HALL REUSE PLAN**

**D A 1 2**

**DATE: April 2019 Job #: 18004**

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