



planning consultants

Heritage Impact Statement

Bankstown North Public School

322 Hume Highway, Bankstown



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1. State Heritage Inventory "Bankstown Reservoir (Elevated) SHR 01316"

1 Introduction

1.1 Commission

DFP has been commissioned by JDH Architects, on behalf of School Infrastructure NSW (SINSW) to prepare a Heritage Impact Statement (HIS) for the proposed redevelopment of Bankstown North Public School (BNPS) at 322 Hume Highway, Bankstown (the Site).

BNPS is not identified as a heritage item under Schedule 5 of the Bankstown Local Environmental Plan 2015 (the LEP) nor is it located within a heritage conservation area (**Figure 1**). It is understood that Block A of BNPS is identified as a draft heritage item on the Department of Education's Section 170 Heritage and Conservation Register under the NSW *Heritage Act 1977*. The site located in the vicinity of Bankstown Reservoir (Elevated), which is a State Heritage Item (SHR listing No. 01316). Bankstown Reservoir (Elevated) (WS 0007) is also identified as a heritage item on Sydney Water's Section 170 Heritage and Conservation Register (Reference Number 4565749). BNPS is also located within the vicinity of an archaeological item (Item A1 Site of "Speed the Plough Inn").

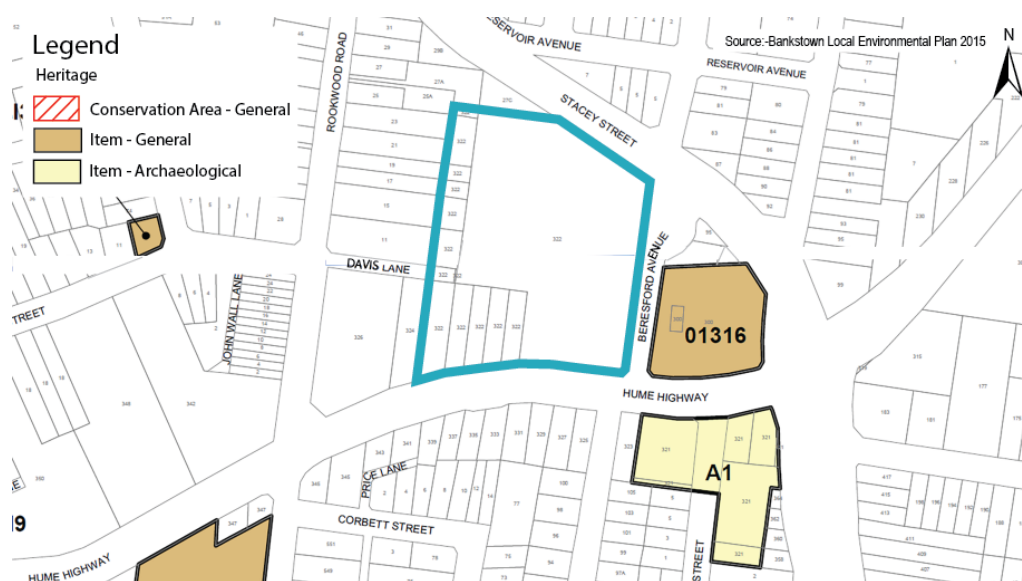


Figure 1 Heritage Map – Bankstown LEP 2015

On 2 May 2019, the Department of Planning, Industry and Environment (DPIE) issued the Secretary's Environmental Assessment Requirements (SEARs) for SSD 10290 in relation to the proposed redevelopment of BNPS. Key Matter 9 Heritage states:

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual.
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

This HIS addresses the first dot point and reviews the impacts of the works against the assessed significance providing where appropriate, recommendations for measures to mitigate impacts. A separate Historical Archaeological Assessment Report has been prepared by Apex Archaeology to address the second dot point.

The report has been prepared by Amy Cropley, Urban Designer / Principal Planner and Heritage Consultant, DFP Planning and reviewed by Brian McDonald, Principal Urban Designer and Heritage Consultant, DFP Planning.

1 Introduction

1.2 Methodology and Structure

The methodology used in the preparation of this Heritage Impact Statement is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (October 2013)* (The Burra Charter) and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the Heritage NSW, Department of Premier and Cabinet (DPC), accessed October 2015.

This HIS reviews the relevant statutory heritage controls, assesses the impact of the proposal on the subject property and makes recommendations as to the level of impact. The proposed works have been assessed in relation to the relevant controls and provisions contained within the Bankstown Local Environmental Plan 2015 (LEP) and the Bankstown Development Control Plan 2015 (DCP).

The report relies on the following resources for preparation of the history of the BNPS:

- Peters, Merle (1968) *The story of a school: a century of public education in Bankstown*. Sydney: Bankstown North Public School.
- Bankstown North Public School (1993) *Bankstown North Public School: 125th Anniversary 1868 – 1993*. Sydney: Bankstown North Public School.
- Bankstown North Public School (2018) *Sesquicentennial Anniversary 1868 – 2018 Memories*. Sydney: Bankstown North Public School.

1.3 Site Identification

Bankstown North Public School is located at 322 Hume Highway, Bankstown, approximately 1.4 kilometres north of Bankstown Railway Station (**Figure 2**). The site comprises a total of 13 land parcels, which are legally described as Lot A Deposited Plan (DP) 44492, Lot 1 DP 501320, Lot A DP 399940, Lot 14 DP 1000689, Lots 1, & 8 DP 441732, Lot 1 DP 772787, Lot 1 Section 5 DP 192509, and Lots 11 – 14 DP 132498.

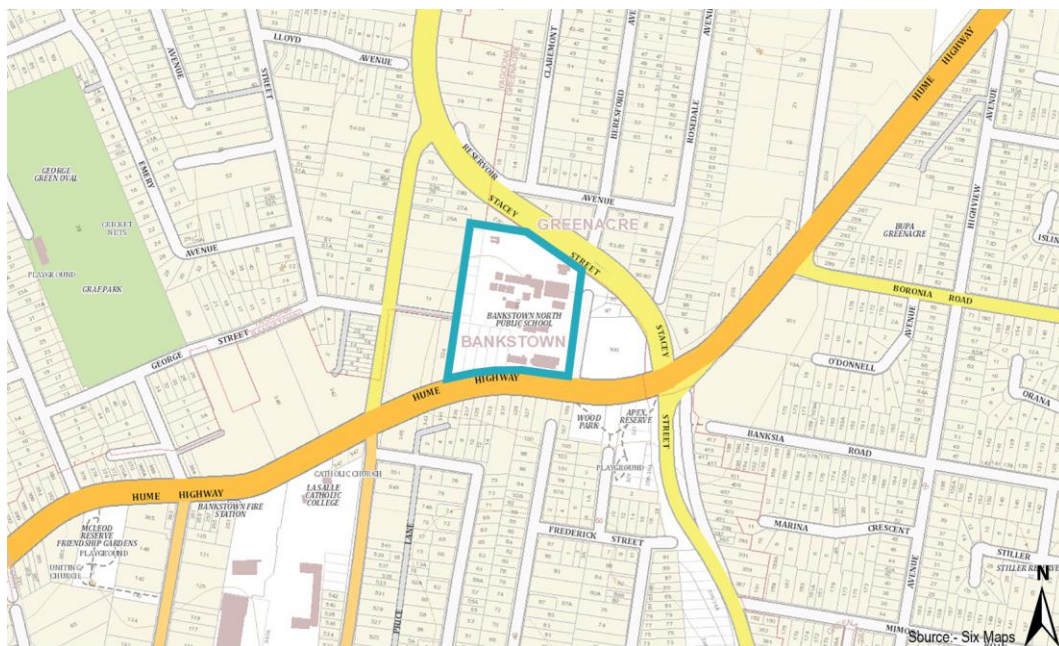


Figure 2 Site Location

Figure 3 is an aerial photograph of the site.

1 Introduction



Figure 3 Aerial Photograph

1.4 Report Limitations

This report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the site is outside the scope of this report. The report does include recommendations in the event of archaeological evidence being encountered. A separate Historical Archaeological Assessment has been prepared by Apex Archaeology which is included as **Appendix 24** of the EIS.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.5 Abbreviations and Definitions

HIS	Heritage Impact Statement
ICOMOS	International Council on Monuments and Sites
Burra Charter	refers to 'The Burra Charter' prepared by Australia ICOMOS October 2013

The conservation terms used throughout this report are based on the terms and definitions adopted by *The Burra Charter*, *The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS October 2013). *The Burra Charter* forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

Place, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

1 Introduction

Conservation means all the processes of looking after a place so as to retain its cultural significance, as listed in the History Section of this report.

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Integrity (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: *a place will have a compatible use*]

Compatible use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

Interpretation means all the ways of presenting the cultural significance of a place.

2 Historical Summary

2.1 Summary Timeline

Table 1 Summary Timeline of development

Year	Key Event
Pre 1788	Bankstown is home of the Bediegal Clan, part of the Darug language group
1795	George Bass and Matthew Flinders explore Georges River
1798	First land grant in Bankstown to George Bass
1814	Great South Road (Liverpool Road / Hume Highway) built to connect Port Jackson with Liverpool
Early 19 th Century	Sparse developments along Liverpool Road, mainly to cater for travellers
1853	St Felix Church built near intersection of Liverpool Road and Chapel Road. St Felix School established.
1861	St Matthew's Anglican School established in vicinity of Liverpool Road and Church Street, Yagoona
1866	Public Schools Act gazetted by Sir Henry Parkes. Led to establishment of a Council of Education responsible for both public and denominational systems of education
1868	First Bankstown Public School opened within former St Matthew's Anglican School
1877	School board applied for new school to be built closer to main centre of Bankstown (Liverpool Road / Chapel Road)
1880	Second Bankstown Public School opened south side of Liverpool Road between Meredith and Avon Streets (Site now known as McLeod Reserve)
1888	Construction of first Potts Hill Reservoir by Harbour and Rivers Trust
1895	Municipal District of Bankstown established
1909	Railway extension from Belmore to Bankstown opened
1913	Bankstown Public School renamed Bankstown North Public School
1916	Third site for Bankstown North Public School established near intersection of Liverpool Road and Stacey Street
1918	Work begins on construction of Bankstown Reservoir
1920	Bankstown Reservoir opened
1924	Third site for Bankstown North Public School opened Construction of Block A
1928	Extensions completed to Block A
1944	Infants School (K-2) established
1953	Infants School Building (Block I) opened
1959	Single storey brick building completed (Block B)
1968	Bankstown North Public School celebrates its centenary
1970s	Teacher's Resource and Inservice Education Centre (TRISEC) relocated to BNPS
1981	School Dental Service established with Block B
1980s	First floor of Block A renovated for use as Bankstown Education Resource Centre and later for use as the NSW Schools Sports Unit
1992	School Dental Service relocated to Block M

2 Historical Summary

Table 1 Summary Timeline of development

Year	Key Event
2010	Block N constructed as part of Building Education Revolution.
2018	BNPS celebrates its sesquicentenary (150)

2.2 Pre-European Settlement

The country between the Cooks River and the Georges River from Botany Bay to Rose Hill is believed to have been the territory of the Bediagal clan, who belonged to the Darug (Dharug) language group. At the centre of Bediagal country was a camp near Salt Pan Creek. Pemulwuy, the famous Aboriginal warrior and resistance fighter, and his son Tedbury were members of this clan.¹

The area “was crisscrossed with tracks which formed trade, social and ceremonial networks fundamental to the social and economic structure of Aboriginal society. These pathways linked sources of water and food from bays, rivers, creeks and waterholes. It is believed that the clans travelled in response to the changing seasons, spending spring and summer near the coast and autumn and winter further inland.”

2.3 Area and Site History

2.3.1 Overview

The development of Bankstown North Public School occurred in three distinct phases:

- First School Site – Church Road, Yagoona (1868-1880);
- Second School Site – McLeod Reserve, Bankstown (1880-1924); and
- Third School Site – 322 Hume Highway, Bankstown (1924 – current).

The locations of the three school sites are identified in **Figure 4**.

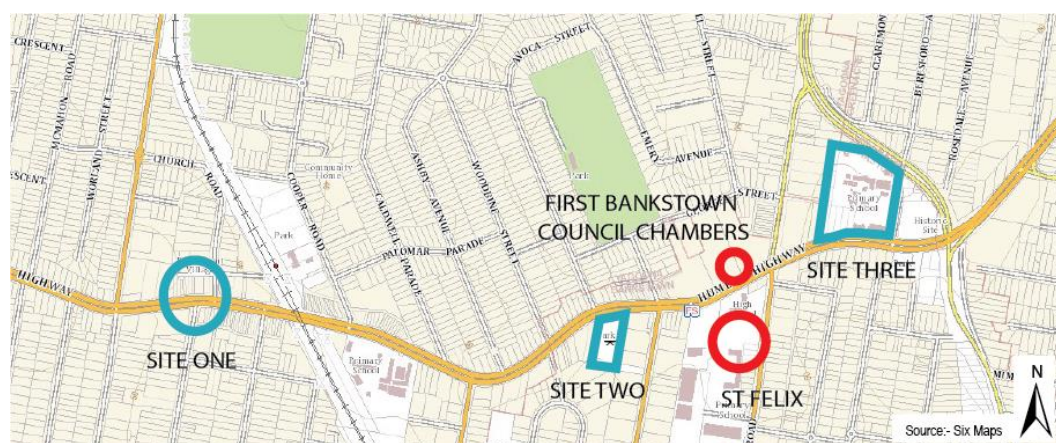


Figure 4 Location of the three school sites along with St Felix Church and location of the first Bankstown Council Chambers

It is noted that Bankstown North Public School was known as Bankstown Public School until 1913.

¹ Muir, Lesley (2013) “Aboriginal people of the Cooks River Valley: Dictionary of Sydney” http://dictionaryofsydney.org/entry/aboriginal_people_of_the_cooks_river_valley, Viewed 3 Jan 2019.

2 Historical Summary

2.3.2 Early History of Bankstown (1788-1868)

In 1795, George Bass and Matthew Flinders first explored the Georges River, which was named for King George III, the reigning monarch. In January 1798, Bass was received the first land grant of 100 acres from Governor Hunter in the now Georges Hall area. However, he never farmed the site and it eventually reverted to the Crown. Matthew Flinders also received a land grant nearby. The area was named Banks' Town to honour the botanist Sir Joseph Banks. By 1799, 1200 acres of land had been granted to former convicts and marines along both banks of the Georges River.

In November 1810, Governor Macquarie established Liverpool as an agricultural centre. This necessitated the construction of a road network linking Port Jackson with the new settlement areas. In 1814, the Great South Road (Liverpool Road or Hume Highway) was constructed at a cost of 130 pounds per mile. Liverpool Road formed the northern boundary to the Parish of Bankstown (**Figure 5**).²

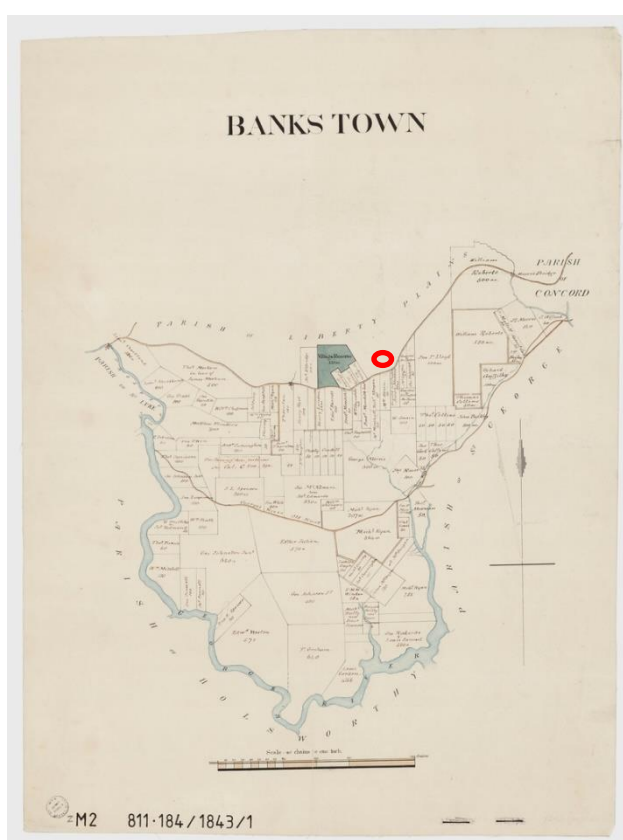


Figure 5 Bankstown [cartographic material] [bordered by Parish of Liberty Plains] (1843). (Downloaded from State Library of New South Wales on 4 January 2019). Red circle indicates the location of Bankstown North Public School.

During the early 19th century, the area was sparsely populated due to the land being unsuitable for agricultural purposes. However, a number of small settlements developed along Liverpool Road, primarily around inns and hotels for travellers. These settlements included Bark Huts, Irish Town, Upper Bankstown and Lower Bankstown.

² The Hume Highway was known as Liverpool Road through Bankstown until August 1928. A reference to Liverpool Road in this text is also a reference to the Hume Highway.

2 Historical Summary

In 1853, St Felix Catholic Church was constructed on Liverpool Road, adjacent to the current intersection with Chapel Road (**Figure 6**). The church congregation applied for a government grant to establish a school at St Felix. The school, which opened after the construction of the church buildings, was plagued by insufficient school enrolments, sporadic student attendance and lack of funding.³ In 1856, the situation was exacerbated by the construction of the extension of the rail line from Parramatta to Liverpool, which bypassed the Bankstown area. St Felix School closed and re-opened a number of times between 1853 and 1865. However, the school has managed to survive, and today St Felix Primary School is located at the corner of Chapel Road and Hume Highway (**Figure 7**)



Figure 6 St Felix Church (Source: Rosen, Sue (1996) p. 49)



Figure 7 St Felix Primary School (January 2019)

³ Rosen, Sue (1996), pp 50-2

2 Historical Summary

Whilst St Felix School catered for the Catholic population of Bankstown, it wasn't until 1861 that an Anglican School was established within the weatherboard church hall of St Matthew's Anglican Church. The church hall was located in the vicinity of Liverpool Road (Hume Highway) and Church Street, in the suburb now known as Yagoona. Like St Felix Catholic School, St Matthew's Anglican School struggled with poor attendance, staffing problems and lack of funding from the State Denominational Schools Board that administered the church school system.

In 1866, Sir Henry Parkes, who was colonial secretary at the time, passed the Public Schools Act. The 1866 Public Schools Act was an important contribution to education reform and led to the establishment of a Council of Education, responsible for both national (public) and denominational systems of education, training and secular curriculum.⁴ As a result of the Public Schools Act, at the end of 1867, the chairman of the local Church of England School Board Reverend R. L. King offered St Matthew's to the Council of Education as a public school. King noted that the closest public schools were in Parramatta and Smithfield. By March 1868, enrolment at St Matthew's was down to four students and a local resident Mr Louis Alexander wrote personally to Parkes concerned about the waste of finances.⁵ St Matthew's Anglican School was closed at the end of May 1868.

2.3.3 First School Site – Church Road, Yagoona (1868-1880)

Bankstown Public School opened in July 1868 within the former St Matthews Anglican School. The first headmaster was Mr Barnett Francis Levey. Levey married the daughter of one of the members of the Bankstown School Board (Mr William Ward). However, as a result of a series of disagreements between Ward and another member of the school board, Levey requested a transfer from the district. Levey was followed as headmaster by Mr Henry Mills (appointed February 1871), Mr Edward Justelius (appointed May 1871) and Mr Robert McLean (appointed July 1872).

In 1871, the Council of Education released a circular that stated all teachers' salaries would be reduced if attendance fell below 30 students. This was met with resistance from many school districts and the Council of Education reviewed its figures with 25 students becoming the minimum average. In July 1872, the average attendance at Bankstown Public School was only 17.2 students and in June 1873, the district inspector recommended that the school be closed. Pressure from the local community led to the school reopening five months later with Mr James Funnell as headmaster. Funnell was replaced by Mr Dugald McLeod. McLeod was to remain headmaster at Bankstown Public School until 1912.

By the late 1870s, the centre of Bankstown Village was located in the vicinity of Liverpool Road and Chapel Road. This area boasted a number of hotels, blacksmiths and general stores. In December 1877, the school board chaired by Mr John William Jacobs (publican and postmaster) applied for a new school building to be located closer to the main centre of Bankstown. The Site, which is now the location of McLeod Reserve (also known as McLeod Reserve Friendship Garden), is located on the south side of Liverpool Road (Hume Highway) between Meredith and Avon Streets.

2.3.4 Second School Site – McLeod Reserve Bankstown (1880-1924)

In April 1880, a small single storey building was completed on the second school site (**Figure 8**). The building contained two rooms: one large room that could accommodate 70 students and a smaller one for 25 students. Also, on-site was a four-room headmaster's residence (**Figure 9**). Bankstown Public School opened on its new site in July 1880.

⁴ A. W. Martin, 'Parkes, Sir Henry (1815–1896)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/parkes-sir-henry-4366/text7099>, published first in hardcopy 1974, accessed online 21 January 2019.

2 Historical Summary



Figure 8 Bankstown Public School c1879 (Source: NSW State Archives & Records – Bankstown North Public School Digital ID: 15051_a047_000709)



Figure 9 Headmaster's residence at Bankstown Public School. Demolished in 1978. (Source: Bankstown North Public School <http://bankstownnorthps.com.au/our-school/history> Downloaded 4 January 2019)

Within two years of the school's opening, major repairs to the school building were required. This included reconstruction of one end of the building. During the five-month construction period, school was held in a tent.

In 1888, the Harbour and Rivers Trust, who were responsible for Sydney's Metropolitan Water Supply, commenced the construction of the first Potts Hill Reservoir. This brought an influx of settlers to the district and increased enrolments at Bankstown Public School. By March 1889, the school had an enrolment of 130 students with an average attendance of 100. In 1891, enquires were made with nearby landowners to expand the school, however the landowner wanted 150 pounds per acre, which was much more than the 90 pounds per acre the district inspector thought the land was worth.

2 Historical Summary

In September 1895, the Municipal District of Bankstown was established. The first Council Chambers were built in 1898, close the intersection of Liverpool Road and Chapel Road (**Figure 10**). In April 1909, the railway line extension from Belmore to Bankstown was opened. This brought suburban development to Bankstown particularly around the new railway station and led to an increase in enrolments. In March 1913, the new headmaster Mr Robert Smith reported that 237 students were enrolled at the school, with an average attendance of 162.5. To relieve the pressure on the school, the Bankstown Council Chambers were rented for at a rate of 1 pound per week.



Figure 10 Bankstown Council Chambers, Liverpool Road. The Council Chambers were used as part of the school between 1913 and 1915 (Source: Peters, Merle (1968) p. 13)

Later that same year, it was decided to establish a new school closer to Bankstown Railway Station to cater for Bankstown's growing population. This new school would be known as Bankstown Public School and the existing school on Liverpool Road was to become Bankstown North Public School. Bankstown Public School at 61 Restwell Street, Bankstown was opened in 1915.

Despite the opening of Bankstown Public School, the number of students at Bankstown North Public School continued to increase. On 8 December 1916, a new (third school) site was gazetted for the school. This new site was on elevated land adjacent to the intersection of Liverpool Road (Hume Highway) and Stacey Street. However, funds for the new school were lacking, despite the poor condition of the existing school buildings, and the new site was used as a sports field by the school and local athletics clubs. In 1920, the Bankstown Reservoir (Elevated) was constructed next the school site (**Figure 11** and **Figure 12**) (refer to **Section 2.4**).

2 Historical Summary



Figure 11 View along Liverpool Road from the Bankstown Water Tower 1922. The site of Bankstown North Public school is in the foreground. (Source: Bankstown Council Photograph Collection. [/library.bankstown.nsw.gov.au/libero/WebopacOpenURL.cls?ACTION=DISPLAY&sid=LIBERO:DBK&RSN=850371](http://library.bankstown.nsw.gov.au/libero/WebopacOpenURL.cls?ACTION=DISPLAY&sid=LIBERO:DBK&RSN=850371). Downloaded 4 January 2019)



Figure 12 Bankstown Reservoir (Elevated) as viewed from Beresford Avenue (January 2019)

2.3.5 Third School Site – 322 Hume Highway, Bankstown (1924 – current)

The Historical Archaeological Assessment prepared by Apex Archaeology (**Appendix 38** of the EIS) provides a description of the history of 322 Hume Highway, Bankstown prior to the establishment of the school.

2 Historical Summary

In early 1924, funding became available for the construction of new school. The new two storey brick building was built by E Logan at cost of 6000 pounds and opened in October 1924 (**Figure 13**). The new school building (known as Block A) contained four classrooms and two assembly halls. Within 18 months of occupation of the new school, more student accommodation was required, and the old school was temporarily opened to accommodate two classes. Block A had been designed to accommodate expansion and in 1928, extensions were completed with an additional four classrooms provided.



Figure 13 Bankstown North Public School c1924 (Source: Peters, Merle (1968) p. 10)

In 1930, the site of the old school (which is now known as McLeod Reserve) was leased to graze cattle, whilst the old school building was rented by the Manchester Order of Oddfellows. In 1932, the Bankstown Municipal Health Inspector declared the building was unfit for human occupation and by August of that year it was demolished. The headmaster's residence stayed on site until 1978, when it was demolished as part of a widening of the Hume Highway. McLeod Reserve commemorates Dugald McLeod who was headmaster of Bankstown (North) Public School from 1878-1912. McLeod Reserve is also the site of a friendship garden commemorating the sister city relationship between Bankstown and Suita, Japan. A plaque is located within McLeod Reserve that identifies the location of the old school well (**Figure 14**).

2 Historical Summary



Figure 14 Plaque commemorating the second site of Bankstown North Public School located at McLeod Reserve (January 2019)

Figure 15 provides a timeline of the development of Bankstown North Public School (322 Hume Highway) after 1924.



Figure 15 Timeline of development at Bankstown North Public School

2 Historical Summary

Up until the end of the Second World War, there was little additional development at the school. The 1943 aerial of the school shows that the Block A was the only permanent buildings on site, along with timber demountable buildings (**Figure 16**). The distinctive zig zag air raid trenches are clearly visible.



Figure 16 1943 Aerial (Source: Spatial Information Exchange www.sixmaps.nsw.gov.au Downloaded 23 January 2019)

In 1944, a separate Infants School (K-2) was established within the school grounds. A new single-storey four room infants school building (Block I) was opened in November 1953 at the northern end of the site (**Figure 17**).

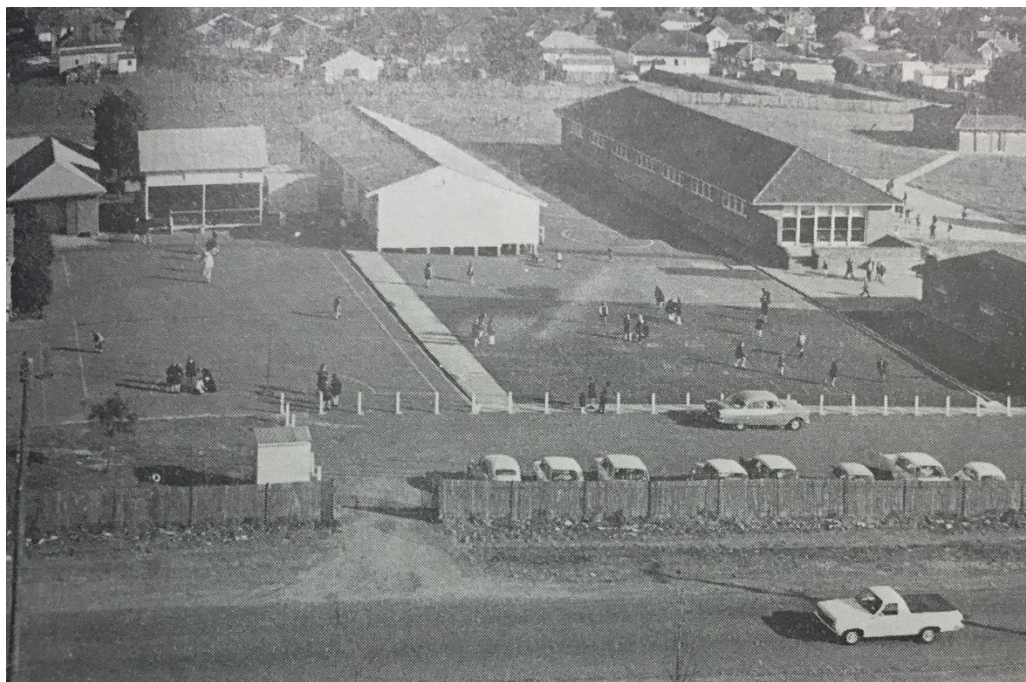


Figure 17 Infants School Building (Block I) c. 1968 Block J can also be seen in the background. View is likely to have been taken from the Bankstown Reservoir (Source: Peters, Merle (1968) p. 11)

2 Historical Summary

The end of the Second World War brought a fresh influx of residents into Bankstown. These included a large number of new migrants, initially Eastern European. Some of these migrants would have come from the Chullora Railway and Migrant Camp located close to the school at the corner of Liverpool Road (Hume Highway) and Brunner Road. The school's population continued to increase, with various temporary structures including ex army huts bought into the school grounds to provide additional accommodation.

In 1959, a new single storey brick building was built adjacent to Block A. Block B contained two classrooms, along with staffroom and a clinic (**Figure 18** and **Figure 19**).

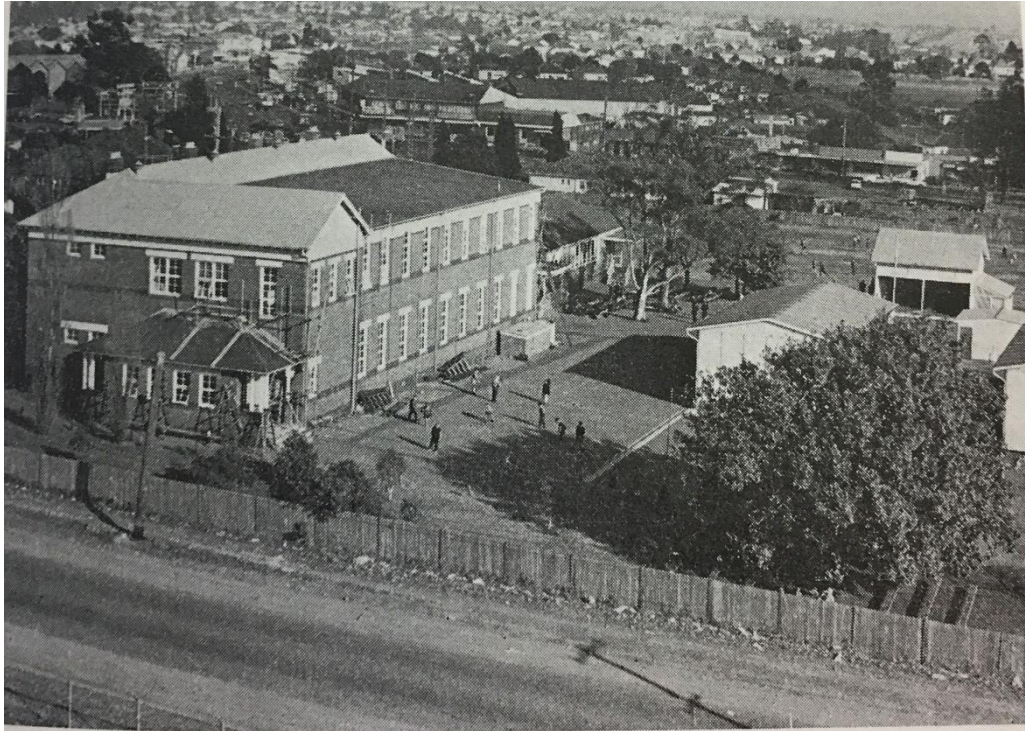


Figure 18 View of Block A with Block B in the background c.1968 (Source: Peters, Merle (1968) p. 13)

2 Historical Summary



Figure 19 Blocks A and B in 1968 as viewed from the Hume Highway (Liverpool Road) (Source: Peters, Merle (1968) p. 14)

By the 1970s, there was a lot of large-scale industrial development in the vicinity of the school. This led to a reduction in student enrolments. In the late 1970s, the Teachers' Resource and Inservice Education Centre (TRISEC) was relocated from Yagoona to Bankstown North Public School. The TRISEC unit was named the Vic Armstrong Centre in honour of the Regional Director who developed the idea. The Vic Armstrong Centre was located within the Infants Building (Block I). As a result, the infants' school was relocated to Block A along with the rest of the school. The school also had the use of two demountable classrooms.

In August 1981, the School Dental Service was established within the clinic facilities within Block B. This facility was moved to the northern end of the school (Block M) in October 1992.

During the 1980s, traffic noise from the Hume Highway was becoming a problem and there was inadequate room within Block A for school administration staff. In 1989, Block A was vacated, and the school relocated to the northern end of the Site, reoccupying Block I with portable classrooms and buildings providing additional classroom space. Administration was housed within a separate demountable building. The School maintained use of the ground floor of Block A as the school hall along with Block B. The first floor of Block A was renovated as the location of the Bankstown Education Resource Centre. This space is currently used by the NSW Schools Sports Unit.

As part of the Australian Federal Government's Building Education Revolution, Bankstown North Public School received funding to construct a new canteen and hall building (Block N). Block N was completed in 2010. At the same time, the school library was relocated to the ground floor of Block A, with the adjoining classrooms providing storage facilities.

In 2018, Bankstown North Public School celebrated its sesquicentenary, and this has led to renewed interest in the school's history (**Figure 20**).

2 Historical Summary



Figure 20 Bankstown North Public School Sesquicentenary (Bankstown North Public School (2018) Cover Page)

2.4 Early Twentieth Century School Public School Buildings and RMS Wells

Starting around 1904, the Government began to make substantial investments in public education with many existing schools upgraded and new schools constructed. The Government Architect's Branch held responsibility for public school design with Richard Macdonald Seymour Wells the chief architect overseeing much of the work. Wells was an Australian born Architect who originally joined the Department of Public Instructions in 1881 and later transferred to the Government Architect's Branch.

Wells was responsible for the design of many school buildings throughout NSW during the 1910s and 1920s. Key elements in his designs including face brickwork, rendered details and large windows. Examples of public school buildings constructed during the Inter-war years and attributed to Wells include:

- Bankstown Public School;
- Abbotsford Public School;
- Auburn North Public School;
- Bexley Public School; and
- Bellevue Hill Public School.

It is likely that Wells had some involvement in the design of Block A at BNPS, albeit as supervising Architect.

In 1927, Wells was appointed NSW Government Architect. He retired in 1929.

2.5 Bankstown Reservoir (Elevated)

The following history is taken from the NSW State Heritage Inventory for Bankstown Reservoir (Elevated) (SHR 01316):

Bankstown:

This area was selected for settlement by Governor Hunter, who named it Banks Town in honour of eminent botanist, Sir Joseph Banks. In 1795 George Bass and Matthew Flinders had explored the Georges River, named after King George III, the reigning monarch. They sailed along what would later be the southern boundary of the municipality. They reported their findings and were given land grants in the Georges Hall area. Bass received the first grant in 1798, of 100 acres in the vicinity of the present Hazel and Flinders Streets. He did not farm it, and eventually it reverted to the Crown. Flinders' grant was alongside Bass'. He bought more land, until he held 300 acres, but did not farm it. Lieutenant Shortland and Surveyor James Meehan also got grants. By 1799, 1200 acres on both banks of the river had been granted to marines and ex-convicts.

The area developed slowly, as it was isolated from both Sydney and Parramatta. After Liverpool Road was constructed in 1814 it began to develop rapidly, and settlements grew up along the road. Bushrangers were a problem, and in Bankstown's early days, two, Patrick

2 Historical Summary

Sullivan and James Moran, were hung on makeshift gallows on the site of the present Bankstown Water Tower. A few days several of their companions were also hung there. They were probably interred in nearby unconsecrated land.

In 1831 Michael Ryan was granted 100 acres in Bankstown, which included this site, and for many years the area was called Ryan's Paddock.

The Church of England School established here in 1862, becoming the first public school in 1868, but was moved to North Bankstown in 1913. The first post office opened in 1863, but closed in 1918 (Pollen & Healy, 1988, 19).

Bankstown Reservoir:

Bankstown Elevated reservoir was constructed in 1920 to deliver water to the higher areas of Bankstown, and ran parallel to the ridge along which the Hume Highway runs. Prior to the construction of this reservoir, water was directed to the Hermitage Reservoir at Ryde, completed in 1910. At the time of its construction, it was the largest elevated concrete reservoir, with a capacity of 2.2 megalitres. Currently, it has the distinction of being the oldest elevated reservoir which is constructed entirely from reinforced concrete. It is still in operation. Telstra currently hold a lease on a portion of the property, DP No. 834597.⁶

The following history is taken from the Sydney Water heritage database for Bankstown Reservoir (Elevated):

Construction of Bankstown Reservoir commenced in October 1918. Sheds for an office, carpenter, cement store and a garage for motor lorry were built while the initial levelling off of the reservoir site was carried out. The ridge traversed by the Liverpool Road enabled the usual reservoir construction method, half bank and half excavation (Stone, 1923:4). Construction of the Reservoir was designed to alleviate pressure on Ashfield Reservoir and eliminate pumping from Ryde. In November 1918, the foundations for the piers were excavated in 'stiff clay' to a firm shale foundation, to an average depth of 9 feet. Concreting of the foundations was carried out concurrent to excavation due to a lack of funds, with work progressing as funds became available (Stone, 1923:13). The plant used to construct the reservoir is outlined in detail in the 1923 archival report (Stone, 1923). As usual with Board constructions, plant was borrowed or transferred from other sites, in this case from Potts Hill which was then under construction. The performance of concrete is dependent on the individual materials of which it is composed, the workmanship during construction and subsequent environmental conditions and maintenance. The concrete for Bankstown reservoir was made in situ, sandstone for the concrete obtained from a quarry at Potts Hill and trucked to a Robey plate crusher, crushed and elevated by a bucket elevator to 50 ton hoppers. Power was supplied by a portable steam engine. The rendering of the reservoir was conducted by ornamental exterior plastering by hand, waterproofing of the interior of tank by cement gun and cement washing of inner columns, underside of floor and portions not seen from the outside, by washing over surfaces with cement (Stone, 1923:19). Hand rendering commenced in February 1920, followed closely on the stripping, to obtain a better bond, steel and wooden templates (Stone, 1923:20).

The reservoir 2009 - completed earthquake strengthening and render repairs. Additional bracing for strengthening designed to minimise visual impact on the structure has been roofed to safeguard water quality (1960s-1970s). The construction of Bankstown Reservoir necessitated a range of temporary work sheds. Once completed, the built elements on the site were the Reservoir itself and two workers' cottages. It is not known when these cottages, Pinegrove and Pineridge were demolished, it is likely that this occurred when Liverpool Road (now Hume Highway) was widened. Plans negotiating the sale of the land (as early as 1930) to the predecessor of the RTA indicates that the proposed area included part of the cottages and that these should be demolished and rebuilt 'in brick' (Sydney Water Real Estate Case History File 35). The initial road widening did not occur until 1939 and the two remaining cottages are identified on the plans during this period. It is likely that the cottages were demolished at this time. By the mid century, Board staff did not live on site. The cottages did not appear on an archival plan dated 1961. The 1920 fibro valve house superstructure was removed at some point with the concrete base and substructure retained. Access to the venturi meter and throttle valve house chamber was provided by lifting hatches. The only built addition to the site was a modest mid century office building used as a local water maintenance depot, currently disused. The Bankstown Reservoir structure is largely intact and has sustained few modifications thus retaining its integrity. Additional modifications to the reservoir include the aluminium roof constructed in 1962 to preserve water quality. It is likely that the concrete walkway was removed or covered by the roof, and the galvanised iron handrail removed.

⁶ State Heritage Inventory Listing Sheet "Bankstown Reservoir (Elevated) Database Number: 5051417

3 Physical Description

3.1 Bankstown North Public School

3.1.1 Site

Bankstown North Public School is located on the northern side of the Hume Highway. The school is bound by Stacey Street to the north, Beresford Avenue to the east, Hume Highway to the south and a mix of industrial and residential development facing Rookwood Road to the west. The site has an area of 2.76 hectares.

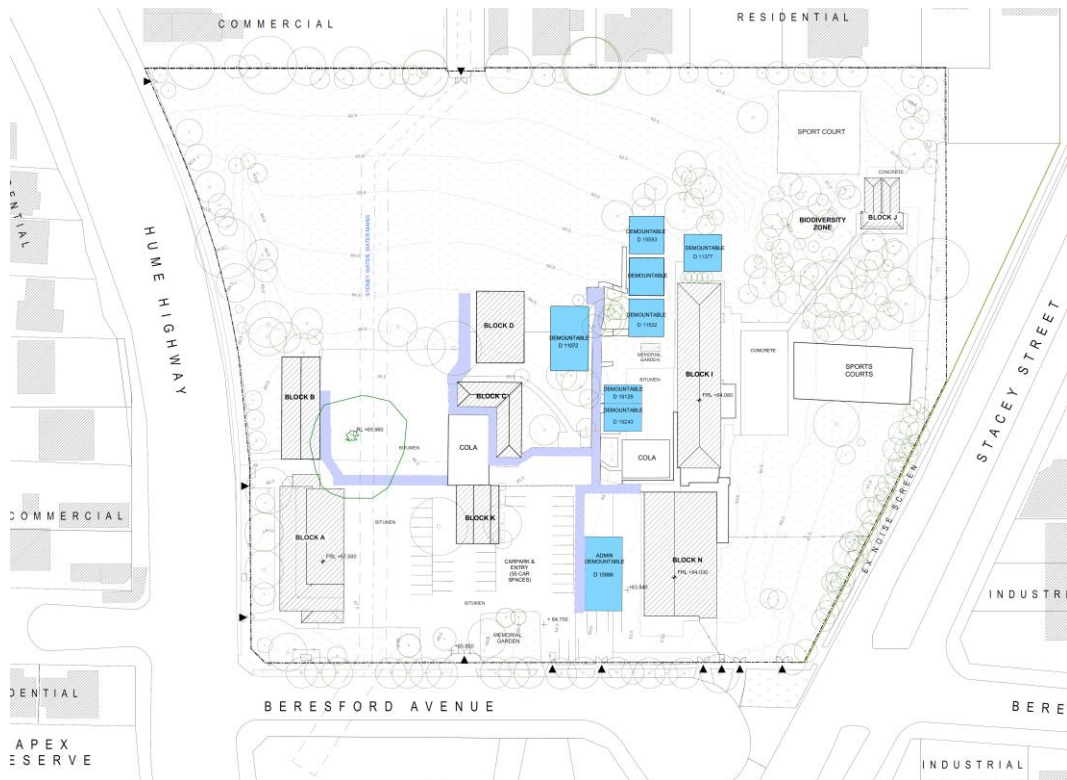


Figure 21 Existing site plan

3.1.2 Block A

Exterior

Block A was built in 1924 and extended in 1928. It is a two-storey Inter-war period face brick building with a single storey entry porch on the eastern (Beresford Avenue) elevation (**Figure 22** and **Figure 23**). At the western end of the building is a metal sheet clad fire staircase, which dates from after the Second World War (**Figure 24**). Many of the original features of the building have been retained such as the cement rendered window heads, the dark band of bricks (three courses high) at window sill height and the rough cast rendered details. The original roof form comprising pitched and flat roof sections has been retained, although the original roof sheeting has been replaced.

3 Physical Description



Figure 22 Eastern Elevation of Block A (January 2019)



Figure 23 Entry Porch (January 2019)

3 Physical Description



Figure 24 Western Elevation with metal sheet clad staircase (January 2019)

The original double and triple hung timber awning windows have been replaced by aluminium framed windows. On the ground floor of Block A, the windows facing the Hume Highway are double glazed (**Figure 25**). The four chimneys on the southern elevation have also been removed (**Figure 26**).



Figure 25 Southern elevation of Block A with aluminium double hung windows. The junction between the 1924 building and the 1928 extension is clearly visible. The elevation has been kept relatively uncluttered by air conditioning units (January 2019)

3 Physical Description



Figure 26 View of Block A from the southern side of Hume Highway (January 2019)



Figure 27 The old sign identifying the name of the school and year of construction has been removed (visible in the 1924 image) and replaced with modern signage (January 2019)

Whilst the main entry to the first floor of Block A is the single storey porch, a new door and access ramp have been provided to the northern elevation to provide access to the ground floor rooms (**Figure 28**).

3 Physical Description



Figure 28 Northern elevation of Block A (January 2019)

Interior

The interior of Block A originally comprised a total of 8 classrooms, with four classrooms located on the ground floor and four classrooms on the first floor. The classrooms are located on the southern side of the building (**Figure 29**). On the ground floor, the classrooms are being used as storage spaces, with the library occupying the hall space (**Figure 30**). Other facilities on the ground floor include an office, tea prep, staff toilets and safe room



Figure 29 Ground floor classroom which has been converted for use as a store room for teachers resources. An acoustic tile treatment has been installed on the ceiling (January 2019)

3 Physical Description



Figure 30 The school library occupies the original assembly hall on the ground floor (January 2019)

Access to the first floor is from a set of stairs at the eastern end of the building (**Figure 31**). The first floor has been converted for use as office space with lightweight partition walls and suspended ceiling tiles (**Figure 32**). However, the original layout of the school is still discernible with one of the original classrooms used as a meeting room for the School Sports Unit (**Figure 33**).

3 Physical Description



Figure 31 Stairs to the first floor (January 2019)



Figure 32 The first-floor assembly hall has been converted for use as an office space with lightweight partitions and suspended ceiling tiles (January 2019)

3 Physical Description



Figure 33 First floor meeting room for the NSW School Sports Unit (January 2019)

3.1.3 Other Buildings at BNPS

The following photographs illustrate the other buildings at Bankstown North Public School (Figures 34 – 43)



Figure 34 Southern Elevation of Block B (January 2019)

3 Physical Description



Figure 35 C Block with associated COLA (January 2019)



Figure 36 Upper Quadrangle (January 2019)

3 Physical Description



Figure 37 D Block is one of the most recent buildings on site (January 2019)



Figure 38 Block K is a fibre cement clad modular building. It currently houses storage from the NSW Schools Sports Unit (January 2019)

3 Physical Description



Figure 39 Southern Elevation of Block I (former Infants Building) (January 2019)



Figure 40 Block N (hall and canteen) dates from 2010 and was constructed as part of the Australian Government's Building Education Revolution funding programme (January 2019)

3 Physical Description



Figure 41 Block J is currently used for storage (January 2019)



Figure 42 Typical demountable classrooms located at the school (January 2019)

3 Physical Description



Figure 43 Administration block (dismountable) (January 2019)

3.2 Bankstown Reservoir (Elevated)

The following physical description of the Bankstown Reservoir (Elevated) is taken from the State Heritage Inventory:

Bankstown reservoir is constructed of reinforced concrete and consists of a circular tank utilising reinforced concrete for both walls and floor. It is supported by 36 reinforced concrete columns, with a decorative reinforced concrete arch surround to the whole structure. The inner columns are made of reinforced concrete while the outer columns are of plain concrete. Blue metal aggregate was used for the concrete in the elevated tank and supporting columns, with sandstone aggregate for the arched surround and below ground foundations. It possesses a rare feature in its central reinforced concrete access tower rising from ground level to the top of the tank, where it is connected by a foot bridge to the walkway around the top of the tank, and passes through the centre of the tank. The structure was strengthened to meet the current earthquake code in 2009.⁷

⁷ Office of Environment & Heritage "Bankstown Reservoir (Elevated)" State Heritage Inventory Listing. Downloaded 2 January 2019.

3 Physical Description



Figure 44 Bankstown Reservoir as viewed from Beresford Avenue (January 2019)

4 Heritage Significance

4.1 What is heritage significance

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The conservation principles set out in *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (October 2013) have been utilised to undertake this heritage assessment. The following provides definitions that assist in the interpretation of the conservation principles set-out in the 'The Burra Charter'.

Cultural significance means aesthetic, historic, scientific or social or spiritual value for past, present or future generations.⁸

The cultural significance of Bankstown North Public School and Bankstown Reservoir (Elevated) has been assessed against evaluation criteria set out by the Heritage NSW, DPC.

4.2 Significance Assessment: Bankstown North Public School

The following assessment against the established criteria set by Heritage NSW discusses how each criterion relates to the subject site.

The assessment is based on the values that the place represents as a precursor to the formal assessment. The two step process first looks at the values and then at the context and the findings as based on the historical research documentation and onsite analysis located in this Section of this document. The two step process is to identify individual components that represents the place and decide if the property reaches local or State significance level in each of the following Criteria.

4.2.1 Criterion (A) Evolutional Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase.	Provides evidence of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

Comment:

Bankstown North Public School has local significance as the oldest public school in Bankstown. The development of the school reflects the growth and development of Bankstown. Block A is of significance for the evidence it provides of the nature of public school development in the 1920s.

4.2.2 Criterion (B) Associational Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural History (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is Associated with a significant event, person, or group of persons	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

⁸ *The Burra Charter, the Australian ICOMOS Charter for Places of Cultural Significance*, (1999), p2.

4 Heritage Significance

Comment:

Block A is associated with the Department of Education (through the Bankstown Education Resource Centre and School Sports Unit) and the Government Architects Office. The building may be associated with RMS Wells, who was responsible for the design of many public schools during the 1920s and was Government Architect from 1927 to 1929 (subject to further research).

4.2.3 Criterion (C) Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance);

OR

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist
Is the inspiration for a creative or technical innovation or achievement	
Is aesthetically distinctive	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
Has landmark qualities	has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

Comment:

Block A is a representative example of an Inter-War public school building. Whilst the building is modest in design, its siting on Hume Highway and proximity to Bankstown Reservoir (Elevated) give it landmark qualities. The exterior of the building retains much of its original character and fabric.

4.2.4 Criterion (D) Social Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its association with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

Comment:

Bankstown North Public School is of social significance with a long association with the community of Bankstown as a record of public education.

4.2.5 Criterion (E) Archaeological / Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	The knowledge gained would be irrelevant to research on science, human history or culture
Is an important benchmark or reference site or type	Has little archaeological potential
Provides evidence of part human cultures that is unavailable elsewhere	Only contains information that is readily available from other resources or archaeological sites

Comment:

As outlined in the Historical Archaeological Assessment prepared by Apex Archaeology:

BNPS is considered unlikely to have archaeological potential for 'relics' relating to the evolution of the site over time due to the ephemeral nature of the previous facilities within

4 Heritage Significance

the site. The WWII zig zag slit trench air raid shelter is unlikely to have archaeological significance as it does not possess research potential.

Therefore, BNPS is not considered to possess archaeological significance.

4.2.6 Criterion (F) Comparative Cultural History

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Show unusually accurate evidence of a significant human activity	
Is the only example of its type	
Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

Comment:

Bankstown North Public School is of social significance with a long association with the community of Bankstown as a record of public education.

4.2.7 Criterion (G) Comparative Places

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or

- cultural or natural environments.

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Does not represent well the characteristics that make up a significant variation of a type
Is significant variation to a class of items	
Is part of a group which collectively illustrates a representative type	
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

Comment:

Bankstown North Public School is a good example of suburban public school built in the 1920s. Collectively, public education buildings of this period mark an important phase of school development throughout the Sydney metropolitan area and the state of NSW.

4.3 Comparative Analysis

There are five public schools identified as items of local heritage significance under Schedule 5 of Bankstown Local Environmental Plan 2015:

- Bankstown Public School – 61 Restwell Street, Bankstown (Item I11);
- Bankstown West Public School – 141 William Street, Bankstown (Item I17);
- Greenacre Public School – 105 Waterloo Road, Greenacre (Item I26);
- Regents Park Public School – 2A Bagdad Street, Regents Park (Item I32); and
- Revesby Public School – 84 The River Road, Revesby (Item I35).

Figure 45 shows the location of Bankstown Public School, Bankstown West Public School and Greenacre Public School.

4 Heritage Significance

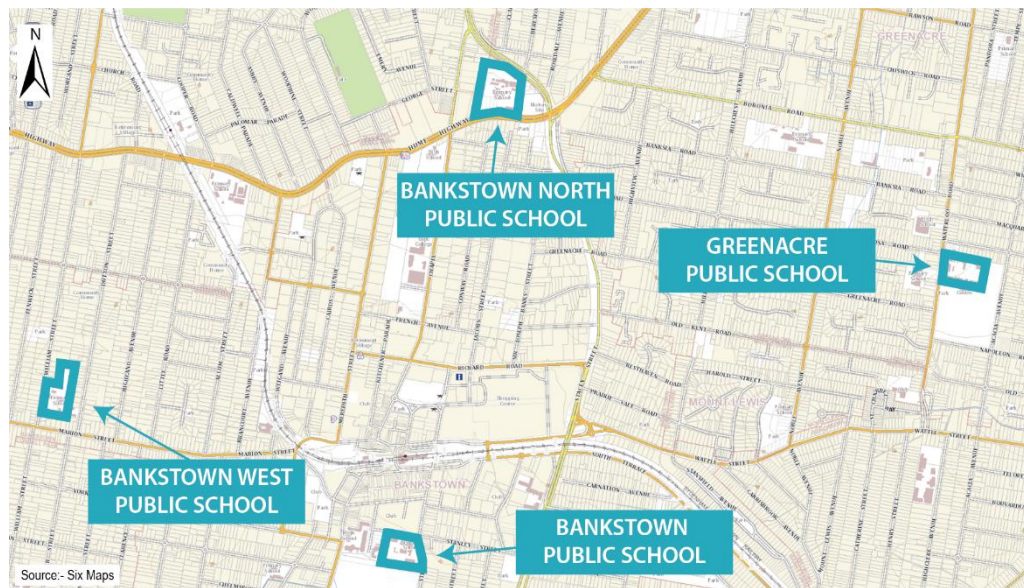


Figure 45 Locations of Bankstown North Public School, Bankstown Public School, Bankstown West Public School and Greenacre Public School (not identified Regents Park Public School and Revesby Public School)

4.3.1 Bankstown Public School

Bankstown Public School is located at 61 Restwell Street, Bankstown on the southern edge of Bankstown City Centre (Figure 46).



Figure 46 Bankstown Public School (January 2018). The photo shows the early 1920s additions, which is believed to have been designed by RMS Wells and shares a number of similar details as Block A of Bankstown North Public School.

4 Heritage Significance

In 1909, the railway opened from Belmore to Bankstown. This led to the influx of new residents into Bankstown. The existing schools in the district, Bankstown Public School (later Bankstown North), Regents Park Public School and Revesby Public School were unable to cope with the demand and so it was decided to establish a new school close to the new railway station. Bankstown Public School was opened on April 1915 with 261 students. The first headmaster was Mr Robert Smith, who had previously been the headmaster at Bankstown North Public School (1912-14). Classrooms were originally held in portable rooms, whilst the new two storey brick school building was being constructed (**Figure 47**).



Figure 47 Bankstown Public School in 1923 (Source: Rosen, Sue (1996) p.86)

On 11 April 1916, the following description of the new school was provided in the Sydney Morning Herald:

BANKSTOWN PUBLIC-SCHOOL,

A new Public school has recently been opened at Bankstown. It is a two-storied brick building containing 10 class-rooms, each having accommodation for 50 children. Adjoining each class-room there is a room for hats and cloaks. The class-rooms are divided by accordion partitions, so that they may be thrown into an assembly room if required. The upper floors are reached by two broad fire-proof staircases, with direct access to the playground. The head-master has a well-appointed office, and the teachers have a room to themselves. A special feature is the corridor verandahs. Ample ventilation has been provided. Weather-sheds have been erected in the playground. The site has an area of four acres, and cost £2200, while the building cost £6500 to erect.⁹

The school originally had an enrolment of 261 students, which by 1922 had increased to 1030. By 1929, the school had the largest enrolment in NSW with 2333 students. The school maintained high numbers of enrolments throughout the 1940s, 50s and 60s.

Bankstown Public School has heritage significance for its association with the development of Bankstown City Centre around Bankstown Railway Station. It also has significance for its association with RMS Wells, who was NSW Government Architect between 1927 and 1929.

4.3.2 Bankstown West Public School

Bankstown West Public School is located at 141 William Street, Bankstown (**Figure 48**).

⁹ Sydney Morning Herald Tuesday 11 April 1916 p. 5 "Building and Works: Progress of the trade: Bankstown Public School" (<https://trove.nla.gov.au/newspaper/article/15664942>)

4 Heritage Significance



Figure 48 Bankstown West Public School (January 2019)

Bankstown West Infants School was established in 1931, however the school didn't move to its current location until 1939. In 1957, the school became Bankstown West Public School offering classes up to the 6th Grade. Permanent classrooms were officially opened in 1959.

Bankstown West Public School has significance as a school that developed during the period immediately following the Second World War. This was a period of rapid suburban growth within Bankstown and its surrounding suburbs.

4.3.3 Greenacre Public School

Greenacre Public School is located at 105 Waterloo Road, Greenacre. In 1909, Greenacre Park Estate was one of the first residential subdivisions in Bankstown. It was established as a result of the opening of the railway to Bankstown. In 1914, the estate expanded as the "Greenacre Park Extension". Greenacre Public School was established in 1928 to cater for the growing population. The Infants School was opened one year later in 1929. The 1928 school building has a distinctive Art Deco style entry (**Figure 49**).

4 Heritage Significance



Figure 49 Greenacre Public School (January 2019)

Greenacre Public School is of cultural heritage significance for its association with the Greenacre Park and Greenacre Park Extension residential subdivisions. The school has landmark qualities.

4.3.4 Regents Park Public School

Regents Park Public School is located at 2A Bagdad Street, Regents Park (**Figure 50**). The school has also been known as Potts Hill and Sefton Park. The following Statement of Significance is taken from the listing sheet:

Evidence of growth in the area initiated by Potts Hill public works.¹⁰

¹⁰ Office of Environment & Heritage "Regents Park Public School" State Heritage Inventory Listing Database Number 1060190. Downloaded 19 December 2018.

4 Heritage Significance



Figure 50 Former Headmaster's residence at Regents Park Public School (January 2019)

As Sydney's metropolitan population increase during the late 19th century, additional infrastructure was required. The construction of the first and second Potts Hill Reservoirs along the main water supply pipes to Sydney employed hundreds of men. Many of the families chose to stay in the Potts Hill district after construction had ended. The then Bankstown Public School on Liverpool Road was too far away and as a result there was the need for a public school to serve the residents of Potts Hill. Potts Hill Public School was established in 1899. It became known as Sefton Park in 1907, Sefton in 1921 and finally Regents Park in 1929.

Regents Park has heritage significance for its association with the Potts Hill Reservoir. It also provides evidence of the development of schools from the late 19th century.

4.3.5 Revesby Public School

Revesby Public School is located at 84 The River Road, Revesby (**Figure 51**).

4 Heritage Significance



Figure 51 Revesby Public School (January 2019)

Revesby Public School was originally known as Bankstown South and opened on 13 April 1896. The school's enrollments grew during the early 20th century peaking in 1960 with an enrollment of 1135 students. In 1966, Revesby Public School was one the first schools in NSW to establish a remedial class to assist students requiring extra help in basic subjects.

Revesby Public School has significance as the development of the school has reflected the evolution of public education in NSW since 1896.

4.3.6 Discussion

Of the five public schools listed under Bankstown LEP 2015, three of the schools have buildings that pre-date the construction of Block A at Bankstown North Public School. These are Revesby Public School (c 1895), Regents Park Public School (c. 1899) and Bankstown Public School (c. 1916). Greenacre Public School and Bankstown West Public School are of more recent construction. The schools, along with Bankstown North Public School, illustrate the evolution of public school design under the auspices of the NSW Department of Public Instruction and NSW Government Architect's office in the late 19th and early 20th century. Whilst Block A of Bankstown North Public School is similar in architectural language to the eastern wing of Bankstown Public School and may have been the work of RMS Wells, the building has significance as representative of a more modest public school building.

4.4 Statement of Significance – Bankstown North Public School

Bankstown North Public School was established in 1868 and is the oldest public school in Bankstown. It was known as Bankstown Public School until 1913. The school was originally established in the church hall of St Matthews Anglican Church, in the present-day Yagoona. In 1880, the school was moved to a second location further east along Liverpool Road (McLeod Reserve). The current location of Bankstown North Public School was opened in 1924. The school has local heritage significance for its long association with the community of Bankstown and the evolution of the school reflects the development of the Bankstown locality.

4 Heritage Significance

Block A, which is located in the south-east corner of the current school site, is of significance for the evidence it provides of the nature of public school development in the 1920s. Collectively, public education buildings of this period mark an important phase of school development throughout the Sydney metropolitan area and the state of NSW. The building is of modest design but demonstrates many of the principal characteristics of an Inter-war period suburban public school building. Block A's siting and proximity to Bankstown Reservoir give the building landmark qualities. The exterior of Block A is relatively intact. Block A has associational significance for the NSW Department of Education as it has housed the Bankstown Education Resource Centre and School Sports Unit.

4.5 Statement of Significance – Bankstown Reservoir (Elevated)

Bankstown North Public School is located in the vicinity of the Bankstown Reservoir (Elevated), which is identified as an item of State heritage significance (SHR 01316) (**Figure 52**). It is also listed in Sydney Water's Section 170 Heritage Register (Listing Number 120105). The Statement of Significance for the Bankstown Reservoir (Elevated) is as follows (**Appendix 1**):

Bankstown Elevated Reservoir has a considerable level of state heritage significance as a representative example of a common reservoir design strongly favoured by Board engineers during the early period of the twentieth century. It is the oldest elevated reservoir constructed in reinforced concrete that is still in use. At the time of its construction it was the largest elevated reinforced concrete reservoir, and symbolised the technological advancements of the time. It displays decorative and formal architectural qualities and shows a high level of workmanship and technical accomplishment. It has several features which distinguish it from other elevated reservoirs of this type, including; the central concrete access tower; the concrete footbridge connecting the tower to the walkway and which encircles the perimeter of the top bank; and the mercury U-shaped tube depth gauge. It is currently still in active service and makes a positive contribution to the streetscape of Bankstown.¹¹



Figure 52 Bankstown Reservoir (Elevated) as viewed from the south side of the Hume Highway (January 2019)

¹¹ Office of Environment & Heritage "Bankstown Reservoir (Elevated)" State Heritage Inventory Listing. Downloaded 2 January 2019.

5 Proposed Development

5.1 General

The redevelopment of Bankstown North Public School involves the removal of aged facilities and the construction of new school facilities and site service upgrades (**Figure 53**).

The development includes the following:

- Construction of Block 4 which includes:
 - Staff and administration areas;
 - Library;
 - Special Programs area; and
 - 6 x homebases.
- Construction of Block 2 which includes:
 - 18 x homebases; and
 - Student amenities
- Kiss and drop loop road from Beresford Avenue to Davis Lane;
- New games court and assembly court;
- Associated site works and landscaping;
- Removal of temporary school / demountable classrooms
- Relocation of the substation from Beresford Avenue to Hume Highway;
- New school signage to the Beresford School entry; and
- Blocks A, N and I are to be retained (no works to these buildings is proposed).

Architectural documentation has been prepared by JDH Architects (**Appendix 7** of the EIS).

5 Proposed Development

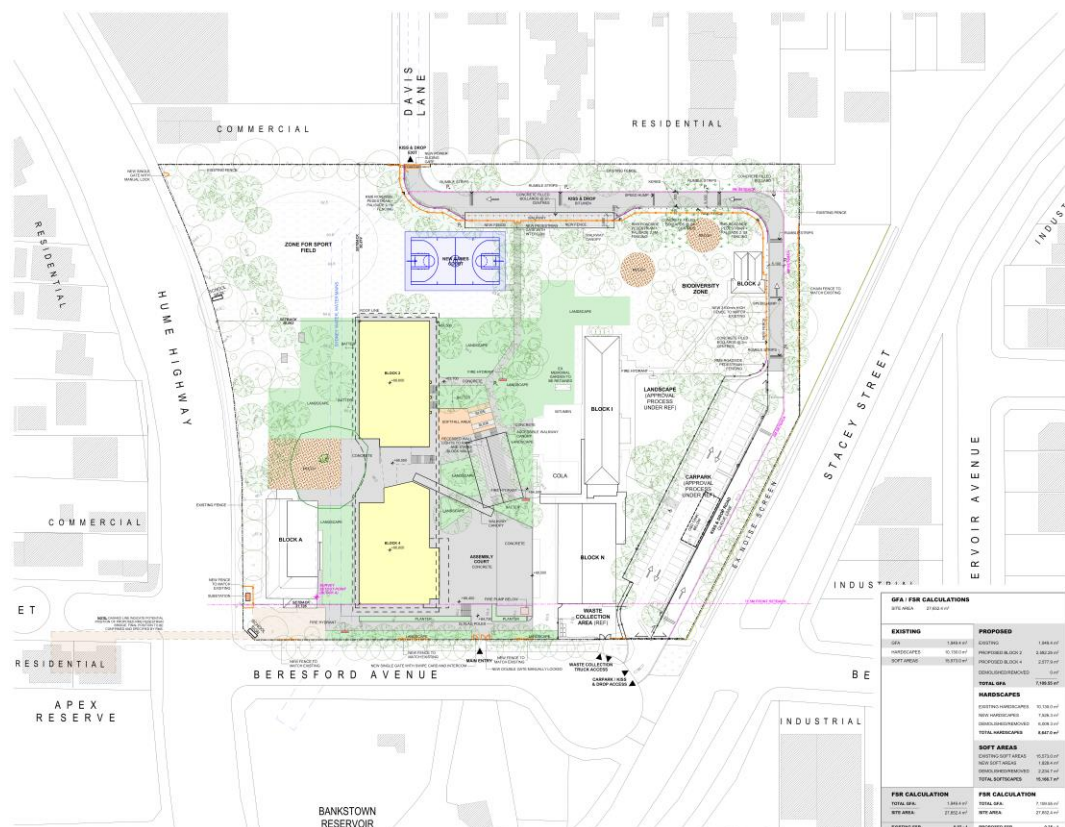


Figure 53 Proposed Site Plan

5.2 Early Works

An early works package is being undertaken under a separate planning pathway. These early works include:

- Site Preparation works including:
 - Demolition of Blocks B, C, D, K and COLA;
 - Removal of associated pathways and hardstand areas;
 - Removal of demountable buildings; and
 - Remediation works as required.
- Building Works including:
 - Construction of an at-grade car park to accommodate 56 vehicles, accessed from Beresford Avenue;
 - Installation of a temporary demountable library adjacent to new carpark;
 - Installation of six (6) demountable classrooms;
 - Installation of temporary amenities building adjacent to demountable classrooms; and
 - Construction of associated ramps and pathways.

This early works package is not being assessed as part of the SSDA or within this HIS

5 Proposed Development

5.3 Blocks 2 and 4

Block 2 is a part three (3) and part four (4) storey building comprising 18 home bases along with plant room, amenities, learning spaces, and storage facilities. Block 4 is a three (3) storey building comprising 6 homebases, staff and administration areas, small auditorium, library and specialist learning areas. The two buildings are linked via an open walkways on Levels 1 and 2.

Figure 54 is a view of proposed Blocks 2 and 4 from Beresford Avenue. **Figure 55** is a view of Blocks 2 and 4 from the Hume Highway.



Figure 54 View of Blocks 2 and 4 from Beresford Road



Figure 55 View of Blocks 2 and 4 from Hume Highway

Figure 56 illustrates the relationship between Block A and the proposed Block 4. The ridge height of Block 4 is approximately 700mm higher than the maximum height of Block A. There is a 14 metre set back between Block A and Block 4, which enables the overall form of Block A to be appreciated.

5 Proposed Development

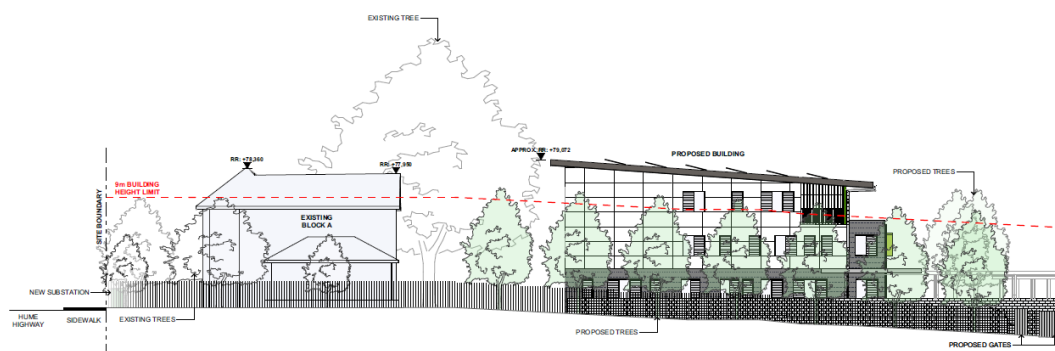


Figure 56 Proposed east elevation of Block A and Block 4

The new building adopts a contemporary rectilinear architectural language. Coloured vertical battens and sun shading devices provide visual interest, whilst the majority of the finishes are kept neutral (**Figure 57**). Brick walls (proposed colour Gertrudis Brown) complement the existing finish of Block A.

CODE	ELEMENT / LOCATION	MATERIAL / PRODUCT	COLOUR	IMAGE
	WINDOWS AND DOORS FRAMES	ALUMINIUM	DULUX DURATEC ZEUS MONUMENT MATT	
RMS	ROOF METAL SHEETING	CUSTOM ORB ACCENT 21 MINIMUM ROOF SLOPE: 4°	COLORBOND - SHALE GREY MATT	
RSF RFCF RWG	ROOF FLASHING, BARGE CAPPING, FASCIA AND RAIN WATER GUTTER	STEEL	DULUX DURATEC ZEUS MONUMENT MATT	
DP	RAIN WATER PIPE (DOWNPIPE)	COLORBOND STEEL	GALVANISED	
FSS1	SUN SHADING	ALUMINIUM	POWDER COATED FINISH TO MATCH DULUX COLOUR - CUBA STREET	
FSS2	BATTENS	ALUMINIUM / LOUVRECLAD BAROSSA SERIES 150x45mm	INTERPON COMMERCIAL: PEARL WHITE INTERPON COMMERCIAL RANGE/ COLOUR VITALITY: LYCRA STRIP & VIPERGREEN	
WFC1	EXTERNAL CLADDING	PREFINISHED COMPRESSED FIBER CEMENT / VITRAPANEL	TYLDESLEY	
WFC2	EXTERNAL CLADDING	PREFINISHED COMPRESSED FIBER CEMENT / VITRAPANEL	COLOUR CUBA STREET (V700) R9964-3	
WFB	BRICK WALLS	AUSTRALBRICK BOWRAL 76	GERTRUDIS BROWN	
WDW	RETAINING WALLS & SOLID BALUSTRADES	AUSTRAL MASONRY ARCHITECT SPLIT FACE BLOCK 200 SERIES	ALABASTER	

Figure 57 Proposed Colour and Finishes Schedule

5.4 Proposed Pedestrian Bridge

A new pedestrian bridge has been identified over the Hume Highway subject to confirmation and specification from Roads and Maritime Authority. This HIS does not provide an assessment of the proposed pedestrian bridge. It recommended that a separate HIS is prepared to assess the impacts of the proposed RMS bridge on the significance of BNPS and the Bankstown Reservoir (Elevated).

6 Assessment of Heritage Impact

6.1 Introduction

A Statement of Heritage Impact (SoHI) is therefore required to be submitted with the Development Application (DA) for works. The SoHI is required to consider the potential impacts to the subject contributory item, the broader heritage conservation area and heritage items in the vicinity.

The proposed scope of works has been assessed against the following impact assessment criteria:

- The New South Wales Heritage Council Guidelines and Statements of Heritage Impact

The accepted practice in assessing the levels of impact on items, places or fabric of heritage significance is to adopt the following grading¹²:

<i>Impact Grading</i>	<i>Built Heritage or Historic Landscape Attributes</i>
No Change	No change to Fabric or setting.
Negligible	Slight changes to historic building elements or setting that hardly affect it and have no impact upon significance.
Minor	Change to key historic building elements, such that the asset is slightly altered.
Moderate	Changes to many key historic building elements, such that the resource is moderately altered.
Major	Change to key historic building elements that contribute to the listing such that the resource is totally altered. Comprehensive changes to setting.

6.2 Options Considered

The Design Analysis Report prepared by JDH Architects identified three options that were considered as part of the design development process (**Appendix 8** of the EIS). The Design Analysis Report provides the following commentary in relation to the options considered:

These iterations of the masterplan were reached after continuous development and refinement during February 2019 after much consultation with the school and SINSW. We can note the identification of key elements in the design relating to the setbacks, Sydney water services and creating a focal point in the centre of the site. The identification of a need for parking on site was a long-standing consideration and retention of important existing buildings is consistent with the current approach.

As a continuation of the exploration of the idea of a central focal point, Option H was developed to explore the format of the central design presented in an alternate layout. Much of what is seen here forms the basis for the final approved masterplan, which undergoes continual development as the documentation develops into the SSDA submission.

It is noted that the author of this HIS was not involved during the design development process.

Initial masterplan options considered included Masterplan Option G (**Figure 58**) and Masterplan Option H (**Figure 59**).

¹² ICOMOS – Guidance on Heritage Impact Assessment for Cultural World Heritage Properties, A publication of the International Council on Monuments and Sites, January 2011, downloaded 23/2/2015.

6 Assessment of Heritage Impact

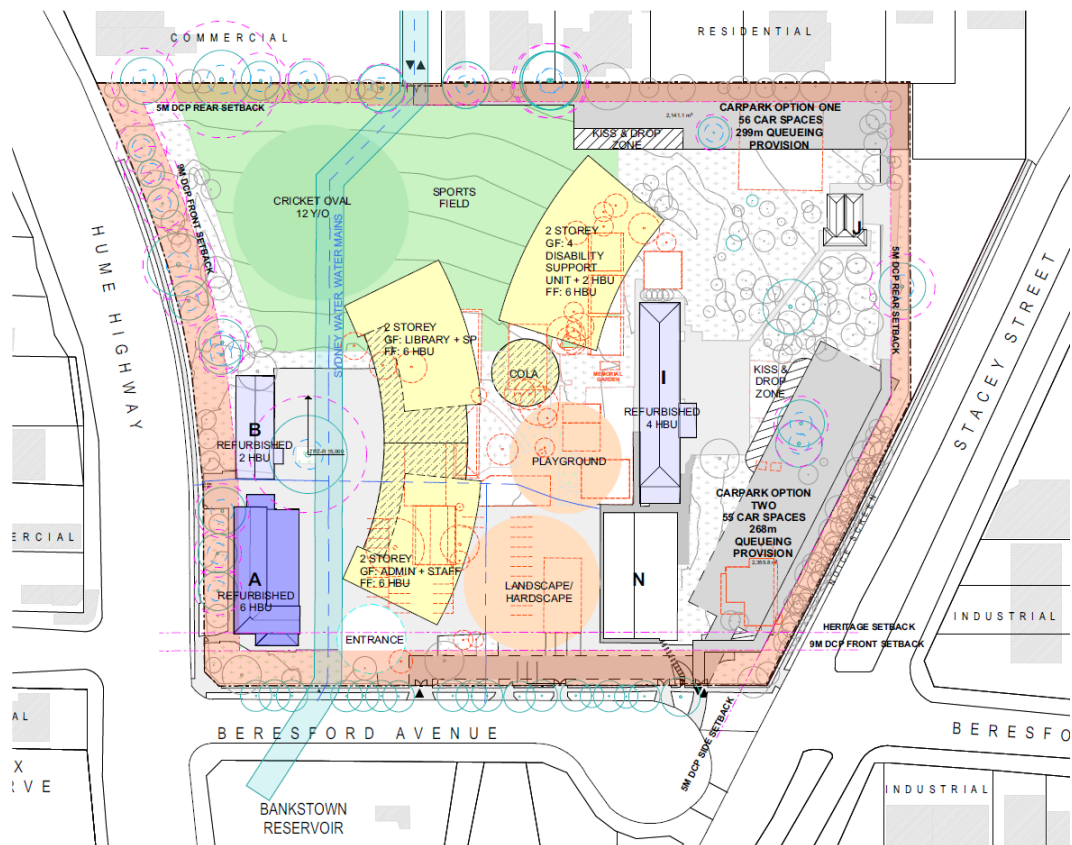


Figure 58 Masterplan Option G

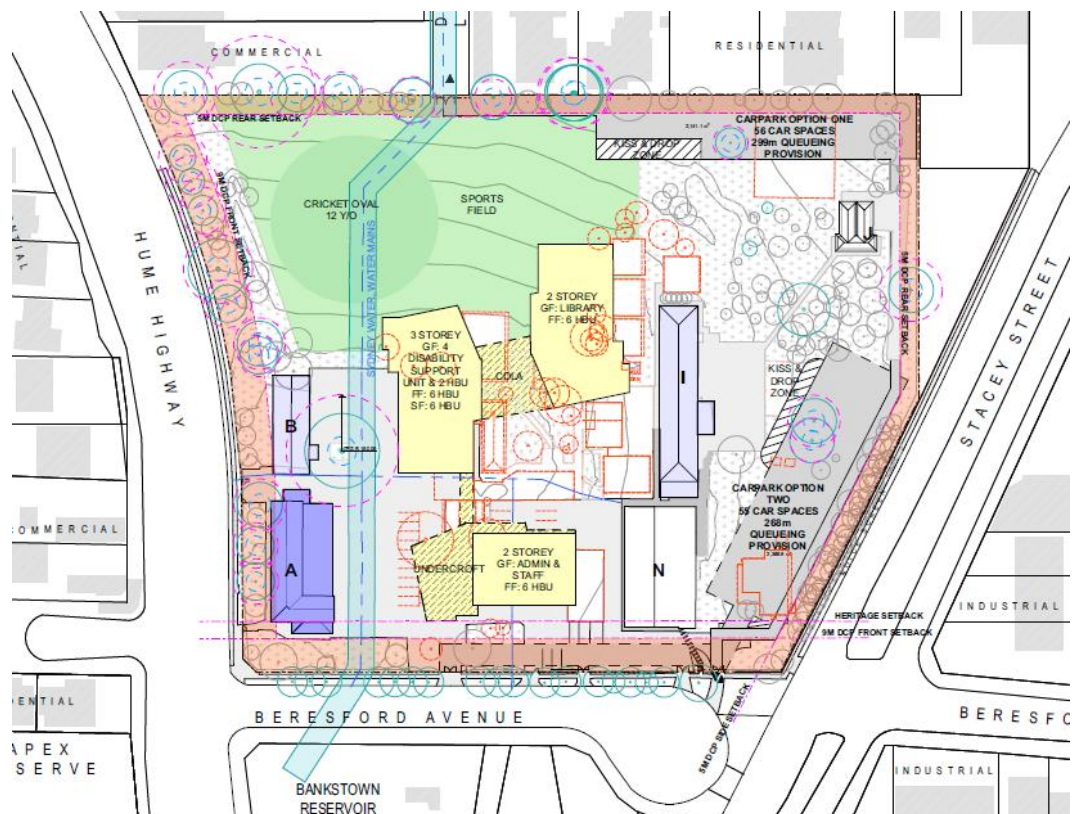


Figure 59 Masterplan Option H

6 Assessment of Heritage Impact

The Design Analysis Report prepared by JDH Architects provides the following description of the final masterplan option selected:

The final masterplan is what forms the basis of the SSDA submission plans, as the detail of the project develops further with input from additional stakeholders such as the Local Indigenous community, the Government Architects Office of New South Wales and the wider community of the Bankstown locale.

Details of this feedback can be found below in the Summary of Government Architect Feedback, Summary of Community Consultation of this Architectural Design Analysis report and other reports formulating the SSDA submission.

Encouraging a north facing aspect to our proposed building, our proposal takes advantage of a significant tree on site by accentuating its position as both a softening feature as well as a natural shading device. Straddling the Sydney water service, we aim to reduce unnecessary impact on existing services and offer privacy and noise control to the Hume Highway to the south. Further separation from the busy public Stacey Street to the north is established by the proposed carpark and subsequent private road, softened by the biodiversity zone and extensive planting.

An extract of the final masterplan is provided as **Figure 60**.

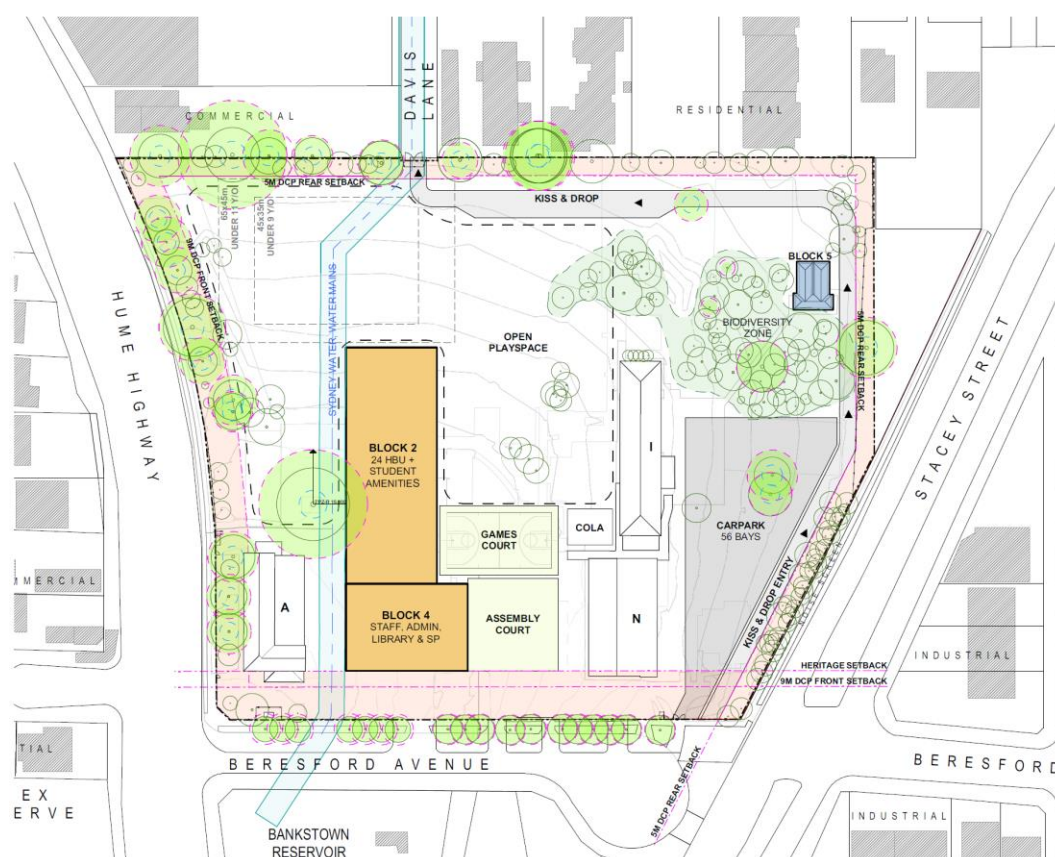


Figure 60 Final Masterplan

The final masterplan option selected is considered to have an acceptable impact on the heritage significance of Block A and the Bankstown Reservoir (Elevated) for the following reasons:

- No physical works are proposed to Block A except for the replacement of the ground floor access ramp (c 2010);
- New development on site retains a suitable curtilage around Block A including a setback of approximately 14 metres between Block A and the Block 4;
- A heritage setback has been established from Beresford Avenue and any new development on the site should be consistent with this setback.

6 Assessment of Heritage Impact

- The proposed development will not impact on existing views from Hume Highway to Block A; and
- Existing vegetation along the Hume Highway frontage will be retained including the retention of the Lemon-scented gum (*Corymbia citriodora*) which is identified as having high landscape significance.

6.3 Statutory Controls

6.3.1 Bankstown Local Environmental Plan 2015

The proposed works are addressed in **Table 2** in relation to the relevant clauses in the LEP.

Table 2 Review against relevant clauses of Bankstown LEP 2015	
LEP Clause	Discussion
5.10 Heritage conservation (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Bankstown; (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal place of heritage significance	Bankstown North Public School is not identified as a heritage item under Schedule 5 of the LEP. However, Block A is identified as a draft heritage item on the Department of Education's Section 170 Heritage and Conservation Register. BNPS is located within the vicinity of Bankstown Reservoir (Elevation), which is a State Heritage Item (SHR 01316) and an archaeological site (Item A1 Speed the Plough Inn). The proposed development is considered to a low impact on the heritage significance of Block A at BNPS and a negligible impact on the heritage significance of the Bankstown Reservoir. The site has low potential for any historical archaeological relics as a result of the ephemeral nature of the previous facilities on the site. The site is not identified as an Aboriginal place of heritage significance and it is considered unlikely that the proposed development will impact on any Aboriginal archaeological deposits or Aboriginal objects.
(2) Requirement for consent Development consent is required for any of the following: (e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance	Block A is identified as a draft heritage item on the Department of Education's Section 170 Heritage and Conservation Register. Therefore, development consent is required pursuant to Clause 5.10(2)(e)(i).
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	This HIS considers the impact of the proposed development on the heritage significance of Block A and the Bankstown Reservoir (Elevated). A separate Archaeological Impact Assessment has been prepared by Apex Archaeology to consider the impacts of proposed development any archaeological significance of the site (Appendix 38 of the EIS). The Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Unearthed Archaeology & Heritage to consider the impacts of proposed development on any Aboriginal cultural values that exist on the site (Appendix 22 of the EIS).
(5) Heritage assessment The consent authority may, before granting consent to any development:	This HIS has been prepared in accordance with the SEARs requirements and the NSW Heritage Manual.

6 Assessment of Heritage Impact

Table 2 Review against relevant clauses of Bankstown LEP 2015

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

6.3.2 Bankstown Development Control Plan 2015

There are no specific sections in the Bankstown Development Control Plan 2015 (the DCP) that relate to heritage controls.

6.3.3 NSW Heritage Office Guidelines

The proposed works are addressed in relation to the relevant questions posed in the Heritage NSW 'Statement of Heritage Impact' guidelines (**Table 3**).

Table 3 Review against NSW Heritage Office guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	There are no proposed physical works to Block A. The new buildings retain a heritage curtilage around Block A, which enables the original form of the building to be clearly identifiable. Views to and from Block A towards the Hume Highway are retained. A neutral palette of materials and finishes has been selected with some coloured elements (vertical battens and sun-shading) introduced to provide visual interest. Brick elements complement the existing finishes of Block A.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	The overall scale and form of Blocks 2 and 4 could potentially visually dominate Block A. The overall height of Blocks 2 and 4 is slightly higher than the maximum height of Block A (approximately 700mm higher). Measures to mitigate the visual impact of the new buildings on the heritage significance of Block A include provision deep setbacks to Hume Highway (minimum 38 metres); retention of existing mature trees and planting along the Hume Highway frontage; separation of Blocks 2 and 4 to reduce the overall length of the building and provide a visual connection between Hume Highway and the proposed central 'heart' of the school; selection of a robust and neutral palette of materials including a brick base that complements Block A.
The following sympathetic solutions have been considered and discounted for the following reasons:	Some of the master planning options provided a larger forecourt to the north of Block A, which would result in additional visual separation between Block A and the new buildings. These options would have a lesser visual impact.

6 Assessment of Heritage Impact

	However, the final masterplan option chosen was driven by the following design principles: • Creation of a new central space for the school; • Maximise the north-facing play space; • Minimise the building footprint, in order to maximise playspace; • Orientation of new buildings away from Hume Highway; and • Retention and protection of Tree No 20 (Lemon-scented gum).
New development adjacent to a heritage item	
How is the impact of the new development on the heritage significance of the item or area to be minimised?	A number of design strategies have been incorporated to minimise the proposed development on the heritage significance of Block A and the Bankstown Reservoir (Elevated).
Why is the new development required to be adjacent to a heritage item?	The proposed development comprises the upgrade of BNPS. The proposal is designed to meet the education needs for the future population of the Bankstown North locality. The development will enable the school's population to increase to 644 students and has been designed to facilitate 21 st century and future-focused learning objectives. The proposed development will remove demountable classrooms and buildings and replace with permanent buildings.
How does the curtilage allowed around the heritage item contribute to its heritage significance?	A curtilage has been retained around Block A that will enable the overall form of the heritage item to be understood. This heritage curtilage includes an approximately 14m separation between Block A and proposed Block 4.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	Views to and from Block A and Hume Highway are maintained. There is a low impact on views to and from Block A from Beresford Avenue as a result of the siting of proposed Blocks 2 and 4. This visual impact is considered to be acceptable as the new building has a setback that is consistent with the existing setback of Block A. New landscaping along the Beresford Avenue frontage will assist in softening the building appearance. The proposed development does not impact on any views to and from the Bankstown Reservoir (Elevated). The Reservoir maintains its landmark qualities along the Hume Highway.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	The proposed development is not sited on any significant archaeological deposits. Potential archaeological evidence on the site is restricted to the remains of the WWII air raid slit trench located within the current oval area. The Historical Archaeological Assessment provides recommendations in relation to any disturbance of the site in this location.
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	The proposed development adopts a contemporary architectural language that is distinct to the existing form of Block A. A neutral palette of materials and finishes has been selected including the use of brick base that complements the existing materiality of Block A..
Will the additions visually dominate the heritage item? How has this been minimised?	Proposed Blocks 2 and 4 are larger in scale and form than Block A. Strategies to minimise the visual impact of the proposed development include: • Provision of a deep setback to the Hume Highway site boundary and retention of the existing mature trees along this frontage (in particular the highly significant Lemon-scented Gum tree; • The void between Blocks 2 and 4 assists in breaking up the overall length of the building. It also provides the opportunity for a visual connection between the proposed
Will the public, and users of the item, still be able to view and appreciate its significance?	The public will still be able to view both Block A at BNPS and the Bankstown Reservoir (Elevated) from the surrounding public domain. It is recommended that a heritage interpretation strategy and plan is developed for the site. The Heritage Interpretation Plan is a document that provides policies, strategies, and detailed advice to guide the interpretation of the heritage item.

6 Assessment of Heritage Impact

6.4 Non – Statutory Heritage Register Search

The following non-statutory heritage listings apply to the Bankstown Reservoir (Elevated):

- Register of the National Estate (Reference Number 100870 indicative); and
- National Trust of Australia register (listed 2 January 2000).

The proposed redevelopment is considered to have a negligible impact on the heritage significance of Bankstown Reservoir (Elevated).

7 Conclusion and Recommendations

7.1 Conclusions

This HIS has been prepared in response to the SEARs for the redevelopment of Bankstown North Public School (SSD-10290). The following conclusions are made:

- Bankstown North Public School is not identified as heritage item under Schedule 5 of the LEP. However, Block A is identified as a draft heritage item on the Department of Education's Section 170 Heritage and Conservation Register under the NSW *Heritage Act 1977*.
- BNPS is located within the vicinity of Bankstown Reservoir (Elevated), which is identified as a State heritage item (SHR 01316). Bankstown Reservoir (Elevated) is also listed on Sydney Water's Section 170 Heritage and Conservation Register. BNPS is located within the vicinity of an archaeological item (Item A1 "Speed the Plough Inn") under Schedule 5 of the LEP.
- Block A at BNPS has been assessed as meeting the assessment criteria established by the NSW Heritage Council to qualify as an item of local heritage significance, meeting the thresholds that would warrant inclusion in Schedule 5 of the LEP or the Department of Education's Section 170 Heritage and Conservation Register. The following Statement of Significance has been prepared for Block A at BNPS:

Bankstown North Public School was established in 1868 and is the oldest public school in Bankstown. It was known as Bankstown Public School until 1913. The school was originally established in the church hall of St Matthews Anglican Church, in the present-day Yagoona. In 1880, the school was moved to a second location further east along Liverpool Road (McLeod Reserve). The current location of Bankstown North Public School was opened in 1924. The school has local heritage significance for its long association with the community of Bankstown and the evolution of the school reflects the development of the Bankstown locality.

Block A, which is located in the south-east corner of the current school site, is of significance for the evidence it provides of the nature of public school development in the 1920s. Collectively, public education buildings of this period mark an important phase of school development throughout the Sydney metropolitan area and the state of NSW. The building is of modest design but demonstrates many of the principal characteristics of an Inter-war period suburban public school building. Block A's siting and proximity to Bankstown Reservoir give the building landmark qualities. The exterior of Block A is relatively intact. Block A has associational significance for the NSW Department of Education as it has housed the Bankstown Education Resource Centre and School Sports Unit.

- The proposed development comprises the redevelopment of BNPS including the construction of two (2) new buildings (Blocks 2 and 4) that contain a total of 28 homebases along with new administration and staff spaces, new library, small auditorium, and amenities.
- The proposed development responds to the brief for flexible and future-focused learning spaces. The proposed development adopts an architectural language that is reflective of contemporary education requirements. The overall material palette is neutral with the brick base complementing the brick finish of Block A. Coloured vertical battens and vertical sun-shading provides visual interest and create a visual identity for the new buildings.
- The proposed development is considered to have a minor impact on the heritage significance of Block A at BNPS for the following reasons:
 - There are no physical works to Block A and a heritage curtilage is established around the building that will enable the overall form of Block A to be discerned;

7 Conclusion and Recommendations

- Blocks 2 and 4 are setback a minimum of 38 metres from the Hume Highway and will be screened by existing and proposed trees and planting;
- The separation between Blocks 2 and 4 assists in reducing the overall length of the new building and assists in minimising its visual impact;
- A neutral palette of materials and finishes has been selected that complements the existing finishes of Block A; and
- Views to and from Block A and the Hume Highway are retained. There is a minor impact on views to and from Block A and Beresford Avenue.
- The proposed redevelopment of BNPS is considered to have a negligible impact on the heritage significance of the Bankstown Reservoir (Elevated) for the following reasons:
 - The works are outside of the heritage (visual and physical) curtilage of the Bankstown Reservoir (Elevated);
 - Views to and from the Bankstown Reservoir are maintained as a result of the proposed development; and
 - The scale and form of the proposed development does not visually dominate the Bankstown Reservoir (Elevated).

7.2 Recommendations

The following recommendations are made:

- A photographic archival recording of the site and Block A should be undertaken prior to any works being undertaken on site. The archival recording should be undertaken in accordance with the NSW Heritage Council guidelines (*Photographic recording of Heritage Items Using Film or Digital Capture* (2006)) and should include:
 - Measured drawings including site survey and site plan;
 - History of BNPS and buildings on site;
 - Archival standard photographic record of the existing site including views from the surrounding public domain.

The archival recording should be prepared by a suitably qualified consultant. A minimum of three copies of the archival recording should be prepared. These copies include one (1) copy for BNPS, one (1) copy for the Department of Education / SINSW; and one (1) copy for Canterbury-Bankstown Council.

- As part of the redevelopment of BNPS, a Heritage Interpretation Strategy and Plan should be developed for the site. The Heritage Interpretation Plan is a document that provides policies, strategies, and detailed advice for interpretation a heritage item. It is based on research, analysis and plans to communicate the significance of the item to the intended audience. Interpretation may be a combination of the treatment and fabric of the item, the use of the item, and the use of interpretative media, such as events, activities, signs and publication. The Interpretation Plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It is recommended that a heritage interpretation strategy and plan is developed early in the design development process so that any recommendations can be integrated into the redevelopment of BNPS. The Heritage Interpretation Strategy and Plan should be prepared by a suitably qualified consultant in accordance with NSW Heritage Council guidelines *Interpreting Heritage places and Items* (2005) and *Heritage Interpretation Policy* (2005).

7 Conclusion and Recommendations

- Contractors should be made aware of the heritage significance of Block A to ensure that the building is protected during the works. This should be incorporated in the Construction Management Plan to be prepared by the successful contractor.
- A separate HIS is required to assess the impacts of the proposed RMS pedestrian bridge on the significance of Block A of BNPS and the Bankstown Reservoir (Elevated).

8 Bibliography and References

8.1 Bibliography

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planning consultants

APPENDIX I

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Bankstown Reservoir (Elevated)

Item details

Name of item:	Bankstown Reservoir (Elevated)
Other name/s:	WS 0007
Type of item:	Built
Group/Collection:	Utilities - Water
Category:	Water Supply Reservoir/ Dam
Location:	Lat: -33.9055332066 Long: 151.0394851390
Primary address:	Beresford Avenue, Bankstown, NSW 2200
Parish:	Liberty Plains
County:	Cumberland
Local govt. area:	Bankstown
Local Aboriginal Land Council:	Metropolitan

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	744542

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Beresford Avenue	Bankstown	Bankstown	Liberty Plains	Cumberland	Primary Address
Hume Highway	Bankstown	Bankstown			Alternate Address
Liverpool Road	Bankstown	Bankstown			Alternate Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Sydney Water	State Government	27 Nov 98

Statement of significance:

Bankstown Elevated Reservoir has a considerable level of state heritage significance as a representative example of a common reservoir design strongly favoured by Board

engineers during the early period of the twentieth century. It is the oldest elevated reservoir constructed in reinforced concrete that is still in use. At the time of its construction it was the largest elevated reinforced concrete reservoir, and symbolised the technological advancements of the time. It displays decorative and formal architectural qualities and shows a high level of workmanship and technical accomplishment. It has several features which distinguish it from other elevated reservoirs of this type, including; the central concrete access tower; the concrete footbridge connecting the tower to the walkway and which encircles the perimeter of the top bank; and the mercury U-shaped tube depth gauge. It is currently still in active service and makes a positive contribution to the streetscape of Bankstown.

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Description

Designer / Maker:	Metropolitan Board of Water Supply and Sewerage
Builder / Maker:	Metropolitan Board of Water Supply and Sewerage
Construction years:	1920-1920
Physical description:	Bankstown Reservoir (Elevated) (WS 7) is a large reinforced concrete reservoir. Unlike the other concrete elevated reservoirs in this group, the reservoir has a number of decorative elements and does not possess stepped sides. The arches have mouldings and a circular motif above each column, the base of the tank has a moulded apron with rectangular panels above. The rim of the reservoir is also moulded. Instead of a handrail at the top, the reservoir has a concrete rectangular panelled parapet wall. Standard features include: davit, trigonometric station and inlet and outlet valve chambers. The depth of water was originally measured by a mercury depth gauge at the base of the spiral staircase in the central tower. Plantings include: brush box, coral tree, poplar, fig and native species.
Modifications and dates:	The reservoir has been roofed to safeguard water quality (1960s-1970s).
Current use:	Reservoir
Former use:	Reservoir

History

Historical notes:	Bankstown: This area was selected for settlement by Governor Hunter, who named it Banks Town in honour of eminent botanist, Sir Joseph Banks. In 1795 George Bass and Matthew Flinders had explored the Georges River, named after King George III, the reigning monarch. They sailed along what would later be the southern boundary of the municipality. They reported their findings and were given land grants in the Georges Hall area. Bass received the first grant in 1798, of 100 acres in the vicinity of the present Hazel and Flinders Streets. He did not farm it, and eventually it reverted to the Crown. Flinders' grant was alongside Bass'. He bought more land, until he held 300 acres, but did not farm it. Lieutenant Shortland and Surveyor James Meehan also got grants. By 1799, 1200 acres on both banks of the river had been granted to marines and ex-convicts. The area developed slowly, as it was isolated from both Sydney and Parramatta. After Liverpool Road was constructed in 1814 it began to develop rapidly, and settlements grew up along the road. Bushrangers were a problem, and in Bankstown's early days, two, Patrick Sullivan and James Moran, were hung on makeshift gallows on the site of the present Bankstown Water Tower. A few days several of their companions were also hung there. They were probably interred in nearby unconsecrated land.
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In 1831 Michael Ryan was granted 100 acres in Bankstown, which included this site, and for many years the area was called Ryan's Paddock.

The Church of England School established here in 1862, becoming the first public school in 1868, but was moved to North Bankstown in 1913. The first post office opened in 1863, but closed in 1918 (Pollen & Healy, 1988, 19).

Bankstown Reservoir:

Bankstown Elevated reservoir was constructed in 1920 to deliver water to the higher areas of Bankstown, and ran parallel to the ridge along which the Hume Highway runs. Prior to the construction of this reservoir, water was directed to the Hermitage Reservoir at Ryde, completed in 1910. At the time of its construction, it was the largest elevated concrete reservoir, with a capacity of 2.2megalitres. Currently, it has the distinction of being the oldest elevated reservoir which is constructed entirely from reinforced concrete. It is still in operation. Telstra currently hold a lease on a portion of the property, DP No. 834597.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Technology-Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	(none)-
3. Economy-Developing local, regional and national economies	Technology-Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	(none)-
4. Settlement-Building settlements, towns and cities	Utilities-Activities associated with the provision of services, especially on a communal basis	(none)-
4. Settlement-Building settlements, towns and cities	Utilities-Activities associated with the provision of services, especially on a communal basis	Providing drinking water-

Assessment of significance

SHR Criteria c) [Aesthetic significance]

Architectural detailing like that on Bankstown Reservoir is rare. Only a few reservoirs have a similar level of detailing.

SHR Criteria f) [Rarity]

One of a small group of elevated concrete reservoirs on a concrete pier stand in the SWC system. One of only a few reservoirs in the SWC system with a high level of architectural detailing.

Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
21(1)(b)	Conservation Plan submitted for endorsement	Bankstown Reservoir (WS0007) CMP, prepared by Sydney Water for Sydney Water, dated August 2005	CMP endorsed by the Heritage Council on 23 September 2005 for a period of five years, expires 23 September 2010.	Sep 23 2005
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977 I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order: 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached. FRANK SARTOR Minister for Planning Sydney, 11 July 2008 To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.	Sep 5 2008

 **Standard exemptions** for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01316	18 Nov 99		
Heritage Act - s.170 NSW State agency heritage register		120105			

Study details

Title	Year	Number	Author	Inspected by	Guidelines
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					used
Sydney Water Heritage Study	1996	120105	Graham Brooks and Associates Pty Ltd	GRAHAM BROOKS AND ASSOCIATES PTY LTD 1 July 1996	Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Pollen, Francis & Healy, Gerald	1988	Bankstown entry, in 'The Book of Sydney Suburbs'	
Written	Sydney Water Corporation	2009	Bankstownreservoir : archival digital photographic record	
Management Plan (HC endorsed)	Sydney Water Corporation.	2005	Bankstown reservoir (WS0007) : Conservation management plan	

Note: internet links may be to web pages, documents or images.



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- Database number:** 5051417
- File number:** EF14/4351; 10/2287; H04/326

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