



North Sydney Public School Upgrade

Heritage Impact Statement

Final Report

Document Information

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Pacific Building southern facade, North Sydney Public School (Curio 2021)

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Executive Summary

Curio Projects Pty Ltd (Curio) were commissioned by the Department of Education (DoE) to prepare a Heritage Impact Statement (HIS) for the proposed upgrade to North Sydney Public School (NSPS) located on Bay Road and the Pacific Highway, Waverton (the NSPS site).

This report supports a State Significant Development (SSD) Development Application (DA) for the NSPS Upgrade project (Application no. SSD-11869481), which is to be submitted pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This HIS has been prepared specifically with reference to Secretary Environmental Assessment Requirements (SEARs) item no. 7 (Heritage).

Curio Projects has provided heritage input and advice throughout the development of the SSDA design, particularly regarding the form and design of the new southern entrance and the new southern buildings, to assist development of a final design that has sensitively considered the heritage context and values of the NSPS site, both internally and externally.

Site Overview and Development Summary

The NSPS site includes several items of local heritage significance, including three 1930s school buildings (McHatton Building (Building B00D); Pacific Building (Building B00A); and River Building (Building B00F), listed on the Department of Education (DoE) Section 170 Heritage and Conservation Register — “North Sydney Public School- Buildings B00A, B00D and B00F, Gates and Period Fence” (s170 #50656252), as well as the locally heritage listed ‘Gates and fence of former Crow’s Nest House’ (North Sydney LEP 2012 Item #I0957) that delineate the site’s eastern and southern boundaries. Several other locally listed heritage items and locally significance Heritage Conservation Areas are located outside of, but in proximity to, the NSPS site (i.e. LEP Edward Street and Priory Street HCAs to the south, as well as Crows Nest HCA and McLaren Street HCA to the north/north-west and north-east respectively). There is no existing Conservation Management Plan or Strategy for the NSPS Site.

The overall site arrangement is dominated by the three 1930s brick heritage buildings positioned in the west, north and east of the site, with later 20th-century buildings, outdoor playground areas and demountable classroom structures positioned between. The locations of later built additions and structures within the NSPS site has generally retained open spaces in the centre of the school site, framed in the north, east and west by the key heritage buildings

The project SSDA seeks consent for alterations and additions to the existing North Sydney Public School. The proposal entails:

- Demolition of the existing hall (Building B), Haven building (Building C) and 6 temporary buildings;
- Construction of a three-storey building comprising:
 - staff administration rooms;
 - 16 homebases;
 - a new library;

- hall;
- out of school hours care;
- covered outdoor learning area;
- bicycle parking and end of trip facilities for staff; and
- services, amenities and access.
- New entry gate and forecourt from Bay Road;
- Internal refurbishment of Building G ground floor from the existing library to 3 homebases;
- Capacity for an increase in student numbers from 869 to 1,012;
- Associated tree removal, landscaping and excavation; and
- Replace the existing sign on the corner of Bay Road and Pacific Highway for a digital sign.

The proposal maintains:

- The gates and fence of former Crow's Nest House including the entrance from Pacific Highway and Bay Road;
- Existing gate along McHatton Street;
- The outdoor play area to the east of Building A;
- Existing covered outdoor learning area adjacent to Building A;
- The basketball courts and staff carpark in the western portion of the site;
- The significant tree planting on all school boundaries;
- Buildings A, D and F noting minor internal refurbishments are being undertaken outside of the SSDA scope of work (exempt development) to improve student amenities and canteen; and
- Building G noting ground floor internal refurbishment is proposed in the SSDA.

Summary of Heritage Impact Assessment

Overall, the design of the SSDA upgrade to the NSPS site has been well considered with respect to the heritage items, values, and overall significance of the site. The SSDA design does not include any works to the three heritage school buildings.

The activities and works proposed by the SSDA design that are of the most relevance to the assessment and discussion of potential heritage impact, as discussed throughout this HIS includes:

- Demolition of Lady Hay Hall, the Haven Building, and other existing demountable buildings.
- Construction of the new three storey school building (Building J and I) in the south of the NSPS site fronting Bay Road; and
- New penetration in Bay Road section of the former Crow's Nest House heritage fence (LEP and s170 listed) fronting new Building I to facilitate new DDA compliant site access; and
- General landscaping works, including select tree removal.

Sensitive design and acknowledgement and consideration of the heritage context of the site (both interior heritage items as well as surrounding heritage context) has been applied throughout the design process to minimise and soften the presentation of the new buildings proposed for construction in the south of the NSPS site. The SSDA design introduces carefully considered design features such as the articulation of the southern façade to break up any bulk of the building, application of height, bulk and scale appropriate to the existing heritage setting, as well as the application of materiality and colours that are commensurate with the existing character of the NSPS site, resulting in an overall development that is complementary to the heritage values of the site, with new features recessive and deferential to the heritage context.

The design also works to retain the existing landscaping character of the site, particularly along Bay Road, via retention of the mature tree line and introduction of additional landscaping, resulting in an overall minor to neutral visual impact to the setting, character, and significance of the main presentation of the new built form along the site's southern elevation.

While the new southern entrance included within the SSDA design will have an unavoidable localised physical and visual impact to the southern heritage fence line, this impact has been minimised as much as possible via sensitive design of the entrance including simple, contemporary, recessive form of new gates, and appropriate materiality and colour.

Development and installation of meaningful interpretative elements within the NSPS upgrade development (e.g. by the integration of the at-grade sandstone paving inlay to interpret the original alignment of the section of removed fence line) will serve to further offset the unavoidable heritage impacts posed by the development, resulting in an overall neutral to positive heritage outcome for the NSPS site as a whole.

Recommendations

The following key recommendations are made for the NSPS Upgrade project, with respect to heritage values and significance of the site and surrounds.

1. Preparation of a Heritage Interpretation Strategy

- A Heritage Interpretation Strategy should be developed for the NSPS site to offset and mitigate heritage impacts proposed by the development that have been identified as being unavoidable in the context of the feasibility of the design brief, such as the minor physical and visual impact to the southern heritage fence posed by the new entrance from Bay Road.
- The Heritage Interpretation Strategy should develop appropriate and meaningful interpretation initiatives to be installed at the NSPS site as part of the redevelopment works.
 - Bay Road New Entrance: The final interpretative product should be developed in close consultation with the regulatory bodies and the appointed heritage consultant.

2. Preparation of an Archival Recording of items proposed for demolition

- A full archival recording of structures and elements proposed for demolition should be undertaken prior to commencement of development works. This should include:
 - Lady Hay Hall
 - The Haven Building; and
 - The current, unimpacted form of the former Crow's Nest Estate fenceline, particularly along the southern elevation and at the location proposed for intervention for the new southern entrance.

3. Engage structural engineer and heritage architect to provide input and oversight for detailed design of new Bay Road entrance and impact to heritage fence.

- Final detailed design of the interface between the new gate entrance and the heritage fabric should be developed and finalised in consultation with a SINSW heritage, and an appropriately experienced heritage consultant in order to ensure the impact to the existing fabric is minimised as much as possible.

- Construction of the new entrance (namely works to create the new penetration in the heritage fence), should be undertaken with input and oversight from a heritage architect and structural engineer, to ensure works are undertaken in a way that minimises and avoids unnecessary impact to the integrity and conservation of the fabric of the remaining wall and fence along Bay Road.
- Where possible, material salvaged from the proposed new entrance should be retained for use either to repair sections of the existing fence in poor/damaged condition; and/or view to incorporate original material into the design of the new entrance/heritage interpretation initiatives where appropriate (subject to future heritage interpretation plan)

1. Introduction

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1.1. Background

Curio Projects Pty Ltd (Curio) were commissioned by the Department of Education (DoE) to prepare a Heritage Impact Statement (HIS) for the proposed upgrade to North Sydney Public School (NSPS) located on Bay Road and the Pacific Highway, Waverton (the NSPS site).

This report supports a State Significant Development (SSD) Development Application (DA) for the NSPS Upgrade project (Application no. SSD-11869481), which is to be submitted pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This HIS has been prepared specifically with reference to Secretary Environmental Assessment Requirements (SEARs) item no. 7 (Heritage), that requires:

**Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015). The SOHI is to address the impacts of the development on the heritage significance of the site and adjacent areas and is to identify:*

- *how the development is consistent with any relevant Conservation Management Plan.*
- *all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, curtilage and setting of the items, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance.*
- *the impacts of the development on heritage item(s), heritage significance or cultural heritage values of the site, including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services.*
- *the attempts to avoid and/or mitigate the impact on the heritage item(s), heritage significance or cultural heritage values of the site.*
- *the attempts to interpret the heritage significance identified into the development.*
- *justification for any changes to the heritage fabric or landscape elements including any options analysis.*

**If the SOHI identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the Archaeological Assessment Guidelines (NSW Heritage Office, 1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Council of NSW, 2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the development on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.*

The North Sydney Public School upgrade project seeks to achieve the required 'core' facilities at the school through updates and an expansion in new areas of the school, as well as the adaptive reuse and refurbishment of the existing school buildings. The proposal objectives include:

- Upgrade existing facilities and teaching spaces that are significantly undersized and are in poor condition.
- Increase capacity from current 869 students to 1,000 students (EFGS "Core 35").
- Increase the number of learning spaces from 36 learning spaces to 44 teaching spaces.
- Improve visual character, layout and access of the overall site.

This report has been prepared with reference to the following architectural documentation:

Date	Document Title	Author
13 August 2021	North Sydney Public School for NSW Department of Education (Schools Infrastructure) – Draft SSDA Issue Drawings SD-1001-1003, 1101-1108, 1301, 2001-2007, 2012, 3001-3004, 3101-3104	Fulton Trotter Architects

1.2. Site Identification

The North Sydney Public School (NSPS), also known as North Sydney Demonstration School, is located on Bay Road, Waverton, within the North Sydney Local Government Area (LGA), with 182 Pacific Highway as its secondary address. The school site has frontages to the Pacific Highway to the east, McHatton Street to the north, and Bay Road to the south. The NSPS site is legally described as Lot 1 in DP 183591 and Lot 1 in DP 184559 (Figure 1.1).

1.3. Limitations and Constraints

This report has been prepared using readily available historical information for the site and local area. This HIS assesses the impacts on the heritage of the local area and adjacent heritage items and heritage conservation areas and does not include a detailed assessment of historical archaeology, Aboriginal archaeology, nor Aboriginal cultural heritage values. This HIS does not include an assessment of any non-heritage related planning controls or requirements.

There is no existing Conservation Management Plan or Strategy for the NSPS Site.

1.4. Authorship & Acknowledgements

This report has been prepared by Curio's specialist team consisting of Tatiana Barreto, Architectural and Urban Design Specialist, co-authored by Sam Cooling, Cultural Heritage Manager, who also provided senior input and review. Senior advice and oversight of the project have been provided by Natalie Vinton, CEO and Founder of Curio Projects Pty Ltd.



Figure 1.1: North Sydney Public School site.
 Source: Nearmap basemap with Curio additions

2. Statutory Context

2. Statutory Context

2.1. Environmental Planning and Assessment Act (NSW) 1979

The NSW Department of Planning and Environment administers the EPA Act, which provides the legislative context for environmental planning instruments to be made to legislate and guide and the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on Local Environmental Plans (LEPs) or Regional Environmental Plans (REPs). The EPA Act also requires that potential Aboriginal and historical, archaeological resources are adequately assessed and considered as part of the development process, following the requirements of the NPW Act and the Heritage Act.

2.1.1. North Sydney Local Environmental Plan (LEP) 2013

The North Sydney LEP 2013 provides local environmental planning provisions for land within the North Sydney LGA. Clause 5.10 of the LEP sets out objectives and planning controls for the conservation of heritage in the Liverpool Council area, including the conservation of built heritage and archaeological sites, as established in Schedule 5 of the LEP.

The 'Gates and fence of former Crow's Nest House' are located within the NSPS site boundary and are listed as a locally significant heritage item on the North Sydney Local Environmental Plan (LEP) 2013 (item #10957) (Figure 2.2). Several other locally listed heritage items and Heritage Conservation Areas are located outside of, but in proximity to, the NSPS site (detailed further in Section 2.3 below).

2.1.2. North Sydney Development Control Plan (DCP) 2013

The North Sydney DCP is a non-statutory development control plan that provides detailed design guidelines to support the LEP. The DCP provides simple guidance on how development may occur and includes notably main objectives to ensure that items of environmental heritage are conserved, respected and protected.

Of relevance to this HIS, the North Sydney DCP also provides character statements and descriptions of the local Conservation Areas established under the LEP (detailed further in the relevant sections of this report).

2.2. NSW Heritage Act 1977

In NSW, heritage items are afforded statutory protection under the Heritage Act. Heritage places and items of importance to the people of the state of New South Wales are listed on the NSW State Heritage Register (SHR). The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

The Heritage Act also includes provisions for the protection and management of historical archaeological 'relics'- defined as an archaeological deposit, resource or feature that has heritage significance at a local or State level. (NSW Heritage Branch Department of Planning. 2009. *Assessing Significance for Sites and 'Relics'*).

Division 9 of the Heritage Act is titled 'Protection of certain relics', with Section 139 containing provisions for 'Excavation permit [being] required in certain cases' to 'disturb or excavate land'. Such permits are issued under Sections 140 and 141 of the Act, or under Sections 60 and 63 of the Act, in cases where 'relics' are situated within sites or places listed on the State Heritage Register. Section

139 prohibits the excavating or disturbing of land leading to a relic being discovered, exposed, moved, damaged or destroyed. To 'excavate and disturb land' in the context of the NSW Heritage Act is an act associated with the activity of digging or unearthing.

The NSPS site does not contain any heritage items registered on the SHR.

2.2.1. Department of Education Heritage and Conservation Register (s170)

Under Section 170 of the Heritage Act, government instrumentalities must keep a Heritage and Conservation Register (s170 Register) which contains items under the control or ownership of the agency which are or could be listed as heritage items (of State or local significance).

Listing of a heritage asset on a s170 heritage and conservation register does not in itself create an obligation to obtain the Heritage Council's approval for works. (The Heritage Council's approval will only be required for assets listed on the SHR, or subject to an interim heritage order under the Heritage Act). It does, however, require that not less than 14 days written notification to be provided to the Heritage Council of the intention to (a) remove any item from its register, (b) transfer ownership of any item entered in its register, or (c) cease to occupy or demolish any listed place.

The NSPS site is identified at having items of local heritage significance on the Department of Education (DoE) Section 170 Heritage and Conservation Register — "North Sydney Public School- Buildings B00A, B00D and B00F, Gates and Period Fence" (s170 #50656252). The s170 register listing includes the 1931 McHatton Building (Building B00D); the 1935 Pacific Building (Building B00A); and the 1935 River Building (Building B00F), as well as the "Former Crow's Nest House Fencing and Gate" (Figure 2.1).

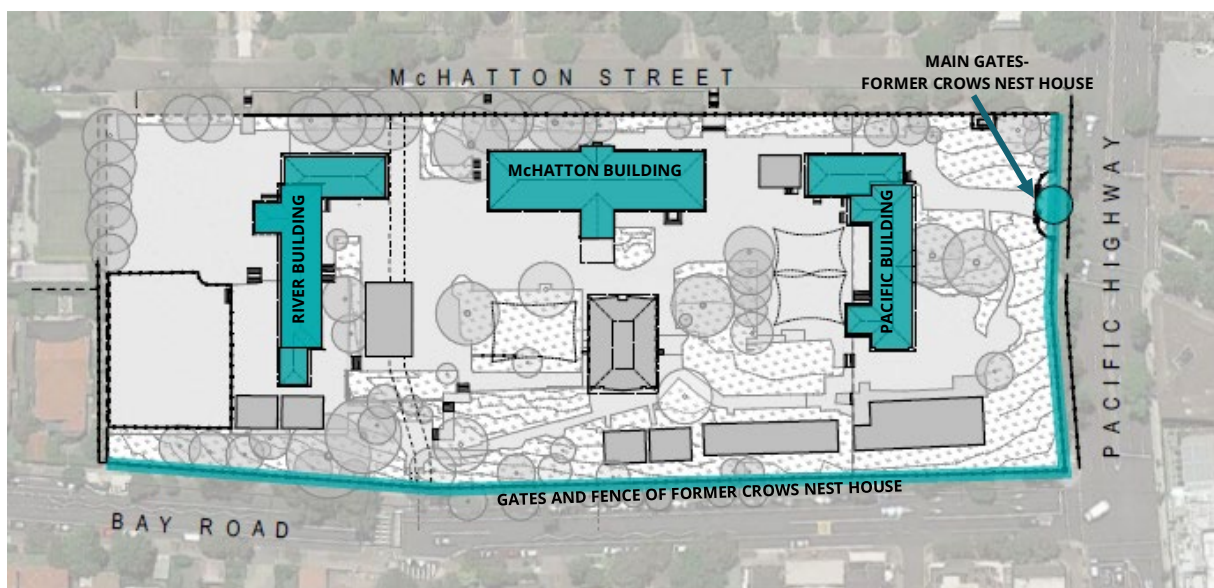


Figure 2.1: Plan indicating s170 heritage Items within NSPS Site (Source: Fulton Trotter Architects with Curio additions)

2.3. Heritage Listings

A summary of the current statutory heritage listings within the NSPS site is provided in Table 2.1 below. In addition to the heritage items located within the NSPS site, Table 2.2 lists several other heritage items and Heritage Conservation Areas (CAs) located outside of, but in close proximity and/or association with, the NSPS site. Figure 2.2 presents the location of the NSPS site with respect to the relevant heritage listings.

Table 2.1: Statutory heritage listings within NSPS.

Register	Listing Name	Item No.	Significance
DoE s170 Heritage & Conservation Register	North Sydney Public School—Buildings B00A, B00D and B00F ¹ , Gates and Period Fence	50655652	Local
North Sydney LEP 2013	Gates and fence of former Crow's Nest House	I9057	Local

Table 2.2: Other heritage listings in the vicinity (outside of) the NSPS site.

Register	Listing Name	Address	Item No.	Significance
North Sydney LEP 2013	North Sydney bus shelters	Various	I0407	Local
North Sydney LEP 2013	"Kenilworth"	67 Edward Street	I0826	Local
North Sydney LEP 2013	"Torwood"	3 McLaren Street	I0876	Local
North Sydney LEP 2013	House	12 McLaren Street	I0879	Local
North Sydney LEP 2013	House	11 Oak Street	I0950	Local
North Sydney LEP 2013	"Woodstock"	172 Pacific Highway	I0956	Local
North Sydney LEP 2013	Shop	265 Pacific Highway	I0959	Local
North Sydney LEP 2013	Union Hotel	271 Pacific Highway	I0960	Local
North Sydney LEP 2013	Edward Street	Conservation Area	CA17	Local
North Sydney LEP 2013	McLaren Street	Conservation Area	CA19	Local
North Sydney LEP 2013	Crow's Nest Road	Conservation Area	CA23	Local
North Sydney LEP 2013	Priory Road	Conservation Area	CA24	Local

2.3.1. Crow's Nest Road Conservation Area (CA23)

The North Sydney DCP describes the Crow's Nest Road Conservation Area as:

The Crow's Nest Road Conservation Area is a residential area characterised by medium to large detached houses on garden lots and is bounded to the east by the Pacific Highway, the multi-storey units to the north and the North Sydney Demonstration School to the south.

The area is relatively level, sloping slightly from the ridge of the Pacific Highway towards the west, though the lower end of Crow's Nest Road is terraced. Street layout and subdivision is determined by the Estate boundaries with a linear pattern of large, regular and rectangular lots with wide street frontages and no rear lanes.

The area is characterised by its single and two storey individual (often architect designed) houses in a range of Inter-war styles intended to be viewed from at least three sides. Facades are modulated by strong, recessed and projecting geometrical

¹ These three buildings are the Pacific Building (1935), McHatton Building (1931), and River Building (1935) (Buildings A, D & F respectively). <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5065652>

forms consistent with each building style. The house styles are unified by the regular subdivision pattern, building materials, massing and setbacks and by the high quality of construction and design. The earlier houses to the periphery tend to be smaller and less distinct.

Street verges are typically 3.5m wide grass nature strips and concrete footpaths with crossings for off street parking. Hazelbank Road is on the slope and houses to the high side of the street are set above the footpath.

Introduced and native species are planted on grass verges and within roads, most dating from the 1920/1930 subdivision, forming avenues that unify the streetscape. The large plane trees planted along Hazelbank Road are among the most significant of the area.

Front gardens contribute to the landscaped character of the area with large areas of lawn, introduced plant species, and straight stone-flagged or brick paved paths leading to the house. Gardens are often open at street level or above low retaining walls.²

2.3.2. Edward Road Conservation Area (CA17)

The North Sydney DCP describes the Edward Road Conservation Area as:

The Edward Street Conservation Area runs each side of Edward Street with larger areas to the south including the Catholic University site. It is bounded to the east by high rise along the Pacific Highway, the North Sydney School to the north and by the steep slope to the west.

Edward Street runs along the top of a ridge and is flat to the east falling steeply to the west along Riley Street. Subdivision is determined by the street layout and topography with rectangular and irregular lot sizes, some developed for attached housing with no rear lanes.

The area is characterised by each phases of development and groupings of identical rows of houses. The early phase of development is represented by the Don Bank Group; small scale, attached, single storey weatherboard and brick houses in the Victorian Georgian and Italianate style. These buildings create an intimate 19th century atmosphere and context for the Victorian Filigree style developments at the southern end and the later detached dwellings at the northern end in the Federation Queen Anne and Inter War styles. There is some two storey Victorian and Federation attached dwellings houses and residential flat buildings and later infill developments. The Catholic University occupies the west of the conservation area and contains Rockleigh, modern buildings and car parking.

...There are views from Edward Street to the CBD and to the west to the Harbour. The axial view north along Edward Street looks directly to the stone gateway of the original Lady Hay's Estate.³

2.3.3. Priory Road Conservation Area (CA14)

² North Sydney DCP 2013: Part C, Section 10: 35

³ibid: 38

The North Sydney DCP describes the Priory Road Conservation Area as:

The Priory Road Conservation Area is a small residential area bounded by Bay Road and the escarpment and reserve to the end of Toongarah Road.

The landform falls to the south with the southern end of strongly defined by the cliff. The subdivision pattern is determined by the wide, horseshoe shaped road and their being cul de sacs. Lot sizes are irregular though generally rectangular. The road system has been affected by the topography with Priory and Toongarah Roads falling down the slight hill and finishing at dead ends. Both ends are relatively wide.

The area is characterised by detached dwelling houses on medium sized lots and a few residential flat buildings on larger lots. The majority of buildings are single storey and were built between 1915 and 1928 soon after subdivision in the Inter-war Californian Bungalow style. There are a few Federation era buildings, 1930s flats and several buildings from the 1940s built after the subdivision of the site of "Toongarah". There are modern infill residential flat buildings.

Streets verges are typically 3.5 m wide and include grass with concrete footpaths and kerbs. Street trees and plantings in the private gardens are important to the character of the area.

The area is heavily planted with trees. There are views to trees and rooftops of the Bank Street valley, and to the Sydney CBD and long views from the lookout at the end of Toongarah Road.⁴

2.3.4. McLaren Street Conservation Area (CA19)

The McLaren Street Conservation Area is located east across the Pacific Highway from the NSPS Site. It is described in the North Sydney DCP as:

The McLaren Street Conservation Area is made up of two areas either side of McLaren Street and Church Street including the park to the north of the North Sydney Council Chambers.

The topography slopes down from Ridge Street towards McLaren Street with Church Street following the slope. The park is modelled with small rises and a terraced area towards Miller Street. The subdivision pattern relates only to McLaren Street and Church Street and the Victorian pattern has been lost in the Civic precinct.

The characteristic buildings in the area are typically Federation and Edwardian Queen Anne with pockets of Victorian dwelling houses along Church Street. The area contains several public buildings including St Thomas's Church and Hall and the North Sydney Council Chambers, a Federation building with modern extension. The buildings are typically:

- (a) single and two storey, freestanding buildings with materials relating to the age of construction,*
- (b) Victorian rendered dwelling houses with verandahs and slate and corrugated metal roofs, and*
- (c) Federation face brick dwelling houses with verandahs and terracotta tile roofs.*

⁴ North Sydney DCP 2013: Part C, Section 10: 41-42

The church is a prominent, stone building with associated vestry building and halls. There are street plantings along each of the streets and plantings in the park.⁵

⁵ North Sydney DCP 2013: Part C, Section 2: 24-25



Figure 2.2: Heritage Listings in proximity to the NSPS site. Source: Curio 2021

3. Historical Context

3. Historical Context

3.1. Crow's Nest House

The North Sydney Public School site is enclosed on two sides, the Pacific Highway and Bay Road, by the gate and fence of the former Crow's Nest Estate, which formed part of the land given to Edward Wollstonecraft and Alexander Berry in 1820. The NSPS site itself is located on Wollstonecraft's 524 acre crown land grant (Portion 323 of Parish of Willoughby, County of Cumberland), officially granted 30 June 1825 (although occupied prior to that date) (Figure 3.1 to Figure 3.3).

Wollstonecraft and Berry arrived in Sydney in 1819 intending to settle as merchants in New South Wales to grow their fortunes. The business partners were the major recipients of land grants on the North Shore in 1820 with approximately 520 acres in the area. In total, each of them was granted 2000 acres with most of the land located around the Shoalhaven district⁶.

Wollstonecraft built a cottage house on his North Shore land (near Shirley Road) in 1821 and named it Crow's Nest, where he lived from 1823. He alternated residences with Berry, taking turns between Crow's Nest Cottage and their Shoalhaven property. In 1827, Berry married Wollstonecraft's sister, Elizabeth, and, after Edward Wollstonecraft died in 1832, the couple inherited the acquired title to the Crow's Nest estate. Berry commenced building a new Crow's Nest House in 1839 (opposite McLaren Street across what is now the Pacific Highway) (Figure 3.4 and Figure 3.5), eventually completed in 1850, five years after Elizabeth's death. Berry then moved into the house and lived there until his death in 1873⁷. After Alexander Berry's death, his brother David leased the property to District Court Judge Alfred McFarland who lived there with his family until 1891⁸.



Figure 3.1: c.1879 Plan of the Parish of Willoughby, County of Cumberland, showing Wollstonecraft/Berry land. Approximate location of NSPS Site indicated. (Source: NLA, MAP F 860)

⁶ Godden Mackay 1993. *North Sydney Heritage Study Review Part 1 Volume 1 Main Report*, p.31.

⁷ Ibid, p.31.

⁸ North Sydney Historical Society Journal, 1970, p. 7



Figure 3.2: 1889 Map showing Crow's Nest House. The NSPS site is indicated in red. (Source: NSW State Library NSW with Curio additions)

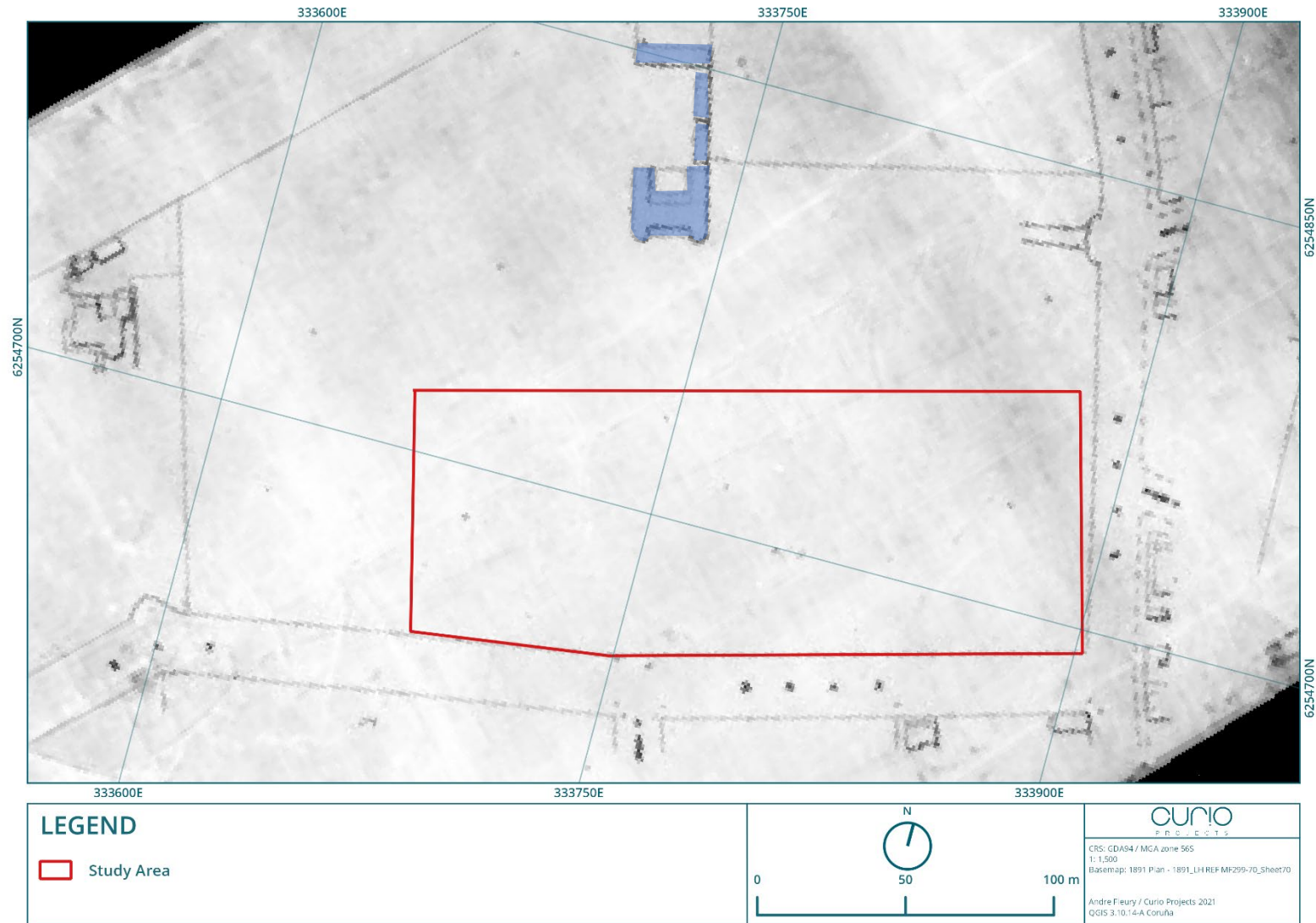


Figure 3.3: 1891 Sydney Water Board map showing Crow's Nest Estate (Crow's Nest House in blue), Bay Road in the south, Pacific Highway (formerly known as Lane Cove Road) in the east.
Source: Stanton Library Call No. LH REF MF299/70 with Curio additions.



Figure 3.4: Conrad Martens watercolour of 'Crow's Nest House', 1858.
Source: Caroline Simpson Library & Research Collection



Figure 3.5: Crow's Nest House c.1869 (Victor A. Prout photography).
Source: Caroline Simpson Library & Research Collection

Following David Berry's death in 1889, Crow's Nest Estate was inherited by Sir John Hay, who proceeded to make extensive additions to Crow's Nest House, converting it into an imposing late Victorian mansion (Figure 3.6 and Figure 3.7). Sir John Hay was noted for collecting rare and exotic plant species, and developed the extensive gardens at Crown Nest House, prior to his death in 1892.⁹ The Hay's were likely responsible, with the probable help of William Montgomery as the stonemason, for the construction of the iron fence and sandstone base around the estate boundary in the 1890s (Figure 3.8), part of which remains today (along the Pacific Highway and Bay Road and listed as a local heritage item on the North Sydney LEP). A small decorative moulding of Crow's in a nest was installed above the iron gate as a tribute to the house name¹⁰.

After Sir John Hay passed in 1909, his wife Lady Jessie Sinclair Hay, mostly referred to simply as Lady Hay, continued to live in Crow's Nest House for most of her life. The Hay's land was gradually subdivided in the late 1920s and early 1930s, variously named as a subdivision of Crow's Nest Estate and Lady Hay's Estate (Figure 3.10). Following Lady Hay's death in 1930,¹¹ the Crow's Nest House was demolished, and the remaining parts of the original Crow's Nest Estate were subdivided and sold, including part of the estate resumed by the NSW Department of Education for the North Sydney Public School in 1930.¹² The area now occupied by the subject school was formerly the front (southern) garden area of Crow's Nest House (Figure 3.9).



Figure 3.6: 1900 photograph of Crow's Nest House after the additions made by Sir David Hay. Source: Stanton Library

⁹ Godden Mackay 1993. *North Sydney Heritage Study Review Part 1 Volume 1 Main Report*, p.175.

¹⁰ State Heritage Inventory listing for 'Gates and fence of former Crow's Nest House', viewed 22 July 2021, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180783>

¹¹ <https://oa.anu.edu.au/obituary/hay-lady-jessie-sinclair-21887>

¹² NSW LPI Vol 4473, Fol 239



Figure 3.7: Crow's Nest House 1930. Source: SLNSW, FL495875.



Figure 3.8: Main entrance gates to Crow's Nest House from Pacific Highway, 1930. Showcasing the fence and gates and the former lush and prominent front garden of Crow's Nest House, which was mostly destroyed with the construction of the NSPS buildings started in 1930-1931. Source: SLNSW 'Crow's Nest House', Lane Cove, North Sydney, 1930 / photographer E.G. Shaw, FL495909.



Figure 3.9: 1900 photograph of Crow's Nest House gardens, general area of what is now the NSPS site. Crow's Nest House visible in background. Source: Stanton Library



Figure 3.10: Early Crow's Nest House Subdivision (1921). Source: SLNSW, Call No. Z/SP/N11

3.2. North Sydney Public School

North Sydney Public School began its life as St Leonards Superior Public School, established in 1874 with the transfer of the Presbyterian Church-run St Leonards School to the NSW Department of Education (DoE) (then known as the Department of Public Instruction), from 1878 located within a purpose-built school building in Blue Street, North Sydney on the eastern side of the Pacific Highway (no longer used as a school site, now integrated as part of the “Greenwood Plaza” shopping and office complex, and locally heritage-listed as “Former North Sydney Technical School”)¹³. The current NSPS site was originally sought and established to house the infant’s department of St Leonard’s Public School.¹⁴

The NSW DoE had attempted to acquire the Crow’s Nest site since 1916 when Lady Hay agreed to sell a portion of her land located on the west side of the estate adjacent to Morton Street to alleviate her tax burden, however, the DoE considered the offered portion to be unsuitable. Due to Lady Hay’s advanced age and health condition, the negotiation was delayed until 1930, when the NSPS site was finally resumed for school use in two portions, being three acres, three roods and eight and ¼ perches along Bay Road (Figure 3.11) and the remaining one acre, two perches on the corner of the Pacific Highway and Bay Road (Figure 3.12).

The eastern portion (Figure 3.12) of the current school site was resumed to compensate for the proposed loss of 60’ from the western end of the site. At the time, Mr R. H. Gordon strongly objected to living next to a school and accompanied an MIA to make representations to the Minister for Education, who was favourable to the motion. As a result, a 60’ wide strip to the west side of the lot between Mr Gordon’s house and the school was set aside for resale for residential purposes. However, the land was never sold and now forms part of the school car park at the western end of the site.¹⁵

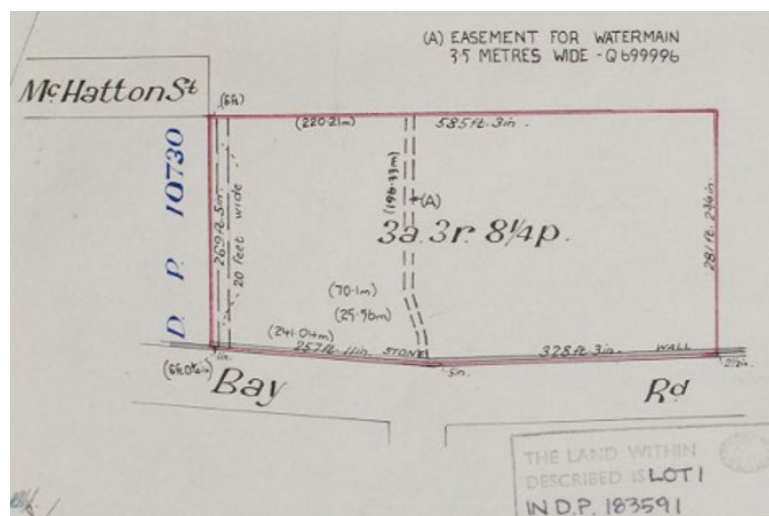


Figure 3.11: Plan showing area of resumption of western lot of NSPS site. Source: NSW LPI Vol 4473, Fol 239

¹³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045453>

¹⁴ St Leonards Public School was renamed North Sydney Public School in 1910, also unofficially referred to as Greenwood’s School.

¹⁵ Robertson & Hindmarsh Pty Ltd 1994. *Heritage Study North Sydney Demonstration School*, p.9

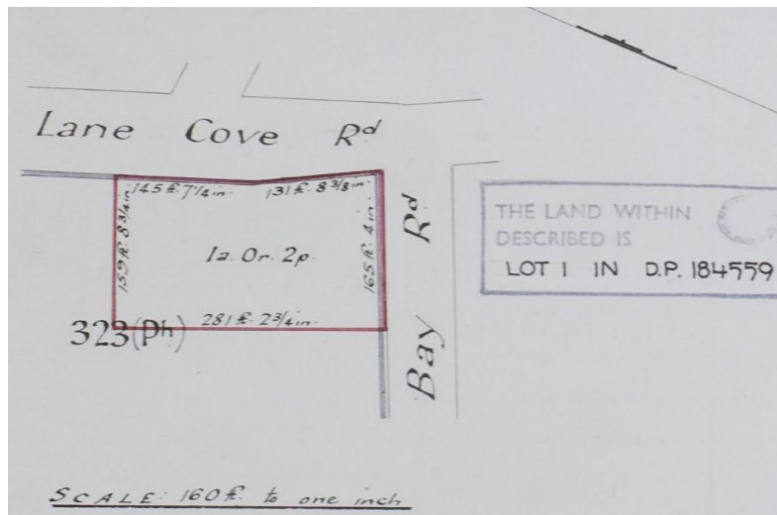


Figure 3.12: Plan showing area of resumption of eastern lot of NSPS site Source: NSW LPI Vol 4533, Fol 103.

In February 1931, the construction of the Infants School building at the new NSPS site (now known as the McHatton building), was completed and the school was officially opened¹⁶. Early in its operation, the school was referred to as the Lady Hay School, however was soon renamed to North Sydney Infants School.

The Infants School building was constructed within what had been the formal front garden of Crow's Nest House under the supervision of the NSW Government Architect, incorporating the southern and eastern stone and iron gate and fence of Crow's Nest House into the boundaries of the new school site (Figure 3.13). The eastern portion of the former Crow's Nest Estate boundary wall and fence (along Pacific Highway) was partially demolished and re-constructed in 1930 to accommodate the minor widening of Lane Cove Road (now the Pacific Highway)¹⁷. Prior to the construction of the first school building in 1931, the site showcased many tall trees as a prominent feature of its natural landscape:

*When clearing of the site began for the Infants School, the government advertised that the felled timber could be cut up and carted away by the unemployed. According to a newspaper report, when the unemployed had finished cutting up the felled timber they then continued along the entire Bay Road frontage felling trees which were to have remained. They also removed a post-and-rail fence and damaged the stone and iron boundary fence.*¹⁸

The Sydney Morning Herald provided the following description of the Infants School building (Figure 3.15 and Figure 3.16) at the time of opening in 1931:

The infants' new school building at North Sydney is partly a two-storey building and will accommodate 430 pupils. It contains seven full sized classrooms; a kindergarten's room, 26ft x 23ft with accordion doors opening into an assembly hall 57ft x 50ft, a staff and headmistress' room fitted with water, gas and lavatory conveniences, lockers, etc.; two stores, two hat and clock rooms, and one fire proof staircase all on ground floor level Two shelter sheds 23ft x 21 ft and 18 ft x 10 ft, with

¹⁶ Robertson & Hindmarsh 1994: p.13

¹⁷ *ibid*

¹⁸ *ibid*, p. 16

lavatory and sanitary accommodation are situated in the basement on the same level as the tar-paved assembly area.

The building is situated in part of the late Lady Hay's estate, amply lighted by means of boxframe windows externally, and cross ventilated by means of internal windows of the patent Austral balance type. Externally the construction is face brick walls, covered with mottled semi glazed roofing tiles, while the elevations have been treated on free and simple lines. Considerable ground improvement, including the excavation of one-half the building site to a depth of 8 ft, and the filling in of a large area with sloped banks have been carried out. The work was done by Mr A. Q. Schubert, from plans and specifications prepared by the Government Architects, at a cost of £6300, exclusive of furnishings.¹⁹

As noted in the quote above, construction of the Infants School Building involved excavation across the southern half of the building's footprint into the underlying bedrock to accommodate the new building along the north-south slope across the site, as well as substantial amounts of excavation and filling across the site to level the land appropriate for school use, to address site drainage, and install services and pipes (Figure 3.14).

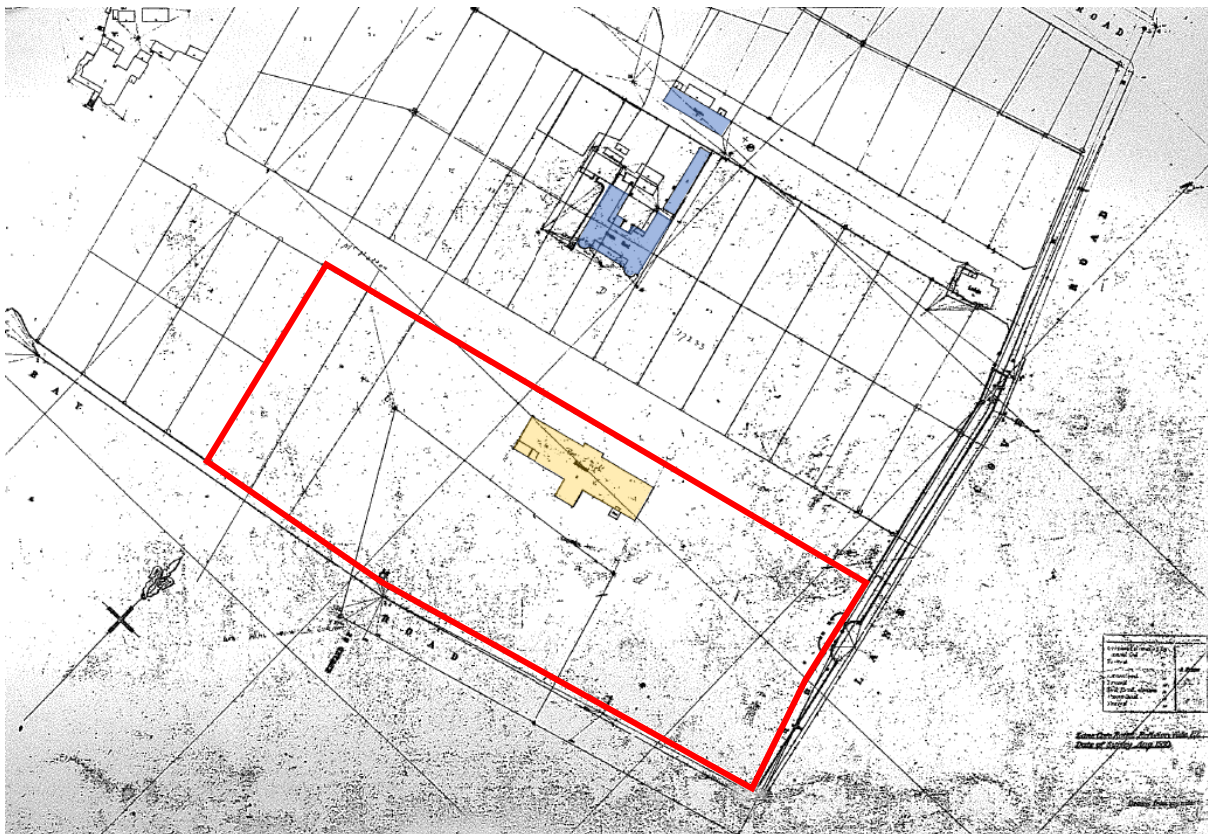


Figure 3.13: 1930 Survey Plan showcasing the Infants School building (yellow) and the former Crow's Nest House (blue). The school building and the current NSPS site boundary (red) are located within the former front gardens of the Estate.

¹⁹ Sydney Morning Herald, 24 February 1931, 7.

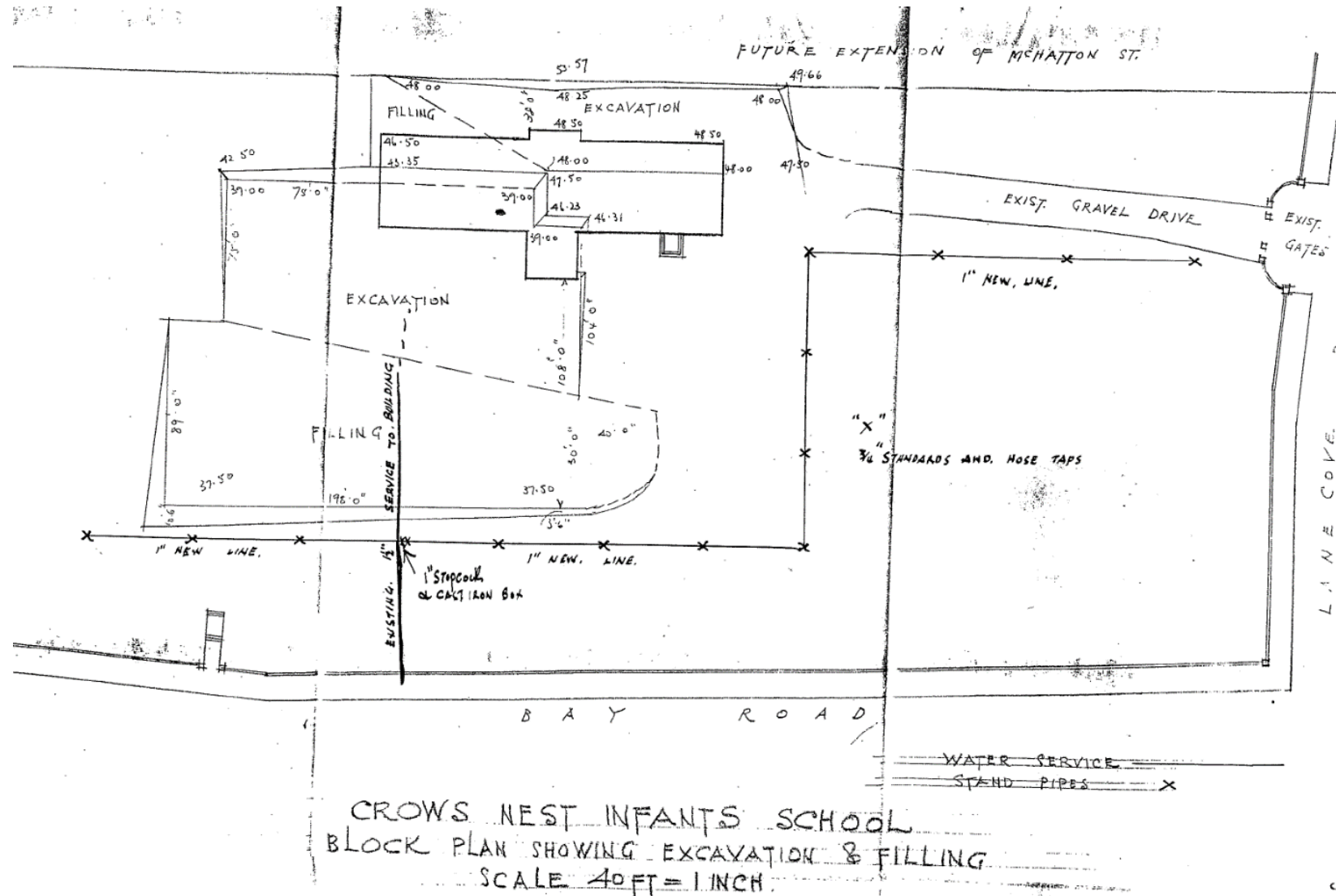


Figure 3.14: c.1930 Infants School Block Plan, showing extent of excavation and filling required to accommodate the building, as well as the original gravel drive from Pacific Highway gates (Source: NSPS Archives)

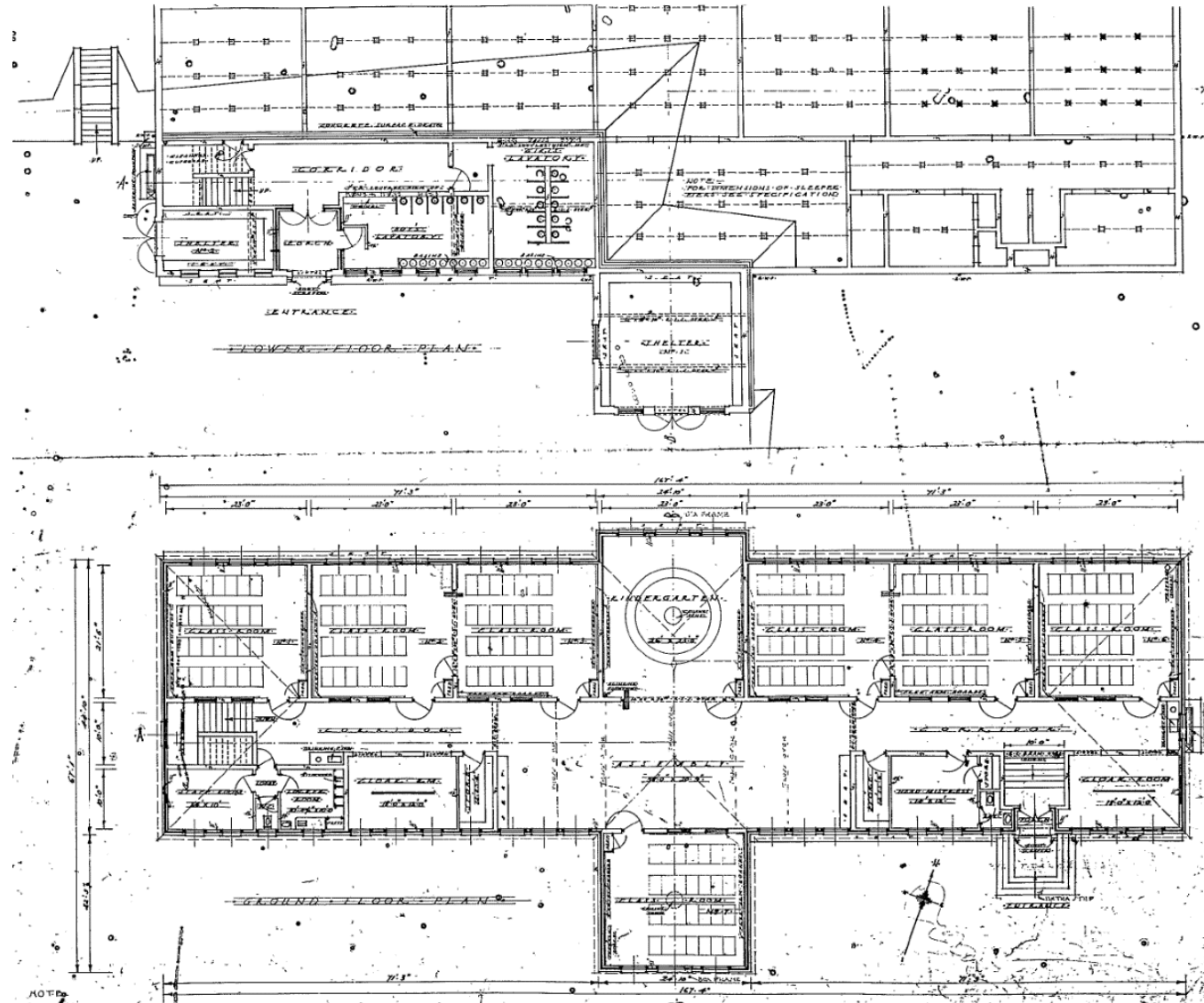


Figure 3.15: 1930 Original Floor Plan of the Infants School (McHatton) building. Source: NSW Government Architect plans, copy held by NSPS

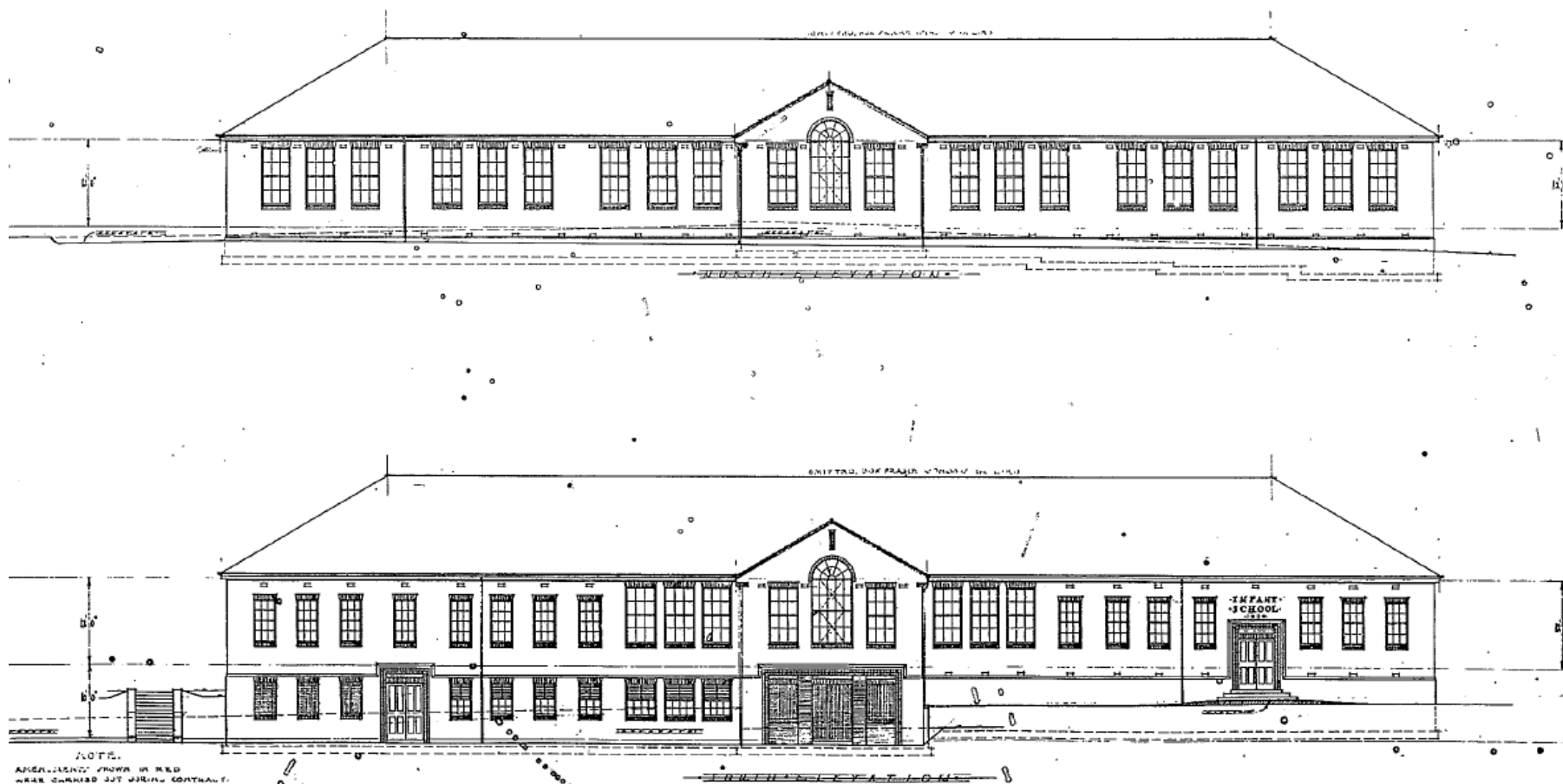


Figure 3.16: 1930 North and South Elevations of the Infants School building.
Source: NSW Government Architect plans, copy held by NSPS

In 1934, two new buildings were constructed at the NSPS site under the supervision of NSW Government Architect, Evan Smith, to facilitate the transfer of students from North Sydney Public School and Crow's Nest Public School, designed to cater to approximately 900 pupils.

Despite the protesting effort of the Australian Forest League at the time to preserve the remaining areas of Crow's Nest Estate garden during the construction of the two new buildings, much of the site was levelled to accommodate the development of the new buildings and playground areas.

The eastern building, now known as Pacific Building, was constructed to accommodate the girls (Figure 3.17 to Figure 3.18) while the western building, now known as River Building, accommodated the boys (Figure 3.19 and Figure 3.20). After the completion of these two buildings, North Sydney Infants School was renamed North Sydney Public School.²⁰

Minor modifications and alterations were undertaken to the three main school buildings from the 1930s to 1950s as required to improve or accommodate evolving educational needs of the school. The main modifications are summarised as follows:²¹

- **1933:** Modifications to McHatton Building boys and girls weather-sheds²², including installation of glazed window in west walls and new wire gate in south wall of boys weather-shed.
- **1936:** Replacement of floor boards in the Boys building (River Building) due to insect borer damage.
- **Post-1939²³:** Modification to McHatton Building boys and girls toilet entrances creating direct access to toilets from southern façade.
- **1966:** Alterations to the toilet blocks in the lower ground/basement floors of both the Pacific and River Buildings following school becoming co-educational in the same year.
- **1973:** Modifications to interiors of Pacific and River Buildings to accommodate NSW experiments with group teaching, including amalgamation of classrooms, and appropriation of former corridor space into classrooms²⁴.
- **1977:** Modifications and alterations to River Building ground floor classrooms and corridor to re-organise as a library, seminar room and library offices and workrooms²⁵.
- **Post-1994:** Addition of an awning extension to the McHatton southern elevation for the canteen.
- **2011:** Refurbishment of River Building ground floor following construction of Building G,

²⁰ Extent Heritage 2020. *North Sydney Public School, Concept Design Report—Heritage*, p. 12

²¹ Modifications summarised from Robertson & Hindmarsh 1994

²² The girls 'weather-shed' is now the school canteen.

²³ Exact date of toilet entrance modification is not known, but post-dates May 1939 when memo was made by Infants Mistress, Miss Victoria Olive, complaining of the "unsavoury" smell from the toilets, and ventilation issues associated with the only entrance to the toilets being from an internal corridor (noted in Robertson & Hindmarsh 1994: 25)

²⁴ Robertson & Hindmarsh 1994: 26

²⁵ Ibid: 26, after Department of Public Works NSW drawing 1435 (PWD Plan Room)

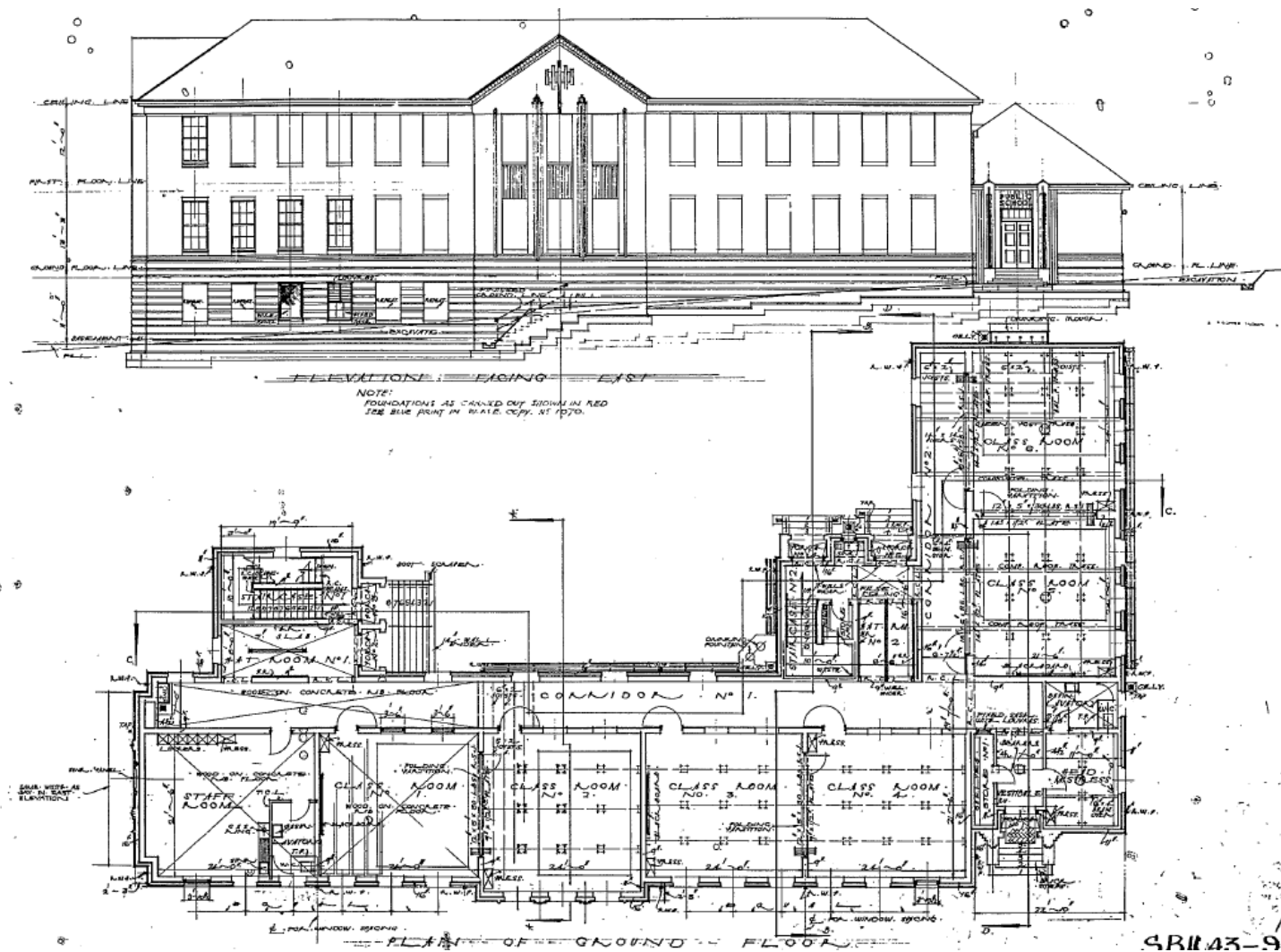


Figure 3.17: 1934 East Elevation and Ground Floor Plan of the Girls building (Pacific Building).
Source: Government Architect plans, copy held by NSPS

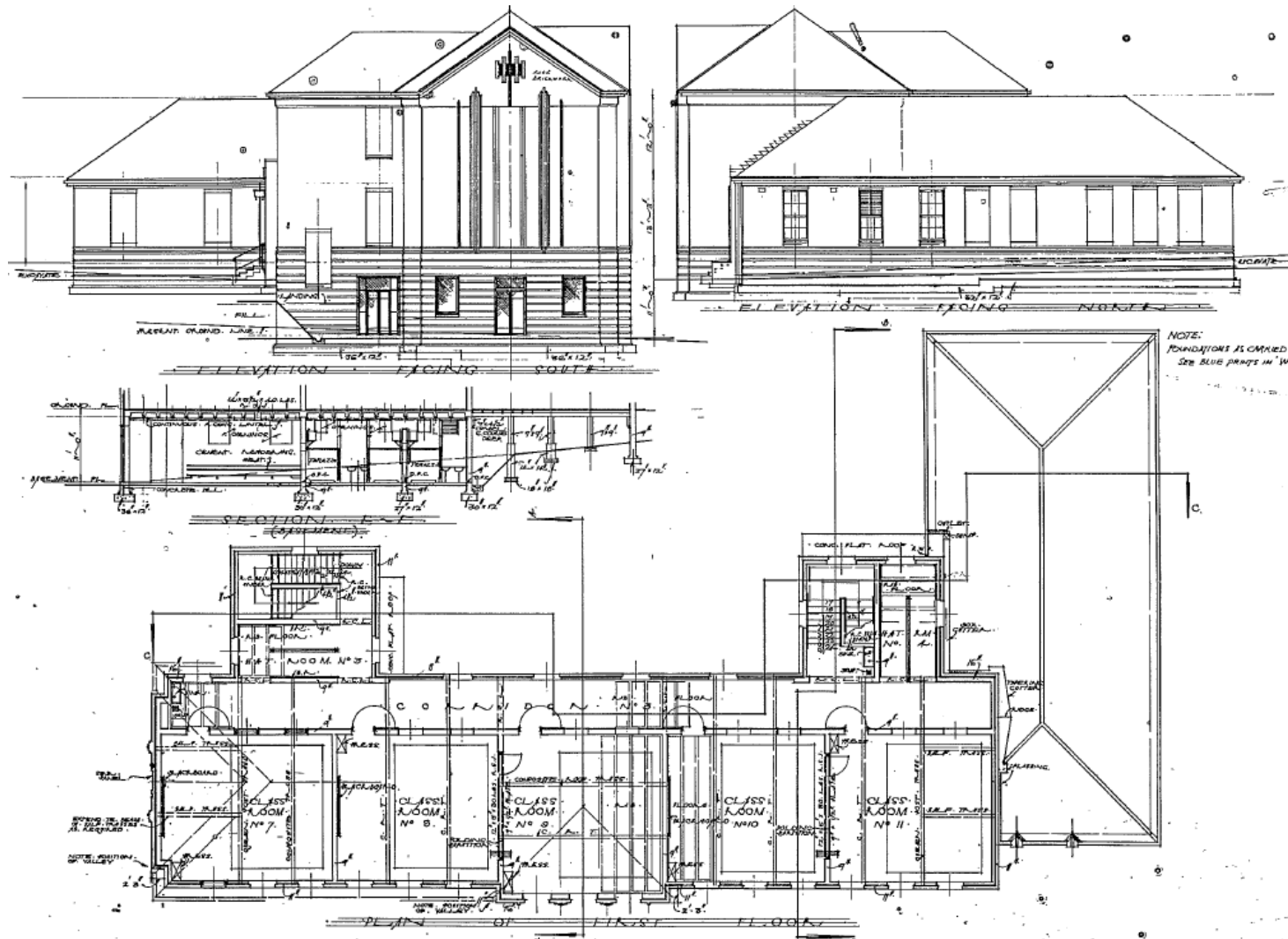


Figure 3.18: 1934 South and North Elevation and First Floor Plan of the Girls building, currently known as Pacific building. Source: Government Architect plans, copy held by NSPS

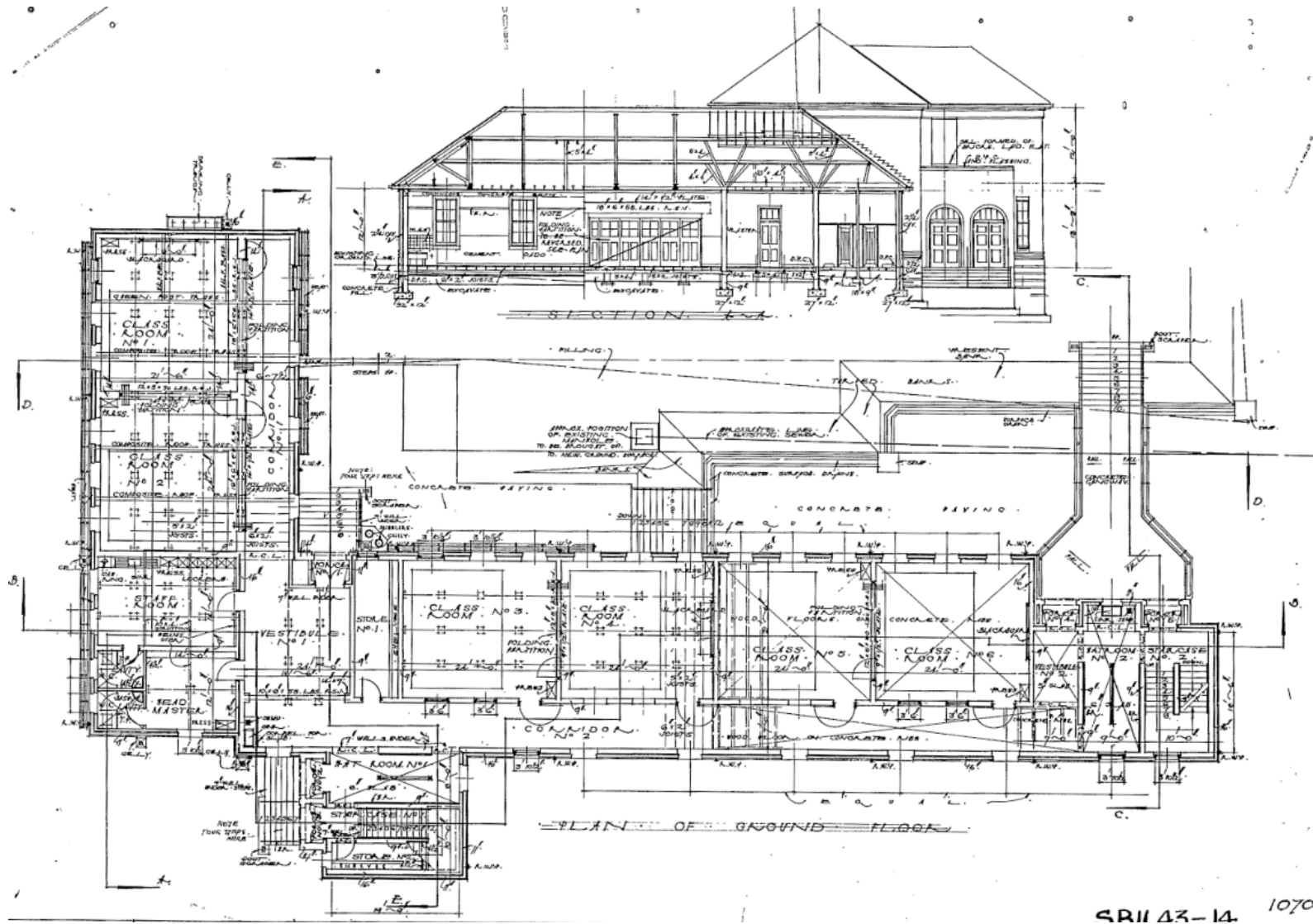


Figure 3.19: 1934 Section and Ground Floor Plan of the Boys building, currently known as River building.
Source: Government Architect plans, copy held by NSPS

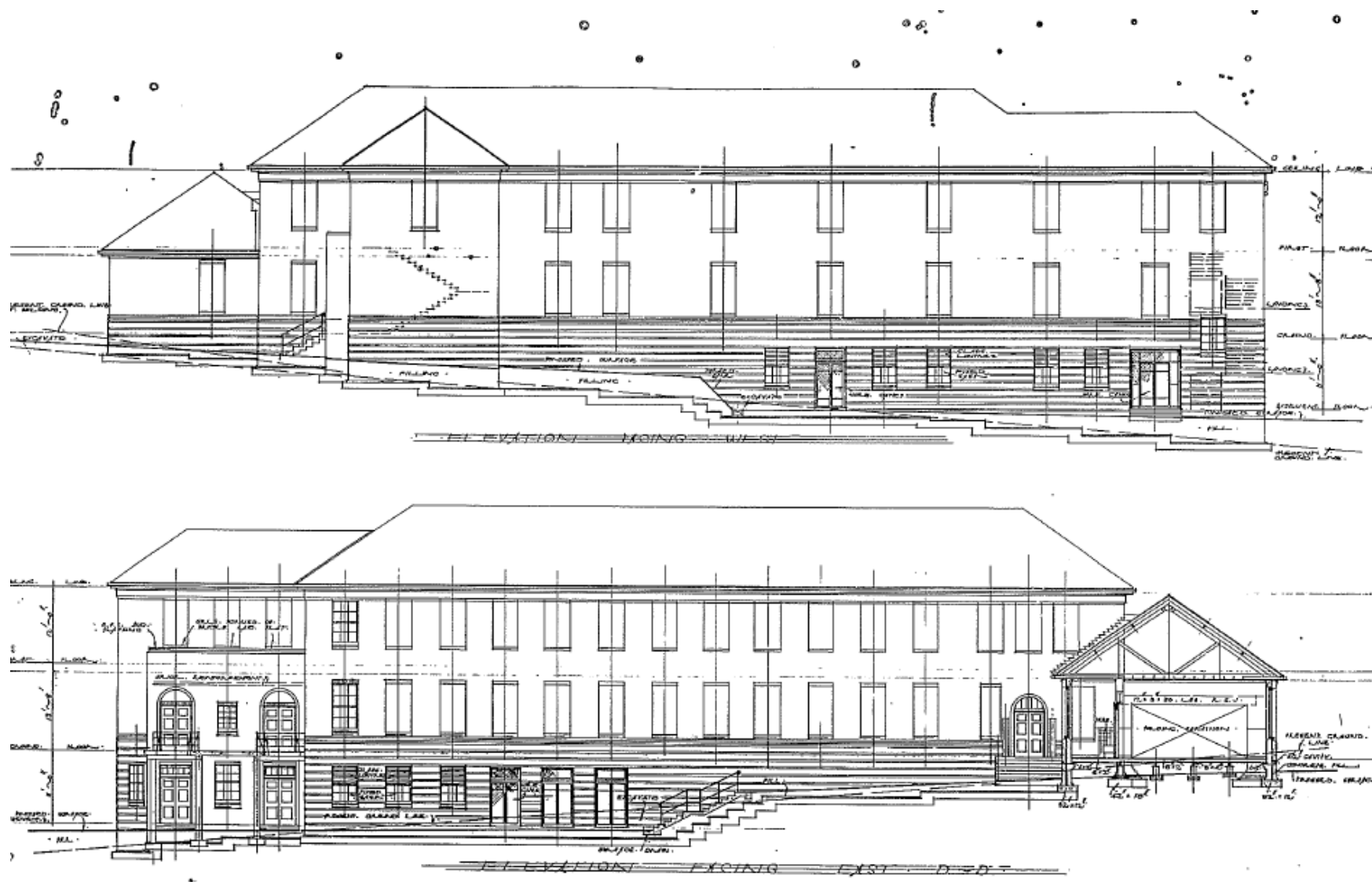


Figure 3.20: 1934 West and East Elevations of the Boys building, currently known as River building. Source: Government Architect plans, copy held by NSPS

3.3. NSPS Alterations and Additions (1950-2011)

Several other buildings and structures have been constructed at the NSPS site since the 1950s, as well as successive modifications and alterations to the three main school buildings as necessary to keep the school facilities relevant for evolving education practices and function.

By 1952, two aluminium portable buildings had been constructed on the NSPS site, of which one was later removed for the construction of the Assembly Hall (aka Lady Hay Hall) in 1964, while the other remains on site between the McHatton and River buildings; however, the DoE archives have no formal records on file of these portable buildings.²⁶

The single-storey monocrete 'Haven Building' was constructed at the NSPS site between 1951 and 1961. While the exact date of construction of this building is not registered in the DoE archives, circumstantial evidence including contextual information, plans, and historical aerial photography, indicate construction in the 1950s (Figure 3.23 and Figure 3.24).

In 1952, NSPS was officially recognised as a 'demonstration school' (Figure 3.21)—operating in association with the Education Faculty of the University of Sydney—as a facility where teaching staff could demonstrate various teaching techniques to student teachers, particularly teaching students from Balmain Teacher's College and other State and non-State teaching facilities.

In 1955, a memorial to the late Dorothy Bull, a former Infants Headmistress, was approved by the Minister to be erected on school grounds. The P & C Association raised the funds for the memorial and the architects Rupert V. Minnett and Culjis-Hill designed the gates and steps which now bear Miss Bull's name adjacent to the McHatton building, providing access from the school site to McHatton Street (Figure 3.26).

An Assembly Hall building, named Lady Hay Hall, was constructed in 1964, designed by the Government Architect and documented by consulting architect Ross Aynsley (Figure 3.27 and Figure 3.28). The simple modernist purpose-building was likely constructed via the "lift slab" method, whereby the main concrete floor was poured on the ground, then lifted onto the supporting brick piers to the required height using hydraulic jacks. Such a construction method was commonly applied in NSW school buildings of the 1950s and 1960s in an effort to avoid the need for costly formwork and to reduce the time required for construction.²⁷

A new school library (Building G) was constructed in 2010, opening on 4 August 2011, partly funded by the Australian Government as part of a "Building the Education Revolution" program at the time. Following the relocation of the school library from the modified ground floor of the River Building into the new building, further modifications were made to the River Building Ground Floor to restore its layout for use as classrooms and staff rooms.

Other relevant modifications and alterations undertaken to the NSPS site over time include:

- **1936:** Drain along the base of the bank fronting McHatton Street installed to assist problematic site drainage
- **c1938:** Construction of the concrete drain behind stone coping of Crow's Nest Estate heritage fence to mitigate ongoing site drainage problems

²⁶ Robertson & Hindmarsh 1994: 26

²⁷ N.S.W. Teachers' Federation & New South Wales Public School Teachers' Federation. 1958, 'PLAN FOR GIRLS' HIGH SCHOOL', *Education : journal of the N.S.W. Public School Teachers Federation* (Vol. 39, No. 2), The Federation, Sydney viewed 18 May 2021 <http://nla.gov.au/nla.obj-657393856>

- 1975: Concrete “crib-lock” retaining wall east of River Building constructed²⁸

Over the past few decades, a general process of ad hoc addition and revision of temporary or ephemeral site features including demountable classrooms, playground areas, and landscaping has been undertaken over time, as necessary to meet the evolving requirements of the North Sydney Public School (Figure 3.29).



Figure 3.21: Pacific Building from Pacific Highway, original Crow's Nest House Gates and fence retained as an entrance to the school. Source: State Archives NSW

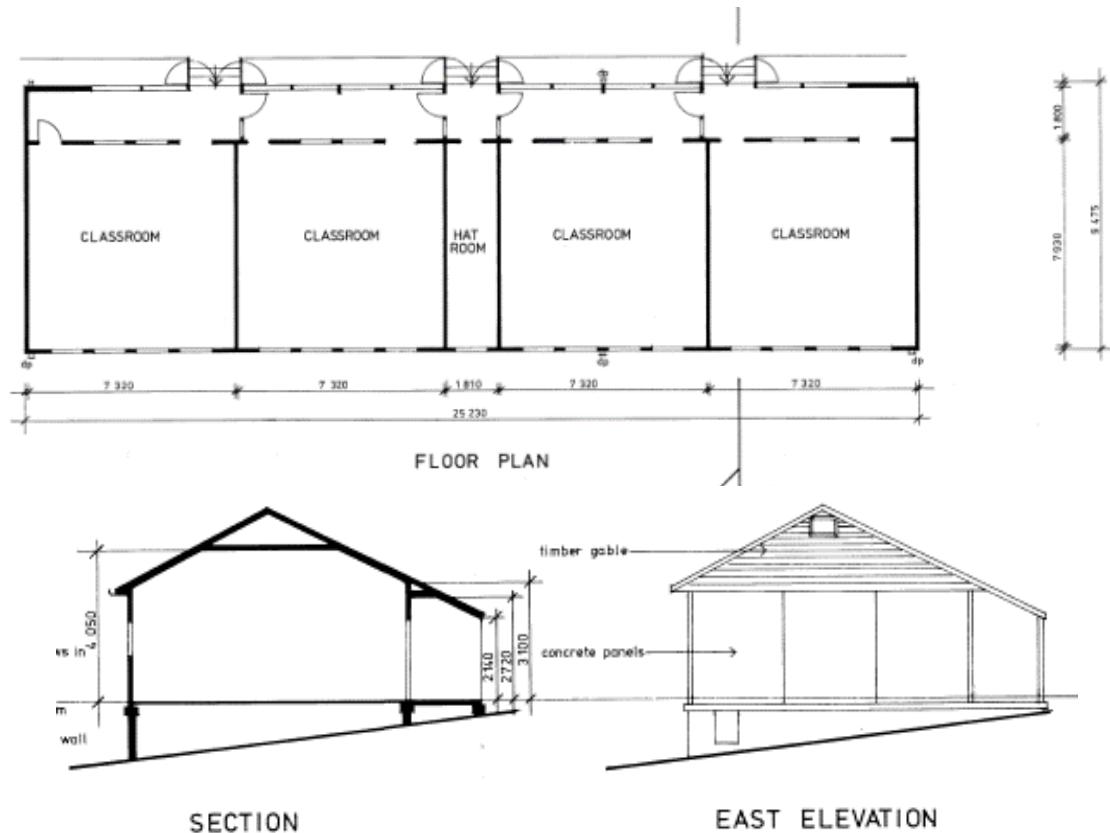


Figure 3.22: The Haven, Floor Plan (top) Section and East Elevation (bottom). Source: Robertson & Hindmarsh Architects, 1994

²⁸ Robertson & Hindmarsh 1994: 24



Figure 3.23: 1951 Aerial Photo of NSPS. 1934 River (west), 1931 McHatton (north), and 1934 Pacific (east) buildings are showcased in the image.

Source: NSW LPI Historical Aerial Imagery Viewer



Figure 3.24: 1961 Aerial Photo. 1934 River (west), 1931 McHatton (north), and 1934 Pacific (east) buildings are showcased in the image, as well as The Haven building (orange), constructed sometime between 1951 and 1961.

Source: NSW LPI Historical Aerial Imagery Viewer



Figure 3.25: 1965 Aerial Photo. 1934 River (west), 1931 McHatton (north), 1934 Pacific (east), 1951-1961 The Haven building visible in the southeast, as well as the 1964 Lady Hay Hall (orange).
Source: NSW LPI Historical Aerial Imagery Viewer



Figure 3.26: 1955 Dorothy W Bull Memorial Gates.
Source: Curio Projects, 2021

Figure 3.27: 1964 Floor Plan for North Sydney Demonstration School, New Assembly Hall (Lady Hay Hall). Source: NSW Government Architect

Figure 3.28: 1964 East Elevation, Lady Hay Hall. Source: NSW Government Architect.



Figure 3.29: 2002 Aerial (top) compared with 2021 Aerial (bottom) of the NSPS site, demonstrating the ad hoc addition and revision of demountable classrooms, playground areas, and landscaping as needed at the site over time.
Source: NSW LPI Historical Aerial Imagery Viewer (Top image), Nearmaps (bottom image)

3.4. NSPS Historical Timeline

Year	Description
1839-1850	Construction of Crow's Nest House by Alexander Berry.
1890s	Crow's Nest House was converted into a Victorian Mansion by Sir John Hay. Construction of the gates and fence of Crow's Nest House.
1930	Demolition of Crow's Nest House and land subdivision. Partial demolition and reconstruction of the eastern fence to accommodate a minor widening of Lane Cove Road.
1930-31	NSW DoE acquired the land and began construction of the Infants School Building (currently known as McHatton Building).
1931	North Sydney Infants School opens.
1934-35	Construction of Boys and Girls Buildings (currently known as River and Pacific Buildings, respectively). North Sydney Infants School renamed North Sydney Public School.
1930s-1950s	Minor modifications to the three main school buildings.
1951-1961	Construction of the Haven building.
1952	Construction of two aluminium portable buildings. One was demolished to accommodate the 1964 Lady Hay Hall while the other between River and McHatton buildings remains on site.
1952	NSPS is officially recognised as a 'Demonstration School'.
1955	Construction of the Memorial Dorothy W Bull Gates (Mc Hatton Street)
1964	Construction of Lady Hay Hall.
2010-11	Construction of the school library (Building G).

3.5. NSW Public Schools—Additional Contextual History

An earlier heritage assessment report prepared for the NSPS site (Extent 2020) identified two buildings on the NSPS site as being potentially significant items (Lady Hay Hall and the Haven Building, and recommended further research and assessment be undertaken specifically to these two buildings. As a result, Curio was commissioned as part of the NSPS redevelopment project to undertake a heritage feasibility and significance assessment of the Lady Hay Hall and the Haven Buildings.

The following sections provide additional information specific to the historical context of the Haven Building (constructed post WW2), and the Lady Hay Hall (constructed in 1963). See Section 4.2 for the physical analysis of both these buildings.

3.5.1. NSW Public Schools Post-WW2 (1940s-1960s)

In the 1950s, many new government schools and school buildings were constructed across NSW to keep up with the post-war baby boom.²⁹ A newspaper article from 1954 relates the nature of this post-war boom in NSW school building construction as follows:

²⁹ Hericon Consulting 2013, *The Modern Movement in NSW: A Thematic Study and Survey of Places*. pp. 66-67

"In the past eight years the enrolments have increased by more than 120,000, and to cope with this 3,354 class rooms have been constructed. The peak was reached in 1951 to 1953, when more than 2,156 classrooms were built at an average rate of nearly two a day...Many of these classrooms have been additions to existing schools, but a very large number were in entirely new schools in recently developed residential areas."³⁰

Post-war public primary schools were constructed in a form to reflect the "one classroom" education system of the time, resulting in classroom buildings with cellular plans and runs (or "trains") of single-loaded classrooms opening off verandahs, usually single-storied, with weatherboard cladding and gabled roofs.³¹

During the period of post-war recovery in the 1950s, there was an increased government use of aluminium, concrete and timber in buildings in preference to more traditional materials like brick and tiles, as well as the common usage of pre-fabricated buildings and pre-cast modular monocrete buildings (Figure 3.30).³²

3.5.2. Monocrete School Buildings

"Monocrete" is a building construction method that uses bolt-together pre-cast concrete wall panels to quickly construct simple, functional buildings. Monocrete was a widely used government construction method from the 1940s to 1960s, used particularly in the construction of government buildings including public schools,³³ as well as widely applied in the construction of government housing in Canberra at the time. Monocrete buildings are generally constructed on brick piers and supported by a surrounding brick footing.

One of the earliest applications of monocrete construction at NSW public schools was at Villawood Public School in 1950 (Figure 3.31 and Figure 3.32).³⁴ Many monocrete buildings were constructed at NSW public schools in the 1950s, with a notable example being at Yagoona Public School, which was constructed almost entirely of pre-cast monocrete buildings from the establishment of the school in 1952 (Figure 3.33).

Other NSW public schools constructed at a similar time with monocrete buildings include South Lakemba PS (1951); Fairfield PS (1951)³⁵; Truscott St PS (1958); Castle Cove (1952); Beaumont Rd PS (1953); Gordon East PS (1953); Gordon West (1951); Chester Hill North (1956); Cabramatta West and Yennora Public Schools (1957).³⁶

³⁰ 1954 'SCHOOLS UNDERGO BIG CHANGES', *The Manning River Times and Advocate for the Northern Coast Districts of New South Wales* (Taree, NSW : 1898 - 1954), 5 February, p. 7. , viewed 18 May 2021, <http://nla.gov.au/nla.news-article175596366>

³¹ Jack, 1980: 120

³² 1950 'EXPANSION IN CONCRETE INDUSTRIES', *Construction* (Sydney, NSW: 1938 - 1954), 17 May, p. 2., viewed 18 May 2021, <http://nla.gov.au/nla.news-article222889264>

³³ 1954 'HOMES And BUILDING] Big Changes In Schools Since The War', *The Sydney Morning Herald* (NSW : 1842 - 1954), 2 February, p. 10. , viewed 18 May 2021, <http://nla.gov.au/nla.news-article18407358>

³⁴ 1950 'EXPANSION IN CONCRETE INDUSTRIES', *Construction* (Sydney, NSW : 1938 - 1954), 17 May, p. 2. , viewed 18 May 2021, <http://nla.gov.au/nla.news-article222889264>

³⁵ 1951 'Tender for New Classroom', *The Biz* (Fairfield, NSW : 1928 - 1972), 24 May, p. 7. , viewed 18 May 2021, <http://nla.gov.au/nla.news-article75591041>

³⁶ 1957 'CABRAMATTA WEST PUBLIC SCHOOL', *The Biz* (Fairfield, NSW : 1928 - 1972), 25 September, p. 18. , viewed 18 May 2021, <http://nla.gov.au/nla.news-article189939098>; 1957 'YENNORA PUBLIC SCHOOL', *The Biz* (Fairfield, NSW : 1928 - 1972), 19 June, p. 22. , viewed 18 May 2021, <http://nla.gov.au/nla.news-article189936523>

The NSPS Haven Building is a highly simplified, basic monocrete building, not particularly representative of the typology and deployment of such structures in NSW public schools throughout the 1950s. This is noted particularly in comparison with more representative and complex examples of monocrete school buildings constructed at Sydney public schools in the 1950s such as at Chester Hill North PS (1956) (Figure 3.34) and Macquarie Boys High School (Parramatta) (Figure 3.35).

The use of monocrete buildings as a means for quick construction of additional classrooms at public schools can in a way be considered a precursor to the introduction of the aluminium demountable classrooms introduced in the 1960s under NSW Government Architect Ted Farmer (Government Architect 1958-1973), the first of which was installed at Kingsgrove North High School in 1966.³⁷ These 1960s demountable classroom buildings superseded monocrete pre-configured classrooms as the preferable method for a quick and standardised way to add new facilities to NSW schools.

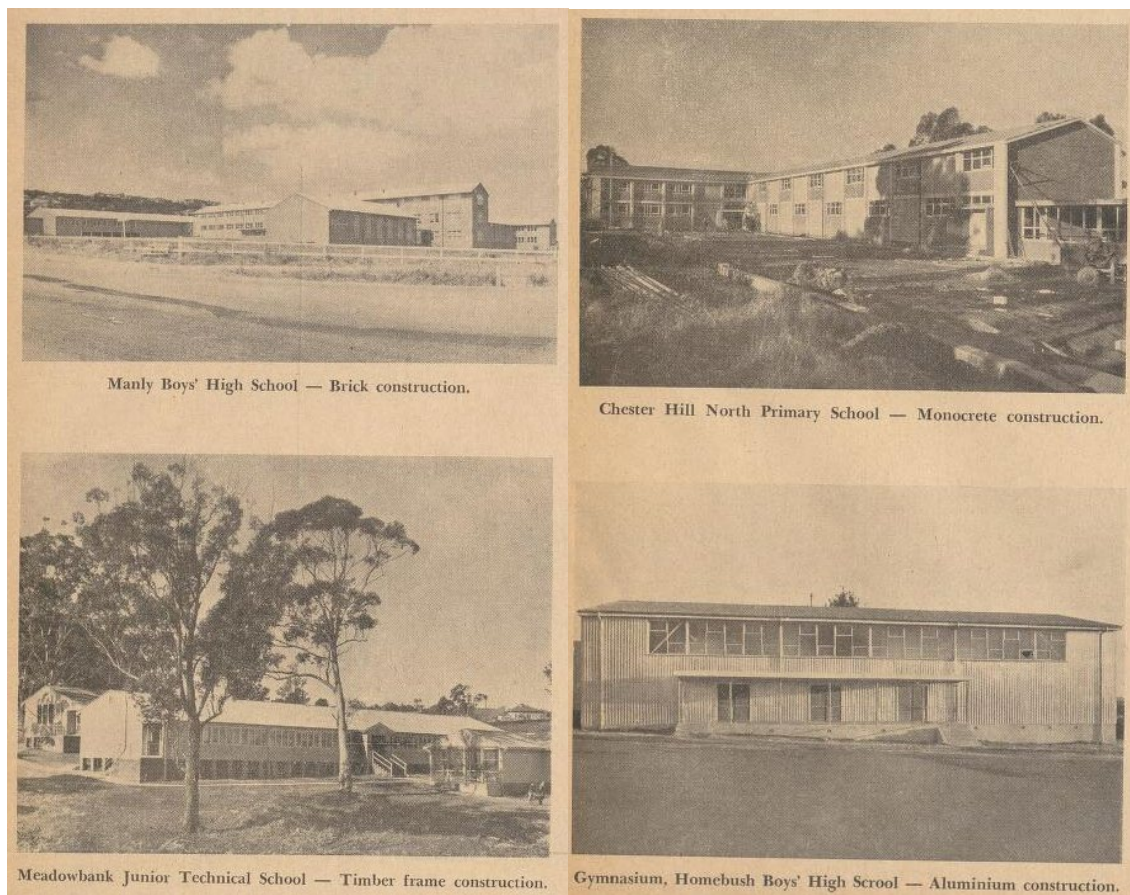


Figure 3.30: Examples of common construction methods used for NSW school buildings in the mid-1950s.
Source: Journal of the N.S.W. Public School Teachers Federation, 1956

³⁷ <https://docomomoaustralia.com.au/dcm/demountable-classrooms-1966-nsw/>



Figure 3.31: Similar Monocrete Classroom constructed at Villawood PS, 1950 (Source: Building and engineering 1950³⁸)

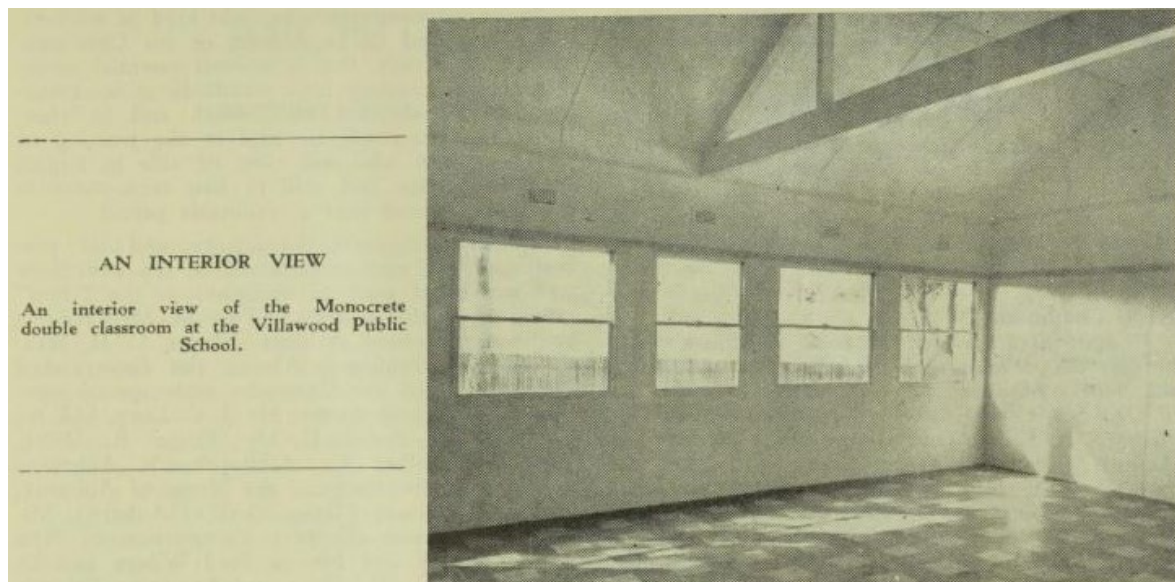


Figure 3.32: Interior of Similar Monocrete Classroom constructed at Villawood PS, 1950 (Source: Building and engineering 1950³⁹)

³⁸ Master Builders' Federation of Australia & Illuminating Engineering Society of Australia (N.S.W.). 1950, 'EXPANSION IN CONCRETE INDUSTRIES INCREASED PRODUCTION OF CONCRETE TILES AND CEMENT BRICKS.', *Building and engineering* (No. 5, 24 May 1950) Building Pub, Sydney viewed 18 May 2021 <http://nla.gov.au/nla.obj-311452193>

³⁹ Master Builders' Federation of Australia & Illuminating Engineering Society of Australia (N.S.W.). 1950, 'EXPANSION IN CONCRETE INDUSTRIES INCREASED PRODUCTION OF CONCRETE TILES AND CEMENT BRICKS.', *Building and engineering* (No. 5, 24 May 1950) Building Pub, Sydney viewed 18 May 2021 <http://nla.gov.au/nla.obj-311452193>



Figure 3.33: Standard four-classroom monocrete building, Yagoona PS⁴⁰ (left) and NSPS Haven (right). Simple linear monocrete classroom building, including timber gables, main connecting corridor, supported on brick foundations



Figure 3.34: Example of a two-storey more substantial and complex monocrete school building constructed in the 1950s at Chester Hill North Public School (Source: (Education- journal of the N.S.W. Public School Teachers Federation: 1956)

⁴⁰https://australia247.info/explore/new_south_wales/bankstown_city_council/yagoona/yagoona_public_school.html



Figure 3.35: Example of more substantial and complex monocrete school buildings constructed in the 1950s at Macquarie Boys High School, Parramatta (Source: Parramatta Library, LSP00035)

3.5.3. 'Wyndham Scheme' and Modernist School Buildings (1960s)

In the early 1960s, a new secondary educational trend known as the 'Wyndham Scheme' was introduced in NSW, establishing a requirement for six years of secondary schooling for NSW students. This new educational curriculum was accompanied by a new overall architectural approach and design strategy, particularly due to the need for additional accommodation and buildings to be constructed at existing schools. While this education reform mostly affected high schools, the architectural response of the NSW Government Architect also resulted in a revision of the form and style of buildings constructed at primary schools in the 1960s and 1970s. Additional accommodation was constructed at existing schools in the 1960s and 1970s in the form of standardised designs for assembly halls, libraries, and laboratory, blocks mostly designed to modernist architectural typologies.⁴¹

The development of government primary schools during the 1950s and 1960s was neither as structured nor as radical as the evolution of high schools; this is reflected in a higher level of simplicity and less planning applied to primary school architecture and structures of the post-war period. Following the advent of the Wyndham Scheme in 1962, limited newly constructed primary schools were subject to conscious design and layout under the NSW Government Architect Office, particularly designed to reflect the parallel evolution of high school design. However, for the most part, new buildings constructed at existing primary school sites were limited in their overall application of notable architectural design or planning philosophy, reflected by the construction of simplified buildings constructed to standardised design and forms for quick deployment at school sites.

⁴¹ Jack 1980: 112

The majority of more complex and representative modernist school buildings constructed under the NSW Government Office in the 1960s are at NSW high schools, with application of similar modernist architectural design school buildings at primary schools at the time more a reflection of consistent design principles across all NSW Government Architect designs for school buildings at the time. Similar modernist architectural features at NSW high school buildings constructed at a similar period to Lady Hay Hall include buildings at North Ryde High School (1962; Figure 3.36), and The Forest High School (1964; Figure 3.37). Although it is noted that high school buildings tend to be larger in scale and complexity in comparison with primary school buildings.

An example of a representative primary school building constructed under the NSW Government Architect Office in the 1960s is Ultimo Public School (1962; Figure 3.38), designed by G. P. Webber as a purpose-built modernist style building designed to meet the space constraints of the urban school site.⁴² It is noted that the Ultimo Public School building is not individually listed as a heritage item on the DoE s170 Heritage and Conservation Register, nor on the City of Sydney LEP.

Overall, the general fenestration, simple brick patterning along the portico and contrasting brick colour in the window recesses, and the low roof pitch of Lady Hay Hall is typical of, and consistent with, the overall approach to modernist school buildings constructed in the 1960s under the NSW Government Architect Office. The design of Lady Hay Hall is likely reflective of a generalised application of a modernist design of standard school assembly halls required for construction at existing school sites in the 1960s, as opposed to a representative or rare design specific to the NSPS site.



Figure 3.36: 1960s modernist school buildings with low roof pitch and similar fenestration patterning at North Ryde High School

⁴² Urbis 2017, *Ultimo Pyrmont Public School, Heritage & Archaeology Assessment*, prepared for Lacoste & Stevenson Architects.



Figure 3.37: 1960s modernist school building with low roof pitch and similar fenestration patterning at The Forest High School (Source: Google Maps 2021)



Figure 3.38: Ultimo Public School "Building A", 1964, constructed as a modernist three storey extension to earlier 1918 and 1925 school buildings, specially designed to address space constraints of the urban school site. Designed under the NSW Government Architect Office (G. P. Webber) (Source: City of Sydney Archives, [A-00044260])



Figure 3.39: Some similarity of general architectural elements including low pitch roof, simple brick patterning and fenestration between Lady Hay Hall and Ultimo Public School buildings, common to modernist school buildings constructed in the first half of the 1960s

4. Physical Analysis

4. Physical Analysis

A site inspection was undertaken by Sam Cooling, Cultural Heritage Manager, of Curio Projects on 15 July 2021, in order to inspect the existing site context, building form and features to provide information, context and support for this report.

The NSPS site is bounded by McHatton Street to the north, Pacific Highway to the east, and Bay Road to the south. The overall site arrangement is dominated by the three 1930s brick heritage buildings positioned in the west, north and east of the site, with later 20th-century buildings, outdoor playground areas and demountable classroom structures positioned between (Figure 4.1). The locations of later built additions and structures within the NSPS site has generally retained open spaces in the centre of the school site, framed in the north, east and west by the key heritage buildings (Figure 4.2 to Figure 4.4).

The NSPS site currently has five pedestrian access gates: three on McHatton Street (north), one on Pacific Highway (east), and one on Bay Road (south).

The following subsections provide an overview of each of the main site elements, including existing site context, key heritage items, other built items, features and landscapes, as well as the wider locational setting of the NSPS site in this area of North Sydney/Waverton.

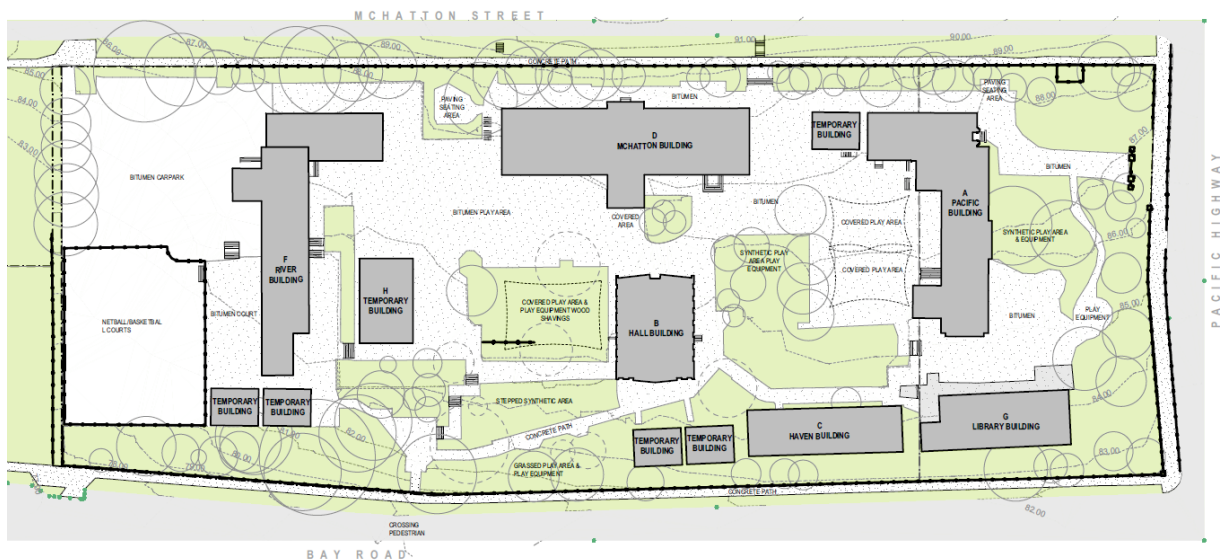


Figure 4.1: NSPS Site Plan (Source: Fulton Trotter Architects)



Figure 4.2: North of the site, view west across central open assembly/courtyard area of site, McHatton Building (Right), River Building in background (Source: Curio 2021)



Figure 4.3: View east across northern side of site from River Building, open central area evident. McHatton Building (L), Lady Hay Hall (background-centre) and covered playground area visible (Source: Curio 2021)



Figure 4.4: View east across northern side of site, open central area evident. McHatton Building (L), Pacific Building in background (Source: Curio 2021)

4.1. Heritage Elements

4.1.1. McHatton Building (Building D)

The slope of the land from north to south across the NSPS site resulted in the construction of the McHatton Building with a partial lower ground floor along the southern side of the building only, with the majority of the buildings spaces and classrooms are located on the first floor. The lower ground floor/basement is accessed via the southern façade, and houses the boys and girls toilets, school canteen, and storage rooms, along with a staircase providing access to the upper floor.



Figure 4.5: McHatton Building, eastern side of southern façade, view north. (Source: Curio 2021)

Exteriors

Named for McHatton Street, the McHatton Building (Building D) is a rectangular two-storey red-brick building with a central gabled wing and a regular fenestration pattern of boxframe double-hung timber windows (Figure 4.6). Externally, the building is finished in decorative face brick, and the hipped roof is finished with mottled semi-glazed tiles. The elevations have been treated on free and simple lines with decorative string courses along the first storey floor. External timber doors have been painted red, and aluminium shutters have been installed over some of the windows, as well as modern security grill doors across entrances from the southern façade.

Infill brickwork has been added to the original western entrances to the boys and girls weathersheds on the lower ground floor of the McHatton Building (now used as storage room and canteen respectively) (Figure 4.7), and simple red brick wall screens have been constructed across the entrances to the boys and girls toilets along the southern façade.

A later addition modern metallic gabled awning with aluminium sheeting has been constructed along the southern façade adjacent to the central wing of the building to provide shading for the canteen area (Figure 4.8). The lower ground/basement brick wall of the central wing (i.e. the canteen frontage) is currently finished with decorative painting. Overall, later alterations have been sympathetic and/or fully reversible, leaving the exteriors in good condition.



Figure 4.6: McHatton Building, southern façade, view northwest. Brick screening to boys toilets visible in image. (Source: Curio 2021)



Figure 4.7: McHatton Building, eastern façade, original entrances to girls and boys 'weathersheds' infill indicated (Source: Curio 2021)



Figure 4.8: McHatton Building, southern façade, Later awning addition fronting central wing that houses school canteen. (Source: Curio 2021)

Interiors

The ground floor interiors of the McHatton Building have carpet flooring and plastered walls and ceilings. An east-west main hallway leads to both stairwells and provides access to the classrooms and other administrative rooms. The lower ground/basement of the McHatton Building is limited to the southwest portion of the building, comprising the toilets, storage, service rooms, and a small internal corridor leading to the western staircase. The lower ground floor toilets are outdated and in poor condition, displaying numerous modifications to the layout and finishes over time. Building services and piping have been retrofitted as required across the toilet ceilings and walls (Figure 4.9 to Figure 4.12).

Access to the school canteen located in the lower ground/basement level of the central southern wing, is via the southern façade only (i.e. the canteen is not internally connected to the other lower ground floor rooms), with modern roller door shutters installed over the three doorways along the southern facade (Figure 4.13). The canteen currently consists of a main single room fitted as a kitchen, with a southern service counter fronting the central opening to the southern façade.



Figure 4.9: McHatton Girls toilets (Source: Curio 2021)



Figure 4.10: McHatton Girls toilets (Source: Curio 2021)



Figure 4.11: McHatton boys toilets (Source: Curio 2021)



Figure 4.12: McHatton boys toilets (Source: Curio 2021)



Figure 4.13: Canteen located in building central southern wing, access via roller shutter doors from southern façade only (Source: Curio 2021)



Figure 4.14: Canteen interior (Source: Curio 2021)

4.1.2. River Building (Building F)

Constructed in 1934-35, the River Building (Building F) was named for the view south and southeast to the Parramatta River from its second storey. The River Building is situated in the west of the NSPS site, between the staff carpark and sports courts to the west, and bitumen circulation areas, landscaping and play areas to the east. Due to the accentuated north-south topography of the site, the River Building presents and functions as a two-storey building along its northern façade, and a three storey building from its southern façade, with an emerging lower ground/basement level apparent on the south portion of the building only.

The building has an L-shaped format, comprised of the main north-south two-to-three storey building, with a prominent one-storey wing extending east from the main building's northern end (Figure 4.15). Additionally, a smaller two-storey wing extends from the western façade in the northwest of the building, housing one of the two vertical circulation zones of the main building (Figure 4.16)



Figure 4.15: View from central playground west to main internal site entrance to River Building. Eastern wing of 'L-shaped' layout visible in right of the image (Curio 2021)

Exteriors

Externally, the River Building is finished in face brick walls with hipped cross tile roofs and a regular fenestration pattern of boxframe double-hung timber windows. Decorative string course detailing in the brickwork commences below the ground floor windows, continuing along the building facade to the southern lower ground level/basement area, creating a horizontal architectural element to the brick façade at lower levels (Figure 4.17).

Similar to the McHatton Building, the River Building main doors have been painted red and aluminium shutters have been installed over a number of windows. Despite the alterations over time, the building is in overall good condition.



Figure 4.16: Public entrance to the River Building from McHatton Street, via the two storey wing off the western facade (Curio 2021)



Figure 4.17: River Building eastern façade demonstrating significance level change (north to south) across site. Horizontal brick detailing at lower levels (Source: Curio 2021)



Figure 4.18: River Building western elevation, southwest corner of the building, presenting as three storey building due to the change in level from north to south across the NSPS site. Modern security gate visible across entrance to girls toilet (Source: Curio 2021)

Interiors

The interiors of the River Building have carpet flooring and plastered walls and ceilings. The north-south main hallway on the first floor connects the two stairwells and provides access to the classrooms and other administrative rooms. The ground floor houses classrooms and staff facilities (school reception, principal's office, administration areas and staff toilets) in the main building, while classrooms with wet areas and bathrooms occupy the northern wing (Figure 4.19 to Figure 4.23). The Ground floor main corridor demonstrates visible evidence for modifications and alterations to the layout of the River Building over time to accommodate evolving school requirements (Figure 4.24 and Figure 4.25).

The lower ground/basement in the southern of the building houses the boys and girls toilets as well as a single classroom and storeroom, all of which can be accessed both externally from the western façade, as well as internally via the southern staircase. The lower ground floor toilets are outdated and in poor condition, displaying numerous modifications to the layout and finishes over time. Building services and piping have been retrofitted as required across the toilet ceilings and walls (Figure 4.26 to Figure 4.30).



Figure 4.19: Main reception area, River Building Ground floor. Red door visible in image exits east to central school area (Source: Curio 2021)



Figure 4.20: Staff administration area, River Building Ground Floor



Figure 4.21: River Building ground floor principal's office



Figure 4.22: Staff office, River Building Ground Floor



Figure 4.23: Staff office, River Building Ground Floor



Figure 4.24: The Ground floor main corridor demonstrates visible evidence for modifications and alterations to the layout of the River Building over time to accommodate evolving school requirements



Figure 4.25: The Ground floor main corridor demonstrates visible evidence for modifications and alterations to the layout of the River Building over time to accommodate evolving school requirements



Figure 4.26: Entrance hallway leading to Girls toilets and storage rooms in basement from River Building, entrance from western façade (Source: Curio 2021)



Figure 4.27: River building lower ground toilets, girls
(Source: Curio 2021)



Figure 4.28: River building lower ground toilets, girls
(Source: Curio 2021)



Figure 4.29: River building lower ground toilets, boys
(Source: Curio 2021)



Figure 4.30: River building lower ground toilets, boys
(Source: Curio 2021)

4.1.3. Pacific Building (Building A)

The Pacific Building was constructed in 1934-35 at the same time as the River Building, named for its proximity to the Pacific Highway. The Pacific Building is similar in overall style and architectural form to the River Building, with the positions on site of the two buildings mirroring each other, however the Pacific Building is slightly larger than the River Building, and its elevations present some unique features.



Figure 4.31: Pacific Building eastern façade, view from the NSPS eastern site boundary

External

Like the River Building, the Pacific Building is finished in face brick walls with hipped cross tile roofs and a regular fenestration pattern of boxframe double-hung timber windows. The L-shaped format of the Pacific Building consists of the main north-south two-to-three storey building and a prominent east-west one-storey wing on its northern end. However, in contrast with the singular smaller wing on the main River building, the Pacific Building has two smaller two-storey wings that house the internal vertical circulation spaces of the building: one in the south and one in the northwest of the building. The gabled southern elevation has a prominent vertical motif. Similar to the River Building, decorative string course detailing in the brickwork commences below the ground floor windows, continuing along the building facade to the southern lower ground level/basement area, creating a horizontal architectural element to the brick façade at lower levels.

External doors have been painted red and aluminium shutters have been installed in front of a number of windows. However, despite the alterations over time, the building is in overall good condition.



Figure 4.32: Northeastern façade of the Pacific Building, view from Crow's Nest House gates on Pacific Highway



Figure 4.33: Pacific Building, southern façade with prominent central motif.

Interiors

The interiors of the Pacific Building have carpet flooring and plastered walls and ceilings. The north-south main hallways on the ground and first floors connect the three stairwells and provide access to the classrooms and other administrative rooms. The southern lower ground floor/basement houses the main toilets of the building, which can be accessed both externally from the western basketball courts, as well as internally via the southern staircase.

Similar to the lower ground/basement toilets in the McHatton and River Buildings, the Pacific Building toilets are outdated and in poor condition, displaying numerous modifications to the layout and finishes over time, with building services and piping retrofitted across the ceilings and walls (Figure 4.34 to Figure 4.37).



Figure 4.34: Pacific Building basement toilets



Figure 4.35: Pacific Building basement toilets



Figure 4.36: Pacific Building basement toilets



Figure 4.37: Pacific Building basement toilets

4.1.4. Former Crow's Nest House Fence and Gate

The former Crow's Nest House Fence and Gates are located along the eastern boundary of the NSPS site along the Pacific Highway, as well as along the southern boundary of the site along Bay Road. The former Crow's Nest House Fence and Gates generally consist of sandstone perimeter walls with wrought iron fencing (Figure 4.38 to Figure 4.42), with a main entrance from Pacific Highway, and a secondary entrance from Bay Road.

The perimeter wall is constructed of stepped sandstone courses, with lower blocks finished in sparrow-picking and the top courses with carved concave capping with a honed finish. The fencing consists of painted pike-and-rail iron fencing, generally embedded directly into the top of the curved sandstone capping, with reinforcing curved iron stays set into the ground along the length of the fence. In a previous effort to manage the ongoing drainage issues experienced at the NSPS site, a

later concrete drainage channel has been constructed against the rear (north) of the sandstone heritage wall along Bay Road (Figure 4.44 and Figure 4.45).

The main gates entrance of the former Crow's Nest House is located in the northeast of the NSPS site from the Pacific Highway, consisting of four sandstone pillars with decorative capitals and bases, supporting two single-panel pedestrian gates and one central double-panel gates. The central filigree gate panels are decorated atop by the Crow's Nest Estate escutcheon (Figure 4.39). An interpretative plaque has been affixed to one of the sandstone pillars indicating the feature as the original gateway of Crow's Nest House (Figure 4.40).

The secondary gate of the former Crow's Nest Estate is located in the southwest of the NSPS site along Bay Road, and consists of two sandstone columns with decorative bases and capitals, and a single iron filigree gate panel. Brick steps, shouldered by sandstone blocks lead from this secondary entrance north into the school site (Figure 4.46 and Figure 4.47).

With the exception of the 1930 relocation works as part of the widening of Lane Cove Road (now Pacific Highway) (described in Section 3.2), no substantive works or modifications have been undertaken to the overall alignment, fabric and presentation of the former Crow's Nest House fence and gates. The fence retains evidence of numerous minor repairs (varying in quality) that have been undertaken over time. Repairs evident include replacement sections of the sandstone capping, in some sections replaced with cement based patches—such as at the corner of McHatton Street and the Pacific Highway.

Some sections of the fence and supporting wall are in poor condition, including evident damage such as bending and dislodgement of the iron fence (e.g. at the southern end of the fence fronting the Pacific Highway), as well as chipping to sandstone. The Bay Road gate pillars demonstrate overall exfoliation of the sandstone, as well as sections where the sandstone has degraded or is absent (Figure 4.48).



Figure 4.38: Former Crow's Nest Gates from Pacific Highway (Source: Curio 2021)



Figure 4.39: Crow's Nest House escutcheon on main gates
(Source: Curio 2021)



Figure 4.40: Interpretative panel on sandstone pillar
(Source: Curio 2021)



Figure 4.41: Former Crow's Nest fence/wall from Pacific Highway (Source: Curio 2021)



Figure 4.42: Heritage boundary wall/fence on corner of Pacific Hwy and McHatton St (view north) (Curio 2021)



Figure 4.43: Heritage boundary fence along Bay Road, view west behind the Haven Building (Curio 2021)



Figure 4.44: Concrete drainage channel constructed against the rear of the sandstone heritage wall along Bay Road (Curio 2021)



Figure 4.45: Concrete drainage channel constructed against the rear of the sandstone heritage wall along Bay Road (Curio 2021)



Figure 4.46: Former Crow's Nest House, secondary entrance gates from Bay Road (Source: Curio 2021)



Figure 4.47: Former Crow's Nest House, secondary entrance gates from Bay Road (Source: Curio 2021)



Figure 4.48: Condition of Former Crow's Nest House, secondary entrance gates from Bay Road (Source: Curio 2021)

4.2. Other Built Structures

4.2.1. Lady Hay Hall

Exteriors

Constructed in 1964, Lady Hay Hall is a simple dark-faced brick, single storey assembly hall with a flat-top hipped roof clad with a ribbed galvanised steel. The hall foundation is concrete slab supported on brick pier and beam footings. Aluminium framed windows are positioned in the upper portions of the walls along the western, southern and eastern elevation, within simple vertical recesses in the brickwork constructed of lighter coloured contrasting brickwork. Aluminium vents are installed along the lower portions of the recesses along the western and eastern elevations.

The main entrance to the hall is from the northern elevation via a semi-enclosed light coloured brick portico with a simple dark brick pattern. Secondary access to the hall is afforded via two sets of concrete stairs and porches, located towards the rear (south) of the hall on the west and east elevations respectively. Each secondary entrance porch consists of a simple concrete stair on faced brick foundations, sheltered by a flat asbestos concrete awning supported by simple painted galvanized columns and enclosed by a safety handrail.

The roof form consists of steel roof truss with lantern framing, clad within ribbed galvanized steel sheeting. Solar panel units and turbine ventilation structures have also been installed on the northern side of the hall roof. Generally, it is understood that the Lady Hay Hall roof is in poor structural condition, likely due to design deficiencies in the extremely low pitch of the roof and associated drainage complications, which has resulted in ongoing mould and damp issues.



Figure 4.49: Southern and eastern elevation of Lady Hay Hall. Change of elevation due to slope from north to south visibly apparent. Access doors to lower ground storage room under stage (Curio 2021)



Figure 4.50: Northern elevation, main entrance portico with simple brick pattern relief (Curio 2021)



Figure 4.51: Western elevation showing recessed contrasting brickwork panels with upper aluminium windows and lower aluminium vents, rear entrance porch in background of image (Curio 2021)



Figure 4.52: Eastern elevation with recessed simple contrasting brickwork, windows and vents (Curio 2021)

Internally, the hall consists of one main auditorium area with a raised stage at the southern end, which is in turn flanked on either side by a single toilet and a storage room. Both the main hall area and stage have timber flooring, and interior wall finishes are simple painted brick (Figure 4.53 and Figure 4.54). Mould and water damage is readily apparent on the ceiling in several locations, an ongoing problem experienced by the school due to the shallow pitch of the roof causing recurrent leaking and damp issues (Figure 4.57).



Figure 4.53: Rear of main entrance, painted brick walls (Source: Curio 2021)



Figure 4.54: Raised stage at southern end of the hall, accessed by movable timber block steps (Source: Curio 2021)



Figure 4.55: Small toilet in eastern stage wing (Curio 2021)



Figure 4.56: Store room in eastern stage wing (Curio 2021)



Figure 4.57: Mould on the ceiling in the southwestern corner of the hall, near the stage, reflective of ongoing issues with roof leakage and water damage (Curio 2021)

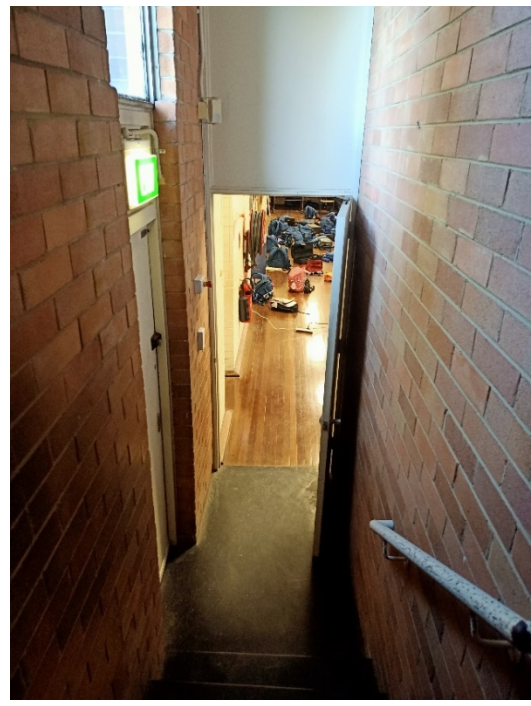


Figure 4.58: Stairs on either side of the stage providing access direct from the main hall area to the stage wings (Curio 2021)

4.2.2. The Haven Building

The Haven building is a single storey monocrete building constructed on a brick foundation wall and supported on brick piers, with a long gabled roof and timber gables. An enclosed corridor along the north elevation has a mixed fibre board and timber cladding. Double-paned aluminium framed windows extend along both the northern and southern elevations. There is some rendering at the

eastern and western ends of the northern façade, and the entire building has been painted light blue, with the exception of the western external wall that is painted with a children’s mural (Figure 4.61).

The nature of the building as a pre-cast concrete building, a common construction method used in school buildings in the 1940s and 1950s, suggests that the northern connecting corridor was likely constructed at the same time as the main concrete building, as a planned addition contemporary with the construction of the primary rectangular form of the pre-cast concrete walls.



Figure 4.59: The Haven, northern elevation, fibre-board and timber clad connecting corridor constructed on brick foundations (Curio 2021)



Figure 4.60: Eastern elevation, concrete panels and timber gables, Bay Street visible in background (Curio 2021)



Figure 4.61: Children's mural painted on western elevation (Curio 2021)



Figure 4.62: Haven southern elevation, pre-cast concrete panels apparent, with aluminium framed double hung windows and brick foundations. Building G (library) visible in background to east of building (Curio 2021)

Interiors

The simple interior floorplan of the Haven Building consists of four linear classrooms and a central hat room (Figure 4.63). Access to all four classrooms is afforded from the enclosed northern corridor (Figure 4.64), which itself contains all three entrances to the building from the northern asphalt footpath parallel to the building's northern elevation. Aluminium framed windows extend along the entire length of the northern wall of the corridor.

Each of the four classrooms is identical in size and simple rectilinear format, with mixed linoleum and carpet tiled flooring, painted concrete and rendered walls, and fluorescent lights suspended from the ceiling (Figure 4.66). The ceiling is supported in each of the four classrooms by large exposed painted timber beam trusses (Figure 4.67). Each classroom also has aluminium framed windows to the connecting corridor.

The connecting corridor currently functions as storage space and hanging space for children's bags, with painted timber-framed partitions in three locations consisting of painted aluminium-framed doors and glazing, presumably for noise management between the four classrooms.

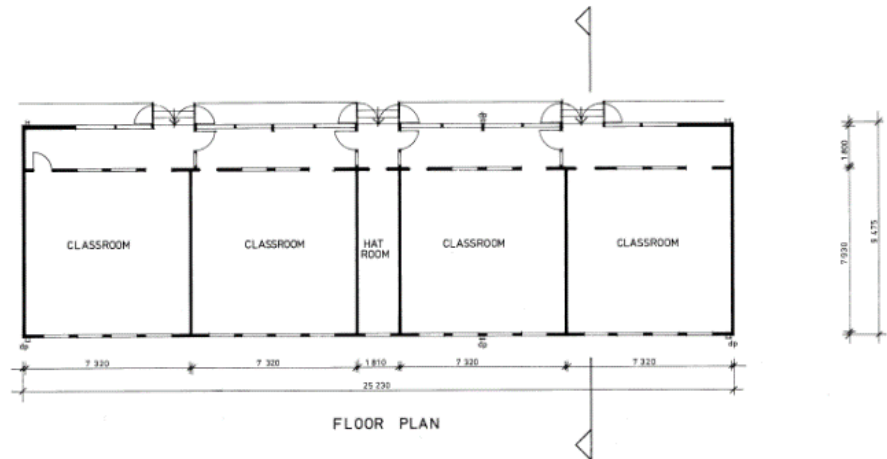


Figure 4.63: The Haven, Floor Plan. (Source: Robertson & Hindmarsh Architects, 1994)



Figure 4.64: View east along northern connecting corridor that affords access to all classrooms (Curio 2021)



Figure 4.65: Eastern end of enclosed corridor, storage and hanging space (Curio 2021)



Figure 4.66: Haven, Western classroom, classroom entrance door and window to corridor (Curio 2021)




Figure 4.67: Timber beam trusses and suspended lighting in eastern classroom (Curio 2021)

4.2.3. Other Built Features and Landscaping

Built Element	Description	Images
Temporary (demountable) Classrooms	<p>Six temporary demountable classrooms are currently located at the NSPS site: two in the southwest (south of the River Building); two in the centre-south (west of the Haven Building), one in the northeast (immediately west of the Pacific Building); and one larger temporary classroom building ("Building H") east of the River Building.</p> <p>Comparison of historical aerials has identified that all of these structures have been positioned in their current locations since 2002.</p>	 <p>Two demountable classrooms in the southwest of the site, immediately south of the River Buildings</p>
Building G (Library)	<p>Contemporary school building constructed in 2010-2011 in the southeast of the NSPS site near the corner of the Pacific Highway and Bay Road.</p>	

Built Element	Description	Images
Dorothy Bull Memorial Gate	<p>Simple red brick entrance gates to NSPS site from McHatton Street in the north. Rusticated red brick posts and filigree steel fencing.</p> <p>Constructed in 1955 by the P&C as a memorial to former Infants Headmistress, late Dorothy Bull.</p>	
Outdoor Play Areas	<p>The NSPS site currently has three main play areas with equipment (centre, centre-east, and east of the site respectively), connected by bitumen play and assembly areas.</p>	
Western carpark and sports courts	<p>School carpark adjacent to the western end of the River Building, access from McHatton Street, with the school sports courts to the south towards Bay Road.</p>	

Built Element	Description	Images
General Landscaping	Various landscaping across the site to accommodate the significant change in level north to south, and allow access through.	

4.3. Surrounding Context and Views

The NSPS site is surrounded by large trees that provide shade both to the interiors of the school and to pedestrians along Bay Road, Pacific Highway, and McHatton Street. In addition, the tree line around the edge of the site softens the visual presence of the built forms within the site, retaining the residential character of the surrounding suburban streets (Figure 4.68 to Figure 4.70). Views to and around the school are largely screened by these plantings and there are few clear lines of sight to the school buildings (particularly the three heritage items) from surrounding streets.

The remnant sections of the former Crow's Nest House gates and fence form part of the streetscape presentation and setting along both the Pacific Highway and Bay Road (Figure 4.71 and Figure 4.72).

The primary significant view from the NSPS site is from the western end of the site, south towards the Parramatta River, a view that is particularly evident from the second storey of the River Building (western elevation), as well as partially visible from the northwestern boundary of the site along McHatton Street (Figure 4.73).



Figure 4.68: View east along Bay Road from southwest corner of NSPS site. Treed landscape character with North Sydney CBD buildings visible in background. Source: Curio 2021



Figure 4.69: View west along Bay Road from southwest corner of NSPS site. Former Crow's Nest House fence in right, general streetscape character of southwest area of Crow's Nest Road Conservation Area (CA23). Source: Curio 2021



Figure 4.70: Example of existing streetscape along McHatton Street, view east from western carpark of NSPS site (Curio 2021)



Figure 4.71: View south along Pacific Highway from McHatton St intersection, Crow's Nest gates and fence form part of the streetscape, along with overarching character of mature trees and plantings within the NSPS Site (Curio 2021)



Figure 4.72: View west along McLaren Street to Pacific Highway, Gates and Fence of former Crow's Nest House at intersection, context of leafy character of NSPS site presentation to Pacific Highway (Source: GoogleMaps 2020)



Figure 4.73: View from northwest school boundary on McHatton Street towards Parramatta River, Sydney CBD visible in the background (Sydney Tower central, Barangaroo Crown Casino tower visible in right) (Curio 2021)

4.4. Key Constraints of the NSPS Site

The key constraints of the NSPS site are summarised as follows:

Physical site conditions:

- Closed site boundaries surrounded on all sides by urban development, suburban roads, and the Pacific Highway, no ability to expand out from the existing boundary.
- Significant change in level across site from north to south and east to west
- Drainage issues- natural drainage line from higher points of the landform down towards the harbour
- Easement in western side of site
- Acoustic impact from Pacific Highway along eastern site boundary

Other constraints:

- Access-Currently no DDA access
- Poor condition of existing buildings (particularly the Haven Building and Lady Hay Hall- neither of which meet the criteria for heritage significance)

4.5. Historical Archaeology

Condition 7 of the SEARs issued for SSD-11869481 states that:

If the SOHI identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist."

The brief for this HIS therefore included a preliminary assessment of the historical archaeological potential of the NSPS site, in order to determine whether a comprehensive historical archaeological assessment in accordance with the above SEARs requirement would be required for the NSPS site with respect to the current development.

Historical occupation and use of the NSPS site land can be summarised into two main phases:

Phase 1—Crow's Nest Estate (c.1820-1930); and

Phase 2—North Sydney Public School (1930- Present).

All historical plans, imagery and accounts available describing the Crow's Nest Estate describes the NSPS site land as being located within the front gardens of the Crow's Nest Estate, with all known built structures associated with the Estate located further to the north, outside the NSPS site land (Figure 4.74). Available historical photographs depicting the Crow's Nest House gardens suggest that establishment of the Crow's Nest Estate included substantial land clearance and possible further earthworks to grade the ground surface, and the establishment of substantial formal gardens and significant plantings (Figure 4.75 and Figure 4.76).

No substantial structures, buildings nor other features have been documented as being located within the NSPS site relating to the Phase 1 occupation of the site as part of Crow's Nest Estate. This is conceivably also related to the substantial level change across the site, whereby the land slopes substantially to the south towards the harbour, resulting in a slope angle inappropriate for construction, with additional issues of drainage collection and accumulation along the southern site boundary.

Phase 2 historical use and occupation of the site is use as the NSPS. The three original buildings constructed in the early 1930s (i.e. McHatton Building, Pacific Building and River Building) all remain

extant within the site, with relatively minor alterations and modifications over time. Construction of the McHatton Building in 1930 included substantial excavation and fill across the site in order to account for the level change north to south (Figure 4.77), whereby the cut of the excavation into bedrock to accommodate the building remains visible in the lower ground/basement of the building.

While several structures have been constructed and demolished within the NSPS since the 1950s (i.e. as visible in historical aerial imagery- see Figure 3.24- all these structures were relatively temporary in nature, mostly consisting of demountable and semi-temporary self contained classroom structures, and would neither be of significance to be considered 'relics', nor would these structures have been likely to leave any substantial subsurface evidence.

In summary, the NSPS site is unlikely to retain historical archaeological resources or 'relics' from either Phase 1 or 2 of historical use of the site since the 1820s, and therefore a comprehensive historical archaeological assessment is not required to be prepared for the NSPS site.



Figure 4.74: General location of NSPS Site shown in relation to former Crow's Nest House, no mapped former structures within the site boundaries



Figure 4.75: Former Crow's Nest House formal front gardens, imagery confirming substantial land clearance and associated works to establish gardens



Figure 4.76: Former Crow's Nest House formal front gardens, imagery confirming substantial land clearance and associated works to establish gardens

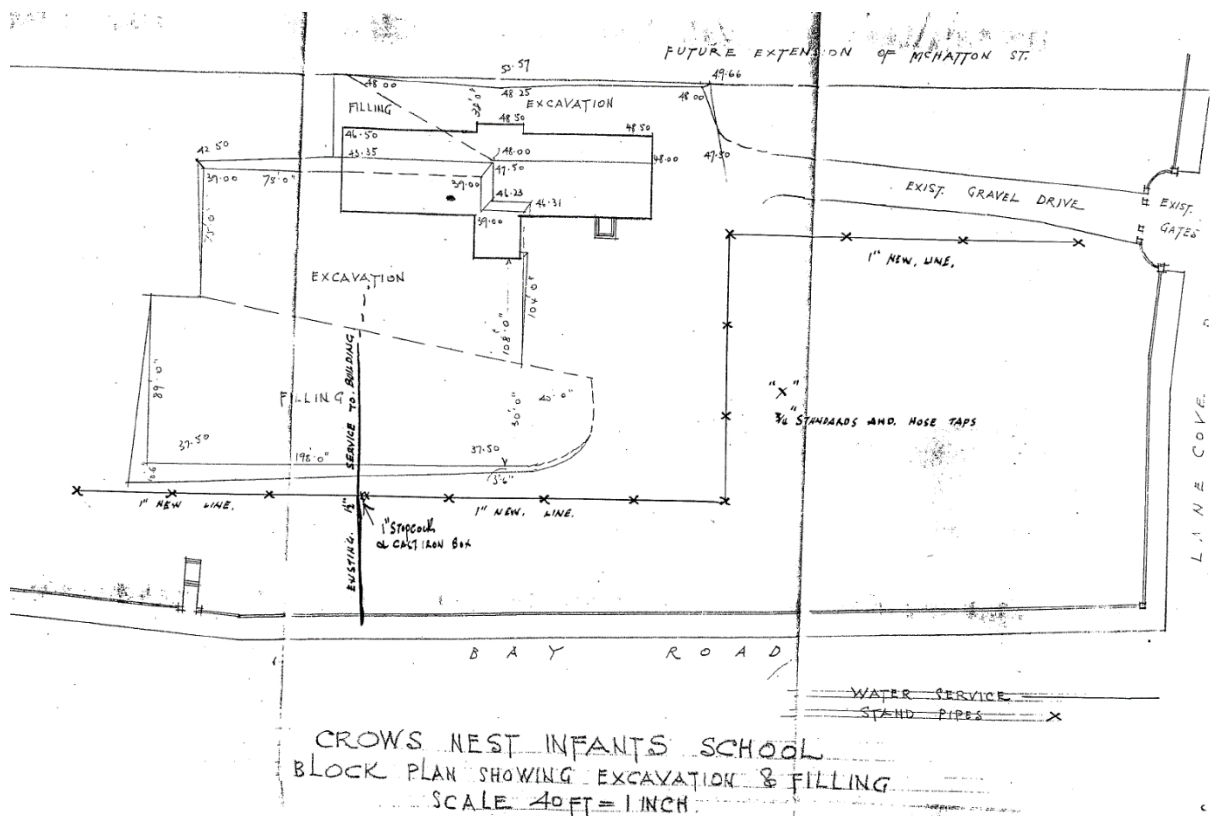


Figure 4.77: Block Plan demonstrating substantial levels of excavation and fill undertaken at the NSPS site during construction of the McHatton Building c.1930 (Source: NSPS Archives)

5. Heritage Significance

5. Heritage Significance Assessment

5.1. Methodology

The assessment of significance is based on the principles of the *Burra Charter* (Australia ICOMOS Incorporated, 2013); the *Interpretation and Intangible Cultural Heritage and Place Practice Notes* (Australia ICOMOS Incorporated, 2017); guidelines contained within the NSW Heritage Manual (Heritage Office and DUAP 1996); and the 2001 *Assessing Heritage Significance: A NSW Heritage Manual Update* – prepared by the former Heritage Branch, NSW Office of Environment and Heritage (government department now known as Heritage NSW).

The *Assessing Heritage Significance: a NSW Heritage Manual Update* is used to compare the significance of a place with the NSW Heritage assessment criteria, in which a place can meet more than one criterion. Such processes determine the level of significance of a place – either for the local government area, for the State of NSW or the broader Australian community. It results in a succinct statement of heritage significance.

For the assessment of local or State significance of an item, the NSW Heritage Guidelines indicate that the item must meet one or more of the following criteria:

Criterion	Significance	Status
Criterion (a)	Historical	An item is important in the course, or pattern, of NSW cultural or natural history (or in the cultural or natural history of the local area).
Criterion (b)	Associative	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).
Criterion (c)	Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	Social	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.
Criterion (e)	Scientific	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).
Criterion (f)	Rarity	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).
Criterion (g)	Representative	<p>An item is important in demonstrating the principal characteristics of a class of NSW's:</p> <ul style="list-style-type: none"> ▪ Cultural or natural places; or ▪ Cultural or natural environments. <p>(or a class of the local area's cultural or natural places; or cultural or natural environments).</p>

5.2. Heritage Significance—Identified Heritage Items

For each statutory listed heritage item of relevance for this HIS, the existing Statement of Significance has been extracted from the relevant heritage listing and reproduced below, accompanied by additional Curio assessment, commentary and/or discussion where considered appropriate.

5.2.1. Gates and Fence of former Crow's Nest House

The local heritage listing for the "Gates and Fence of former Crow's Nest House" (LEP 2013, I0957) provides the following Statement of Significance:

*Only remains of Crow's Nest House and significant reminder of this important property. Picturesque roadside feature and evocative of importance the property originally contained. Fine example of nineteenth century design and craftsmanship.*⁴³

The DoE Heritage and Conservation Register also includes the gates and fence of the former Crow's Nest House in the Statement of Significance for the s170 Register listing for the NSPS heritage items as follows (the relevant description of the gates and fence is indicated in bold):

*North Sydney Public School has a collection of prominent elements from the 1890s through to the 1930s. The current school grounds are historically significant as a diverse, layered assemblage of landscape features from the Colonial and Interwar periods. The design and proportion of public-school buildings reflects the aspirations of the Education Department to provide high quality educational facilities for communities on the North Shore. **The sandstone and wrought iron gate and fence are rare elements of estate housing in Sydney in the late nineteenth century.** The aesthetic considerations of the school are held in appreciation by the school staff and NSW Education Department.*⁴⁴

The heritage listings (LEP and s170) do not specifically provide a detailed assessment of the significance of the 'Gates and Fence of former Crow's Nest House' against each of the NSW Heritage Council criteria. Therefore, Curio have extrapolated and summarised the key heritage values of the 'former Crow's Nest Estate gates and fence' against the applicable significance criteria in Table 5.1.

Table 5.1: 'Gates and Fence of former Crow's Nest House'—Assessment of Heritage Significance

Criterion	Assessment
Criterion A—Historical Evaluation <i>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)</i>	<p>The existing gates and fence along Bay Road relate to the former Crow's Nest House- initially constructed by Alexander Berry between 1839-1850- although the gates and fence were constructed at a later date by Sir John Hay (late 1890s). Crow's Nest Estate was located on one of the earliest land grants in the area granted to Edward Wollstonecraft and Alexander Berry in 1820.</p> <p>With the construction of the North Sydney Infants School (NSPS) in the 1930s, the northern and western portions of the original Crow's Nest Estate boundary fence were demolished, leaving the eastern and southern portions of the fence (and two gates) as the</p>

⁴³ 'Gates and fence of former Crows Nest House', SHI Listing, available at: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180783>

⁴⁴ 'North Sydney Public School - Buildings B00A, B00D and B00F, Gates and Period Fence', SHI Listing, available at: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5065652>

Criterion	Assessment
	only remaining physical evidence of the former Crows Nest Estate, and therefore has historical significance at a local level.
Criterion C—Aesthetic Value <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	<p>The iron pike-and-rail fence with sandstone posts and base, including the decorative motif on the eastern gate, demonstrates the Victorian style aesthetic and materiality.</p> <p>While some sections of the fence and sandstone wall are in a poor physical condition, the fence retains aesthetic significance at a local level.</p>
Criterion F—Rarity <i>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)</i>	The gates and fence are the only remaining fabric of the Crow's Nest House and are aesthetically rare locally.
Criterion G—Representativeness <i>An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local areas): cultural or natural places; or cultural or natural environments</i>	The 1890s gates and fence constitute a fine local representation of the site's historical, social, and aesthetic significance. The iron fence and sandstone base structure is typical of the Victorian period and it is the only remaining fabric associated with Crow's Nest House.

5.2.2. North Sydney Public School- Buildings B00A, B00D and B00F, Gates and Period Fence

The following Statement of Significance has been extracted from the DoE Heritage and Conservation Register listing sheet. It should be noted that this s170 heritage listing does not specifically apply to the NSPS site as a whole, but only to Buildings A (Pacific Building), D (McHatton Building), and F (River Building), and former Crow's Nest House gates and period fence (s170 # 5065652).

North Sydney Public School has a collection of prominent elements from the 1890s through to the 1930s. The current school grounds are historically significant as a diverse, layered assemblage of landscape features from the Colonial and Interwar periods. The design and proportion of public-school buildings reflects the aspirations of the Education Department to provide high quality educational facilities for communities on the North Shore. The sandstone and wrought iron gate and fence are rare elements of estate housing in Sydney in the late nineteenth century. The aesthetic considerations of the school are held in appreciation by the school staff and NSW Education Department.⁴⁵

The DoE Heritage and Conservation Register does not specifically provide a detailed assessment of the significance of the Buildings B00A, B00D and B00F against each of the NSW Heritage Council criteria. Therefore, Curio have extrapolated the key heritage values of each item included within the s170 listing, summarised in Table 5.2 against the applicable significance criteria.

⁴⁵ North Sydney Public School - Buildings B00A, B00D and B00F, Gates and Period Fence', SHI Listing, available at: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5065652>

Table 5.2: NSPS Buildings B00A, B00D and B00F, NSPS—Assessment of Heritage Significance

Criterion	Assessment
Criterion A—Historical Evaluation <i>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)</i>	<p>The interwar school buildings and period fence and gates located within the NSPS school grounds have historical significance at a local level as a diverse, layered assemblage of features from the Colonial and Interwar periods.</p> <p>The three buildings were the first constructions within the NSPS site in the 1930s and are architectural landmarks of the school historical development.</p>
Criterion C—Aesthetic Value <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	<p>The design and proportion of public-school buildings reflects the aspirations of the Education Department to provide high quality educational facilities for communities on the North Shore.</p> <p>The three buildings are fine demonstrations of the typical aesthetic features of purpose-built structures of the 1930s. In addition, as the multiple alterations to the buildings since the 1950s have usually been sympathetic and a reflection of the school evolving needs, the structures remain largely intact, retaining most of their original features.</p>
Criterion D—Social Value <i>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</i>	<p>The three buildings have been used as public-school facilities since the 1930s, housing the main daily educational activities of the NSPS. Therefore, the buildings play an important part for the students and the local community as well as for the pedagogic development of the school and have social significance at a local level.</p>
Criterion G—Representativeness <i>An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local areas): cultural or natural places; or cultural or natural environments</i>	<p>The three buildings are considered fine and mostly intact representative examples of the NSPS development history and typical aesthetic features, including their social contribution to the local community.</p>

5.3. Surrounding Heritage Conservation Areas

The Statements of Significance of the Heritage Conservation Areas adjacent to the NSPS site are presented in the following table, extracted from the North Sydney DCP 2013.

Heritage Conservation Area (HCA)	Statement of Significance (DCP)
Edward Street (CA17)	<p><i>The Edward Street Conservation Area is significant:</i></p> <ul style="list-style-type: none"> a) <i>As an intact example of early township development in North Sydney.</i> b) <i>As a subdivision of the Priory and Rockleigh Grange Estates.</i> c) <i>For its grouping of intact and commonly detailed mid Victorian and Federation houses.</i>
Crow's Nest Road (CA23)	<p><i>The Crow's Nest Road Conservation Area is significant:</i></p> <ul style="list-style-type: none"> a) <i>As an excellent example of Inter-war garden suburb planning and subdivision for non-speculative residential development.</i> b) <i>For its rarity in the locality as a largely intact and consistent residential area from the 1920 – 1930 eras that retains a fine range of Inter-war</i>

Heritage Conservation Area (HCA)	Statement of Significance (DCP)
	<p><i>houses of one and two storeys, built on large lots with intact gardens and single garages.</i></p> <p>c) <i>For its strong landscape qualities that combine from the established trees, grassed verges and large open front gardens that provide unity to the streetscape.</i></p> <p>d) <i>For its association with Crow's Nest House, and potential for evidence of the site of the historic house</i></p>
Priory Road (CA24)	<p><i>The Priory Road Conservation Area is significant:</i></p> <p>a) <i>As a subdivision of the 1840s curtilage of the early mansions, "The Priory" and "Toongarah".</i></p> <p>b) <i>As a largely intact and consistent early 20th century residential area that has a mix of Inter-war buildings, including bungalows and residential flat buildings in original condition.</i></p> <p>c) <i>For its quiet landscape setting derived from the mature street plantings, grassed verges, small open front gardens, low front fences and backdrop of trees in the valley below.</i></p> <p>d) <i>For its contained character derived from the cul-de-sac street</i></p>
McLaren Street (CA19)	<p><i>The McLaren Street Conservation Area is significant:</i></p> <p>a) <i>As an area that is close to the centre of North Sydney that retains representative details from its development from the late 19th and early 20th centuries, including street formation, buildings, gardens and fencing.</i></p> <p>b) <i>For its landmark qualities and associations with St Thomas' Church, North Sydney Council buildings, park and public court</i></p>

5.4. Other NSPS Buildings

While the Lady Hay Hall and The Haven Building are not listed on the DoE Heritage and Conservation Register, a heritage assessment report prepared for the NSPS site in 2020⁴⁶ identified both buildings as requiring further research in order to determine whether either item met the criteria for local heritage significance in accordance with the NSW Heritage Council assessment criteria. As a result of the recommendations of the 2020 heritage report, Curio was commissioned by DoE to undertake additional detailed assessment of the history and significance of both buildings.

Additional context for the history, form, and context of both the Lady Hay Hall and 'Haven' Building has been provided in Section 3.5 above, as well as a detailed physical analysis and description of each building in Sections 4.2.1 and 4.2.2 respectively.

5.4.1. Lady Hay Hall and 'The Haven' Building

The following table summarises the assessment of significance of both buildings against the NSW criteria:

⁴⁶ Extent Heritage 2020. *North Sydney Public School, Concept Design Report—Heritage*, prepared for School Infrastructure NSW.

Table 5.3: Lady Hall and The Haven Building, NSPS—Assessment of Heritage Significance

Criterion	The Haven Building	Lady Hay Hall
Criterion A—Historical Evaluation <i>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)</i>	<p>The statement of significance from the DoE s170 heritage and conservation register notes that the “current school grounds are historically significant as a diverse, layered assemblage of landscape features from the Colonial and Interwar periods.”</p> <p>As a typical example of a utilitarian classroom building constructed to a standardised design for quick deployment, the 1950s monocrete Haven Building is not considered to have any specific historical significance relating to its general construction or use at either a local or state level.</p> <p>The Haven is not considered significant under Criterion A.</p>	<p>The statement of significance from the DoE s170 heritage and conservation register notes that the “current school grounds are historically significant as a diverse, layered assemblage of landscape features from the Colonial and Interwar periods.”</p> <p>As a 1960s purpose-built school hall building in a standardised modernist style, Lady Hay Hall is not considered to have any specific historical significance relating to its general construction or use.</p> <p>Lady Hay Hall is not considered significant under Criterion A.</p>
Criterion B—Historical Associations <i>An item has a 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)</i>	<p>The Haven building specifically has no known historical associations of significance, either on a local or state level.</p> <p>The Haven is not considered significant under Criterion B.</p>	<p>While the hall is named for Lady Hay, a significant local personality in the North Sydney area from the early 1900s, on whose ‘Crow’s Nest Estate’ the current NSPS site is located, the structure itself has no specific association with the individual beyond the name, and the location of the NSPS as a whole on the southern part of Lady Hay’s Crow’s Nest Estate.</p> <p>Lady Hay Hall is not specifically attributed to any significant architect nor architectural style or typology under the NSW Government Architect Office.</p> <p>Lady Hay Hall is not considered significant under Criterion B.</p>
Criterion C—Aesthetic Value <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	<p>The Haven building is a simple linear monocrete school building, typical of 1950s monocrete type construction, of no outstanding architectural or aesthetic distinction.</p> <p>The light blue paint colour of the Haven building is inconsistent with the wider aesthetic values and significance of the 1930s heritage items of the McHatton, Pacific and River Buildings, and therefore the building is considered to be a neutral to intrusive built element within the wider school site.</p> <p>The Haven is not considered significant under Criterion C.</p>	<p>Lady Hay Hall is a simple brick school hall in a utilitarian modernist style, designed under the Government Architect Office in the 1960s.</p> <p>The form, size and layout of the Lady Hay Hall is typical of a simple NSW public school hall, with a main auditorium area, and raised stage flanked two dressing room/toilet wings.</p> <p>Lady Hay Hall is a typical example of the hundreds of utilitarian school buildings constructed during the post-war school expansion programs of the 1950s and 1960s. The hall is neither</p>

Criterion	The Haven Building	Lady Hay Hall
		<p>architecturally nor aesthetically unique at a local or state level, and is a generally neutral built element within the wider school site.</p> <p>Further, the Lady Hay Hall roof is in poor condition, possibly due to design deficiencies in the extremely low pitch of the roof and associated drainage complications, resulting in ongoing mould and damp issues that require addressing.</p> <p>Lady Hay Hall is not considered significant under Criterion C.</p>
Criterion D—Social Value <i>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</i>	<p>There is no evidence that the Haven Building has any particular social or community significance further than possible personal significance that may be held by former pupils and parents who were educated in this building.</p> <p>However, even if present, any social value the building may hold to current and past pupils and parents is not likely to meet the criteria for social significance at a local level in the context of the wider social history and context of North Sydney.</p> <p>There is no evidence that the Haven Building has any greater level of social or community significance than other standard public school classrooms across the North Sydney area.</p> <p>The Haven is not considered significant under Criterion D.</p>	<p>Lady Hay Hall may have some social value to the former pupils and parents as a common gathering and function location within an NSW public school, and may have significance within the context of NSPS school itself.</p> <p>However, even if present, this highly localised social value does not meet the criteria for social significance at a local level in the context of the wider social history and context of North Sydney.</p> <p>There is no evidence that the NSPS Lady Hay Hall has any greater level of social or community significance than other public school assembly halls across the North Sydney area.</p> <p>Lady Hay Hall is not considered significant under Criterion D.</p>
Criterion E—Technical/Research Value <i>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)</i>	<p>The Haven Building does not represent any particular technical achievement. The construction methodologies of 1950s pre-cast monocrete buildings is well documented and understood. The Haven does not constitute any research potential.</p> <p>The Haven is not considered to have any technical or research value significance under Criterion E.</p>	<p>Lady Hay Hall does not represent any particular technical achievement, and is not considered to have any technical or research value significance under Criterion E.</p>
Criterion F—Rarity <i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or</i>	<p>The Haven is a typical example of a 1950s simple rectilinear monocrete four-classroom building, consistent with the standard form for simple and quickly constructed classrooms of this time, and is not rare at a state or local level.</p>	<p>Lady Hay Hall is typical of a 1960s simple public school assembly hall building, constructed during a time of school expansion in the 1950s and 1960s, particularly as a result of the introduction of the Wyndham education reform, resulting in numerous additional</p>

Criterion	The Haven Building	Lady Hay Hall
<i>natural history (or the cultural or natural history of the local area)</i>	The Haven is not considered significant under Criterion F.	buildings being added to existing school, constructed to standardised and functional designs. Lady Hay Hall is not considered significant under Criterion F.
Criterion G—Representativeness <i>An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local areas): cultural or natural places; or cultural or natural environments</i>	The Haven is not representative of any significant or notable approach to design of NSW or Australian schools. While monocrete buildings were used in the 1950s as a way to quickly meet the increased demand for new schools and additional buildings post-war, the Haven is a very simple example of this construction method, and is not a particularly representative example of this kind of school building. The Haven is not considered significant under Criterion G.	Lady Hay Hall is typical of a moderately sized purpose-built public school assembly hall constructed in NSW in the 1960s, and consistent with the functional and utilitarian aims of the modernist architectural style applied to simple public primary school buildings designed by the NSW Government Architect at this time. Lady Hay Hall is not representative of any significant or notable approach to design of NSW or Australian schools during the 1960s. Lady Hay Hall is not considered significant under Criterion G

5.4.2. Summary of Significance—Lady Hay Hall & Haven

Lady Hay Hall

Lady Hay Hall was constructed to a simple purpose-built design of the NSW Government Architect in 1964, and is considered a typical example of the hundreds of utilitarian school buildings built during the post-war school expansion programs of the 1950s and 1960s.

While the hall is named for Lady Hay, a significant local personality in the North Sydney area from the early 1900s, on whose 'Crow's Nest Estate' the current NSPS site is located, the structure itself has no specific association with the individual beyond the name, and the location of the NSPS as a whole on the southern part of Lady Hay's Crow's Nest Estate.

The hall is neither architecturally nor aesthetically unique at a local or state level, and is a generally neutral built element within the wider school site.

While the hall may have some social value for former pupils, parents and community at a micro level as part of the wider NSPS site, it does not meet the criteria to be considered socially significant at a local level in the context of the wider North Sydney suburban area. There is no evidence that the NSPS Lady Hay Hall has any greater level of social or community significance than other public school assembly halls in the North Sydney LGA.

Lady Hay Hall does not represent any particular technical achievement, and is not considered to have any technical or research value significance.

The general fenestration, simple brick patterning along the portico and contrasting brick colour in the window recesses, and the low roof pitch of Lady Hay Hall is typical of, and consistent with, the overall approach to modernist school buildings constructed in the 1960s under the NSW Government Architect Office. It is likely that the design of Lady Hay Hall is reflective of a generalised application of a modernist design of standard school assembly halls required for constructed at existing school sites in the 1960s, as opposed to a representative or rare design specific to the NSPS site.

Overall, the Lady Hay Hall is not considered to meet the criteria for heritage significance at a state or local level.

The Haven Building

The Haven building is a single storey, simple rectilinear monocrete classroom building constructed on a brick foundation wall and supported on brick piers, with a long gabled roof and timber gables. The Haven is a typical example of a utilitarian classroom building constructed to a standardised design for quick deployment at schools needed new classroom buildings in the post-war period. The Haven has no specific historical significance or historical association relating to its general construction or use at either a local or state level.

The Haven building is typical of 1950s monocrete type construction and has no outstanding architectural or aesthetic distinction, and does not represent any particular technical achievement. The light blue paint colour of the Haven building is inconsistent with the wider aesthetic values and significance of the 1930s heritage items of the McHatton, Pacific and River Buildings, and therefore the building is considered to be a neutral to intrusive built element within the wider school site. The Haven does not have any research potential, as the construction methodologies and deployment of 1950s pre-cast monocrete buildings are well documented and understood.

While the Haven Building may have some level of minor social significance to current and previous pupils, parents and staff as a children's schooling location, this social value is likely limited to

experience at a school-level only and is not readily demonstrable as an individual building with social significance sufficient to meet the criteria for social value at a local level in the context of the North Sydney area more broadly.

The Haven is not a rare example of monocrete construction in NSW government schools and is not representative of any significant or notable approach design of NSW or Australian schools.

Overall, the Haven Building is not considered to meet the criteria for heritage significance at a state or local level.

5.5. Summary of Heritage Significance—North Sydney Public School

The following summary of heritage significance has been prepared in relation to the overarching NSPS site, including consideration of the heritage elements contained within, as well as within the context of the surrounding heritage conservations areas.

The NSPS was first opened in 1931 at the site of the former Crow's Nest House gardens, with the former Infants School building (now known as McHatton Building) as the first school building constructed. The McHatton Building is a rectangular two-storey building with a central gabled wing that still retains the external unpainted brick fascia, most of the double-hung timber windows, and decorative string courses along its first floor.

The River and Pacific buildings (formerly known as Boys and Girls buildings respectively) were constructed on site in 1934-35 to house additional students transferred from the school's former site. The two to three storey high, L-shaped brick buildings were constructed on each side of the McHatton building, opposite one another, showcasing similar architectural style and materiality.

The three early school buildings (the McHatton, River and Pacific Buildings) are listed on the DoE S170 Heritage and Conservation Register, as locally representative examples of the school development history and typical aesthetic features. The three buildings are fine demonstrations of largely intact purpose-built school buildings that have undergone minor sympathetic alterations and modifications over time to suit the evolving needs of the NSPS over time.

The existing gates and fence (former Crow's Nest Estate fence) that form the southern and eastern boundaries of the NSPS site constitute a fine local representation of the site's historical, social, and aesthetic significance. The iron fence and sandstone base structure was originally constructed around 1890 as part of the renovation works conducted by Sir John Hay to convert Crow's Nest House from its original earlier form into a Victorian mansion. Despite the partial demolition and reconstruction of the eastern portion of the fence and gate in 1930 for the widening of Lane Cove Road (now Pacific Highway), both the eastern and southern remaining fence lines and gates constitute the only remaining fabric associated with former Crow's Nest House. In addition, with the establishment of the NSPS on site in 1931, the former Crow's Nest Estate gates and fence were retained and incorporated as part of the school site as the eastern and southern boundaries.

Overall, the fabric and setting of the three school buildings, as well as the remnant fabric of the former Crow's Nest Estate gates and fence have representative significance at a local level regarding the historical, social, and aesthetic values of these features.

Furthermore, the proximity of the NSPS site to four locally significant Heritage Conservation Areas is noted (Edward Street, Crow's Nest Road, Priory Road, and McLaren Street), each of which has significance for their respective suburban character and individual architectural period styles, which contribute to the streetscapes and settings within which the NSPS site is located, particularly along McHatton Street, Bay Road, and the Pacific Highway.

6. Project Description

6. Project Description

The project SSDA seeks consent for alterations and additions to the existing North Sydney Public School. The proposal entails:

- Demolition of the existing hall (Building B), Haven building (Building C) and 6 temporary buildings;
- Construction of a three-storey building comprising:
 - staff administration rooms;
 - 16 homebases;
 - a new library;
 - hall;
 - out of school hours care;
 - covered outdoor learning area;
 - bicycle parking and end of trip facilities for staff; and
 - services, amenities and access.
- New entry gate and forecourt from Bay Road;
- Internal refurbishment of Building G ground floor from the existing library to 3 homebases;
- Capacity for an increase in student numbers from 869 to 1,012;
- Associated tree removal, landscaping and excavation; and
- Replace the existing sign on the corner of Bay Road and Pacific Highway for a digital sign.

The proposal maintains:

- The gates and fence of former Crow's Nest House including the entrance from Pacific Highway and Bay Road;
- Existing gate along McHatton Street;
- The outdoor play area to the east of Building A;
- Existing covered outdoor learning area adjacent to Building A;
- The basketball courts and staff carpark in the western portion of the site;
- The significant tree planting on all school boundaries;
- Buildings A, D and F noting minor internal refurbishments are being undertaken outside of the SSDA scope of work (exempt development) to improve student amenities and canteen; and
- Building G noting ground floor internal refurbishment is proposed in the SSDA.

The SSDA design plans are presented in Figure 6.2 to Figure 6.21 below.

6.1. New Bay Road Access Rationale

The need for the new site entrance via a new penetration in the Bay Road heritage fence has been influenced and determined by a combination of access requirements and existing physical parameters of the NSPS site. The rationale behind the new proposed entrance is detailed in an Access Statement prepared by Philip Chun (letter report attached as an appendix to this HIS), as well as via commentary from the project architects Fulton Trotter. The key points from each of these descriptions have been summarised below to provide context for this HIS.

The NSPS site has five existing access gates (Figure 6.2). The need for a new entry to the NSPS site was determined following a review of these existing five entrance points, described as follows by Fulton Trotter Architects:⁴⁷

***Gate 1 - McHatton Street West - Main Pedestrian Entry** - Provides pedestrian access from McHatton Street and connects the existing Administration area on the site. It provides access via stairs and is not DDA compliant.*

***Gate 2 - McHatton Street Central** - Provides access from the Kiss and Drop area on McHatton Street into the site. Access is via stairs and is not DDA compliant*

***Gate 3 - Dorothy W Bull Memorial Gates** - Provides access from the Kiss and Drop area on McHatton Street into the site. Access is via stairs and is not DDA compliant.*

***Gate 4 - Crows Nest House Gates** - Provides access from the Pacific Highway into the site. This gate provides level access into the North-Eastern corner of the site. While this provides a DDA compliant access point to a portion of the site (the upper platform along the McHatton Street frontage) it does not connect into an accessible path of travel that connects into the remainder of the site. The gate structure is heritage-listed.*

***Gate 5 - Bay Road Entrance** - Provides access into the site from Bay Road. Access is via stairs and is not DDA compliant. The gate forms part of the heritage-listed fence to this frontage.*

As a result of the analysis undertaken by the design team of the existing site entrances, it was determined that a new access point and gate would be required to act as the main site access, to be created as part of the current project for the following reasons:

- DDA Compliance;
- Relocation of Administration Facilities;
- DoE Main Entrance Requirements; and
- Shared Public Facilities.

Each of these reasons are discussed in further detail below (extracted from Fulton Trotter Architects description with minor edits only).

⁴⁷ Pers. Comm. J. Ward, Fulton Trotter Architects, Aconex communications 5 and 13 August 2021

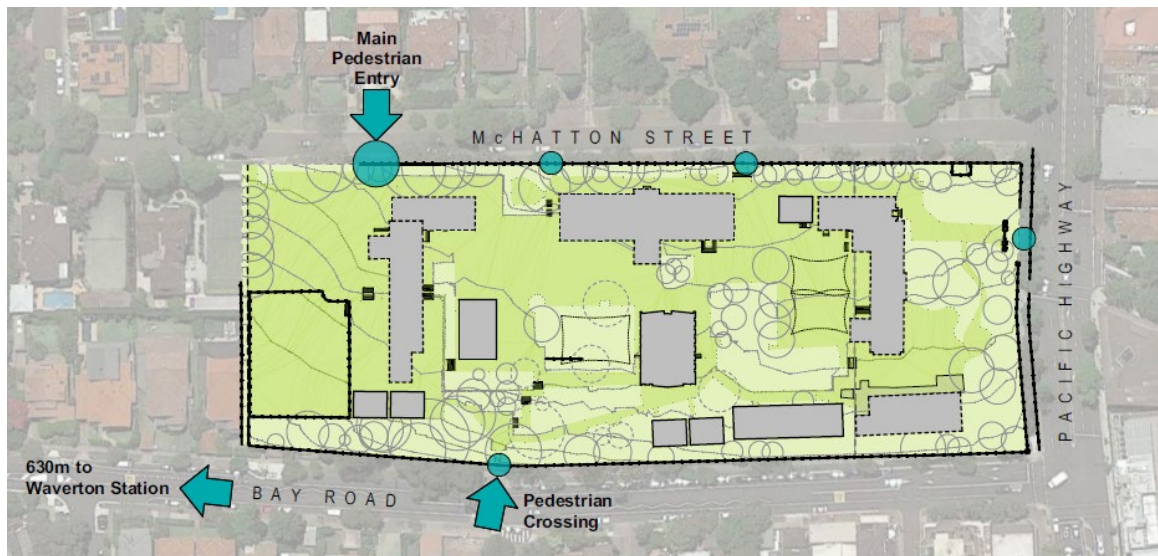


Figure 6.1: Current pedestrian access points to the NSPS site. (Source: Fulton Trotter, 2021)

6.1.1. DDA Compliance

Only the former Crow's Nest House Gates to the Pacific Highway frontage provide site access that does not require the use of stairs. However, these gates connect to the highest point of the site and do not provide an accessible path of travel into the main courtyard of the site or the remaining facilities. Further to this, the bus and vehicle pick up and drop off zones are located on McHatton Street and Bay Road.

Therefore, it was not considered appropriate or equitable to locate the only accessible gateway into the site on the Pacific Highway frontage. As a result, it was decided that a new site entrance should be provided as part of this development along with a new lift and ramps in order to allow for an accessible entry point to the site and connections into the central courtyard in the site.

The Philip Chun Access Statement provides the following description in support of the proposed new pedestrian entrance to the NSPS site along Bay Road, particularly with respect to NCC, DDA and BCA compliance:

The proposed accessible entrance from Bay Rd, to be formed through the existing heritage fence, and this location is supported as this is the primary vehicular drop off and collection area servicing the school. This location is adjacent with the proposed new private kiss and drop area and is adjacent to the existing bus stop facilities serving the school. This entrance location has also been identified as the most suitable public entry point into the school by the architects.

There is an existing entrance gate along Bay Rd however it is not currently an accessible entrance as it is via a small gate and up a series of old stone stairs. The gate, stairs and handrails are not compliant with current BCA and AS1428.1-2009 requirements for a Class 9b school.

The proposed accessible entrance through the existing heritage fence is required as without this new entry, equitable and dignified access would not be provided to a person with a disability arriving by private vehicle or via public transport to this side of the school. The location of the proposed new entrance through the heritage fence along Bay Rd is also supported due to the access grades of the existing footpath along the road and the travel distances a person with a disability would be required to traverse to enter the school via an alternate entrance.

The proposed new entrance along Bay Rd is required to be an accessible entrance under the Premises Standards 2010 (PS-2010) as:

- *The first guiding principle of the PS is to remove potential discrimination against a person entering (services) the school, from this main arrivals and departure area, and*
- *The PS requires the same rights of access to the school as provided to the rest of the school community, and*
- *The PS Access Code requirements are identical to those requirements found within the current BCA (NCC), and*
- *The PS is Federal access legislation contained within the Disability Discrimination Act 1992 and it is unlawful to contravene the Standards.*

The proposed new accessible entrance into the school, along Bar Rd, is legally required obligation to address the mandatory accessibility requirements of equitable and dignified access for all, into and within the school. It is recommended that consultation with the Heritage Consultant be undertaken to confirm how this required accessible entrance can be accommodated through this heritage feature in a well-designed and sensitive way.⁴⁸

6.1.2. Relocation of Administration Facilities

Part of the functional requirements for the school is to expand the existing administration facilities. While the existing facilities are located in Building F (River Building), it was determined that it was not possible to accommodate the additional area requirements in the current location as there is not sufficient area in Building F to accommodate the amount of additional Administration Area required. This was limited further by the restrictions that working within a heritage-listed building would have placed on the planning that could have been achieved in the building. It was felt that these restrictions would have limited the functionality of the Administration facilities had they been expanded in their current location. As a result, the new administration facilities have been located within the new southern buildings of the proposed development.

6.1.3. DoE Main Entrance Requirements

It is a requirement for all Department of Education Schools that the administration be located at the main point of access into the site. This allows for appropriate levels of security and access control to be provided in order to protect the students at all times. Due to the physical parameters of the site, as well as planning and heritage constraints it was not possible to locate the new administration facilities in order to allow one of the existing entry gates to provide the necessary direct public access.

6.1.4. Shared Public Facilities

It is proposed that the Library and Hall facilities within the proposed development will be opened for use by the public outside of school hours. As a result, a site entrance is required that provides direct access into these facilities. Due to the planning restrictions on the site (such as the stand of mature angophora trees and the in-ground water services easement adjacent to the Bay Road gates) it was not possible to facilitate this entry using the existing gateways on the site. As a result, the creation of a new entrance gate was required.

6.1.5. New Gate Design

The new entry gate to the site has been designed in order to create a functional and accessible new point of access to the site, while also minimising the impact on the existing heritage-listed fence.

⁴⁸ Philip Chun 2021- *North Sydney Public School Access Statement*

As outlined in the subsections above, the proposed new entry gate is intended to provide a DDA compliant entrance to the site. However, given that it also functions as the main point of access to the shared public facilities as well as a main point of access to the site, it will also need to facilitate a large volume of pedestrian movement at the peak pick-up and drop-off times.

The design and size of the new site entrance is required to comply with the DoE Education Facilities Standards and Guidelines (EFSG). The EFSG dictates that a width of 700mm should be allowed for a single row of students (referred to as a 'movement lane'). Main paths of travel within the school are required to allow for a minimum of three movement laneways at all times. However, given the amount of pedestrian traffic that the proposed main entrance will experience during times of pick-up and drop-off as well as during events in the shared public facilities, it has been determined that the entrance requires allowance for four movement laneways—allowing for two movement laneways entering the site as well as two movement laneways exiting the site.

As a result, the width of the entrance gate and insertion in the existing heritage fence has been set at 3500mm (the width of four 700mm wide movement laneways). This width allows for, what is considered, the minimum circulation width that is appropriate for school operations in order to minimise the impact of the new site entry on the heritage-listed fence.

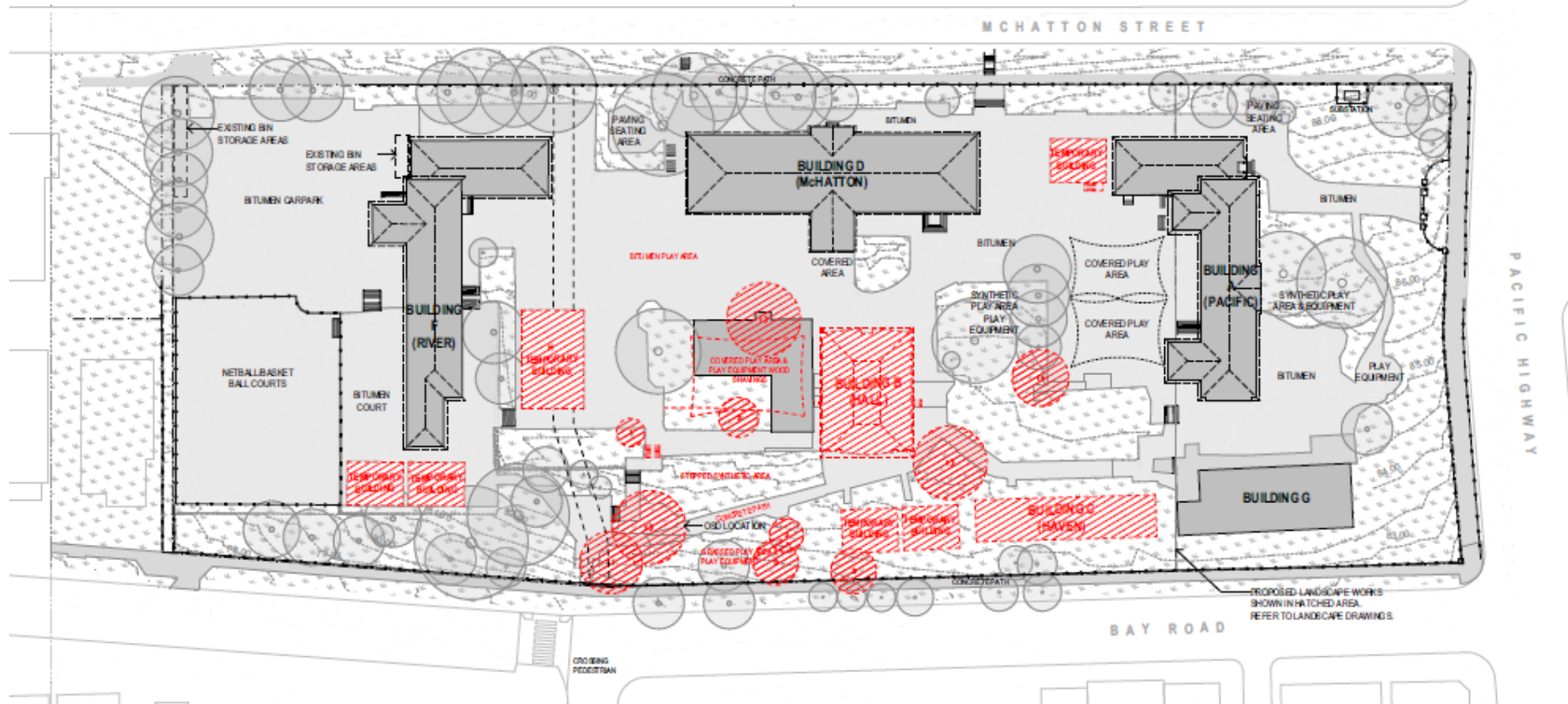


Figure 6.2: Existing and Demolition Site Plan. Source: Fulton Trotter, 2021; Drawing No. SD-1001, Rev E, 13.8.2021.

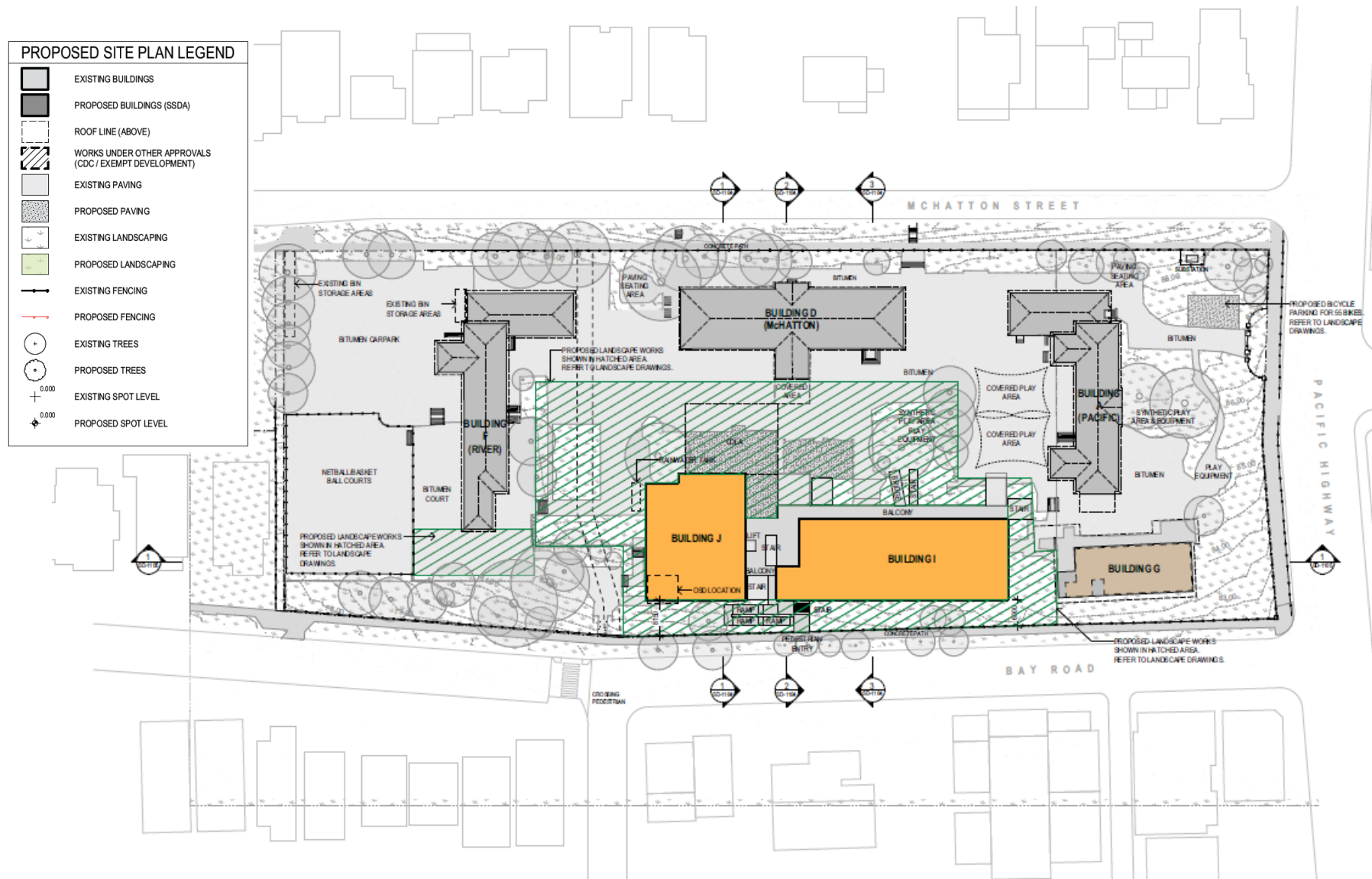
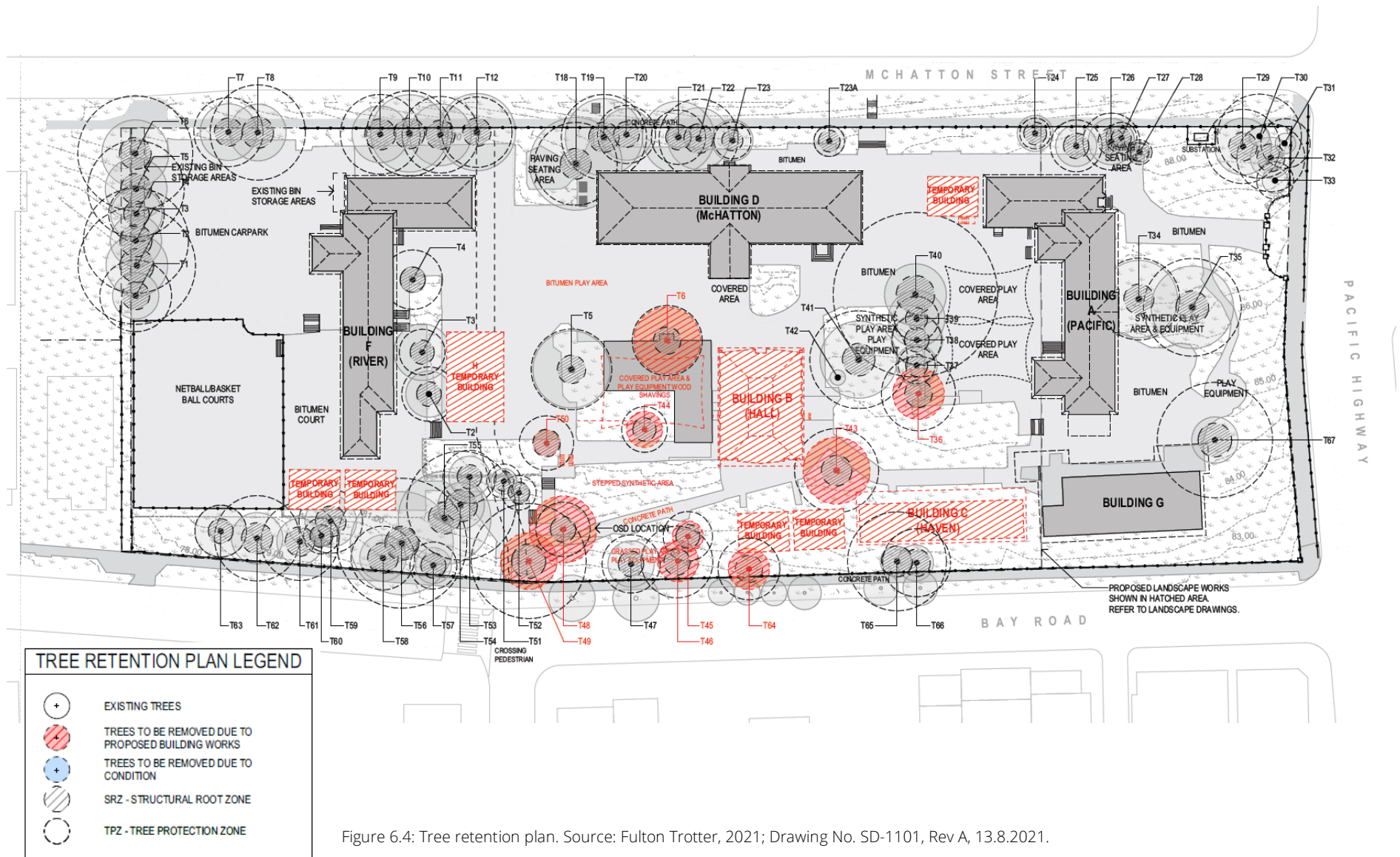


Figure 6.3: Proposed Site Plan. Source: Fulton Trotter, 2021; Drawing No. SD-1002, Rev E, 13.8.2021.



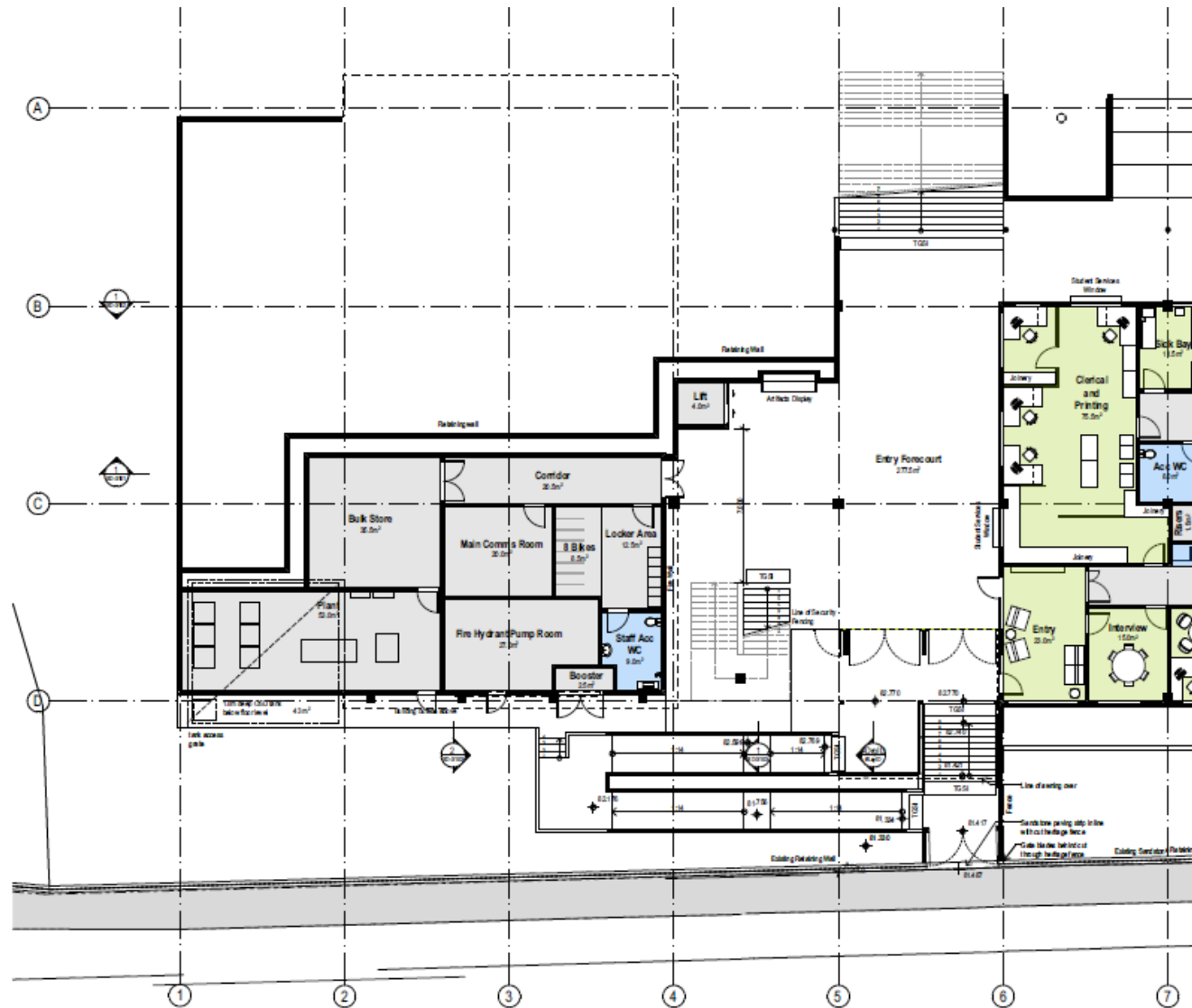


Figure 6.5: Building J Level 1 Floor Plan. Source: Fulton Trotter, 2021; Drawing No. SD-2001, Rev F, 13.8.2021.

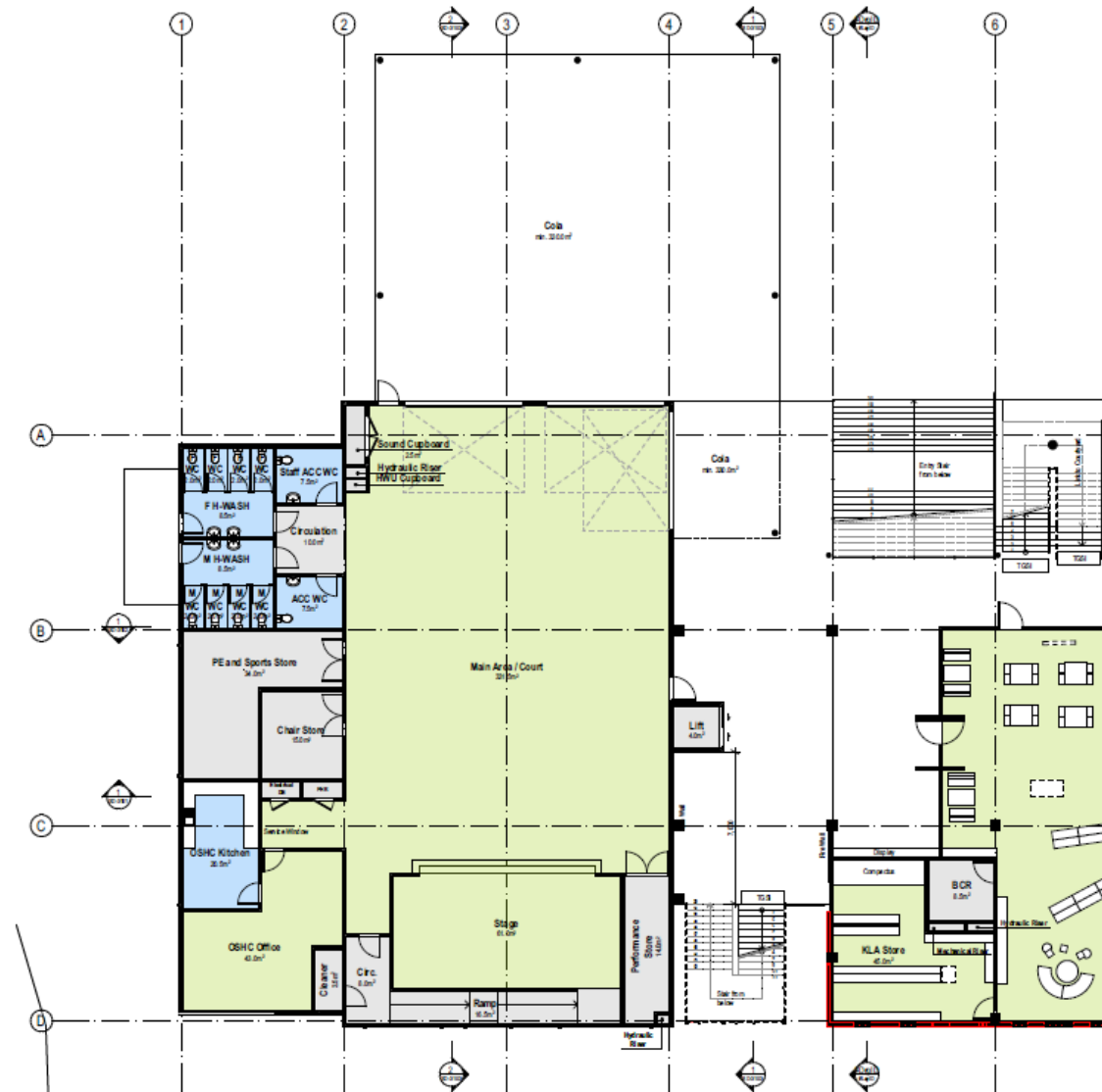


Figure 6.6: Proposed Building J Level 2 Plan. Source: Fulton Trotter, 2021; Drawing No. SD-2003, Rev F, 13.8.2021.

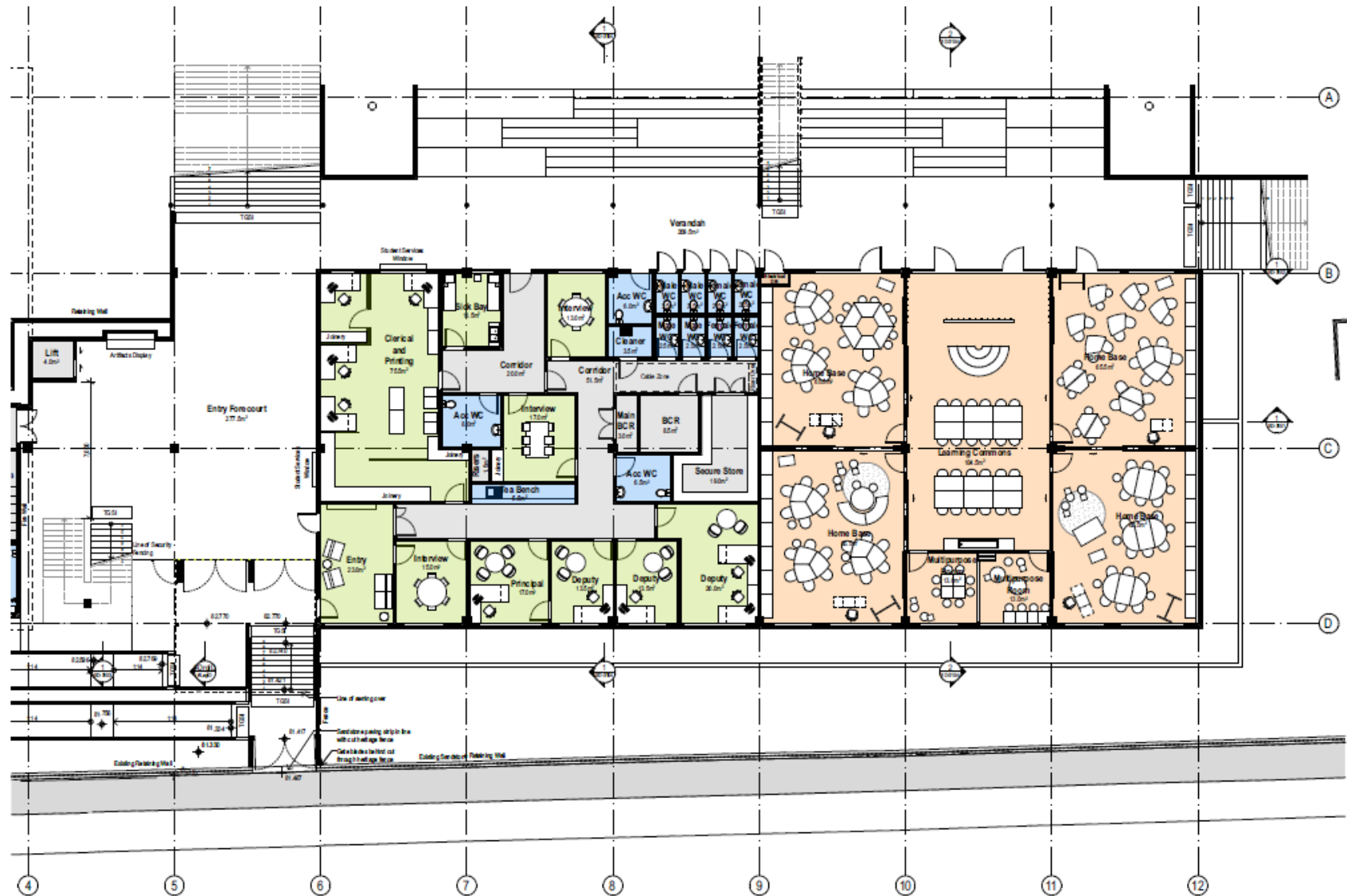


Figure 6.7: Building I Level 1 Floor Plan. Source: Fulton Trotter, 2021; Drawing No. SD-2002, Rev F, 13.8.2021.

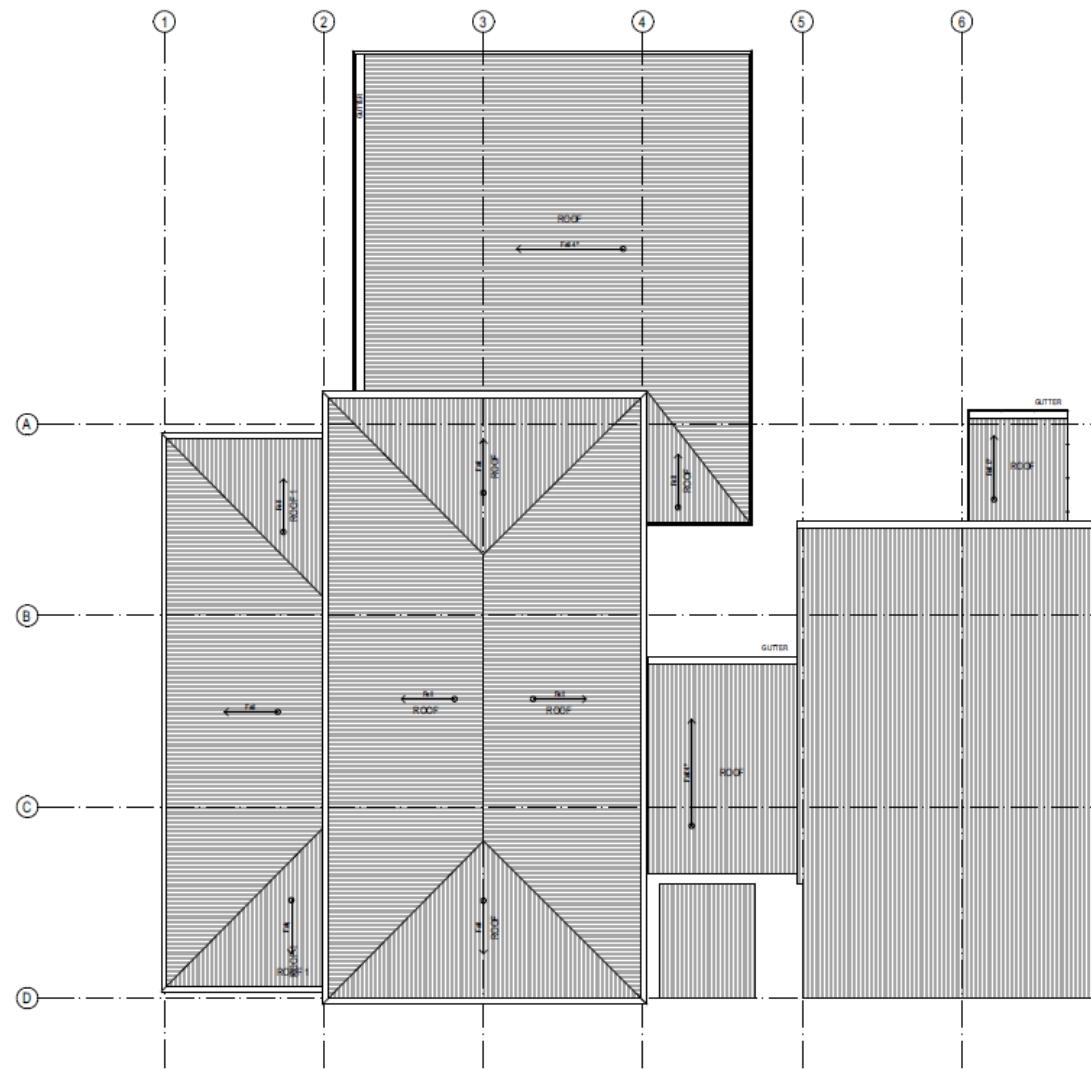


Figure 6.9: Building J Roof Plan. Source: Fulton Trotter, 2021; Drawing No. SD-2006, Rev F, 13.8.2021.

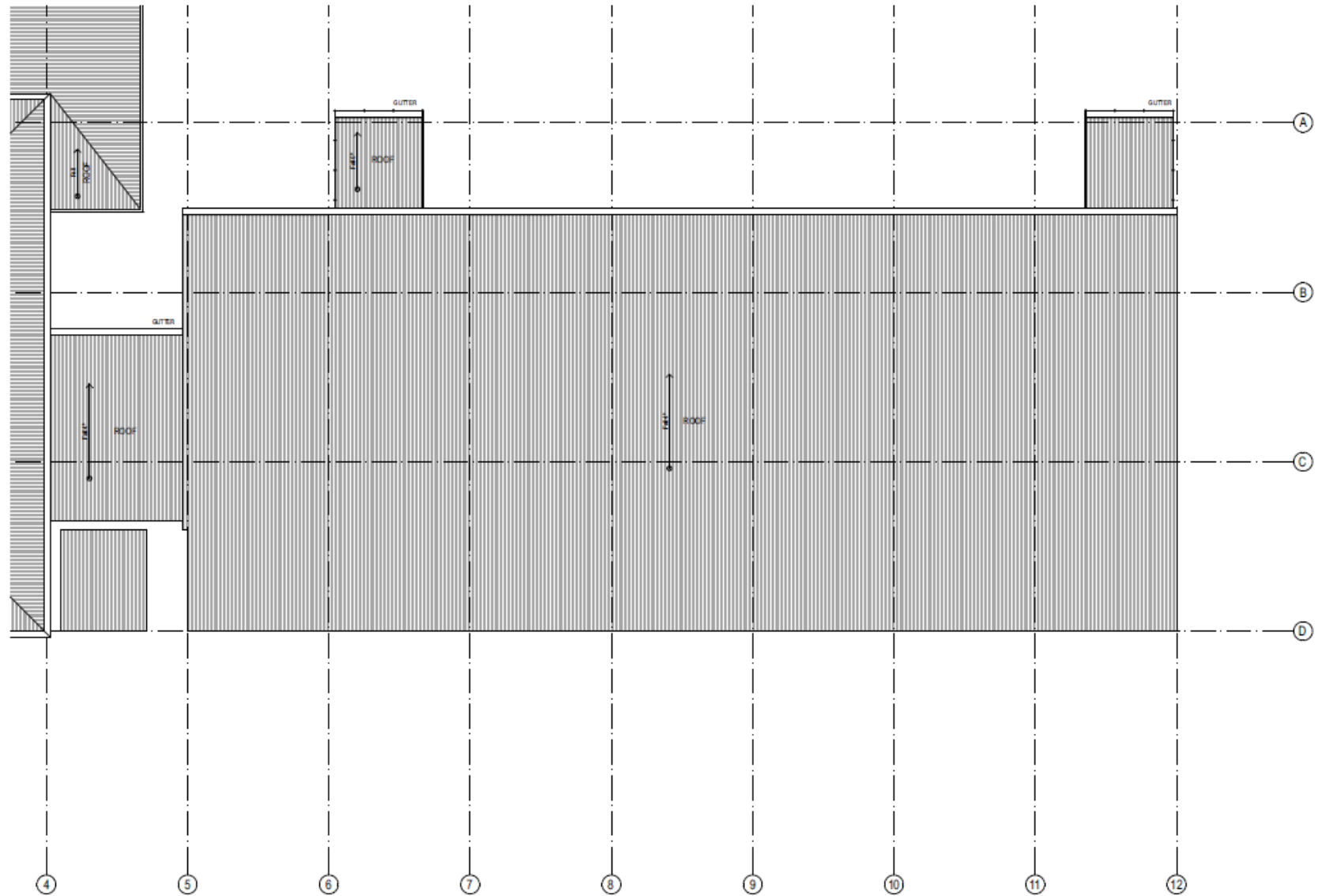


Figure 6.10: Building I Roof Plan. Source: Fulton Trotter, 2021; Drawing No. SD-2007, Rev F, 13.8.2021.

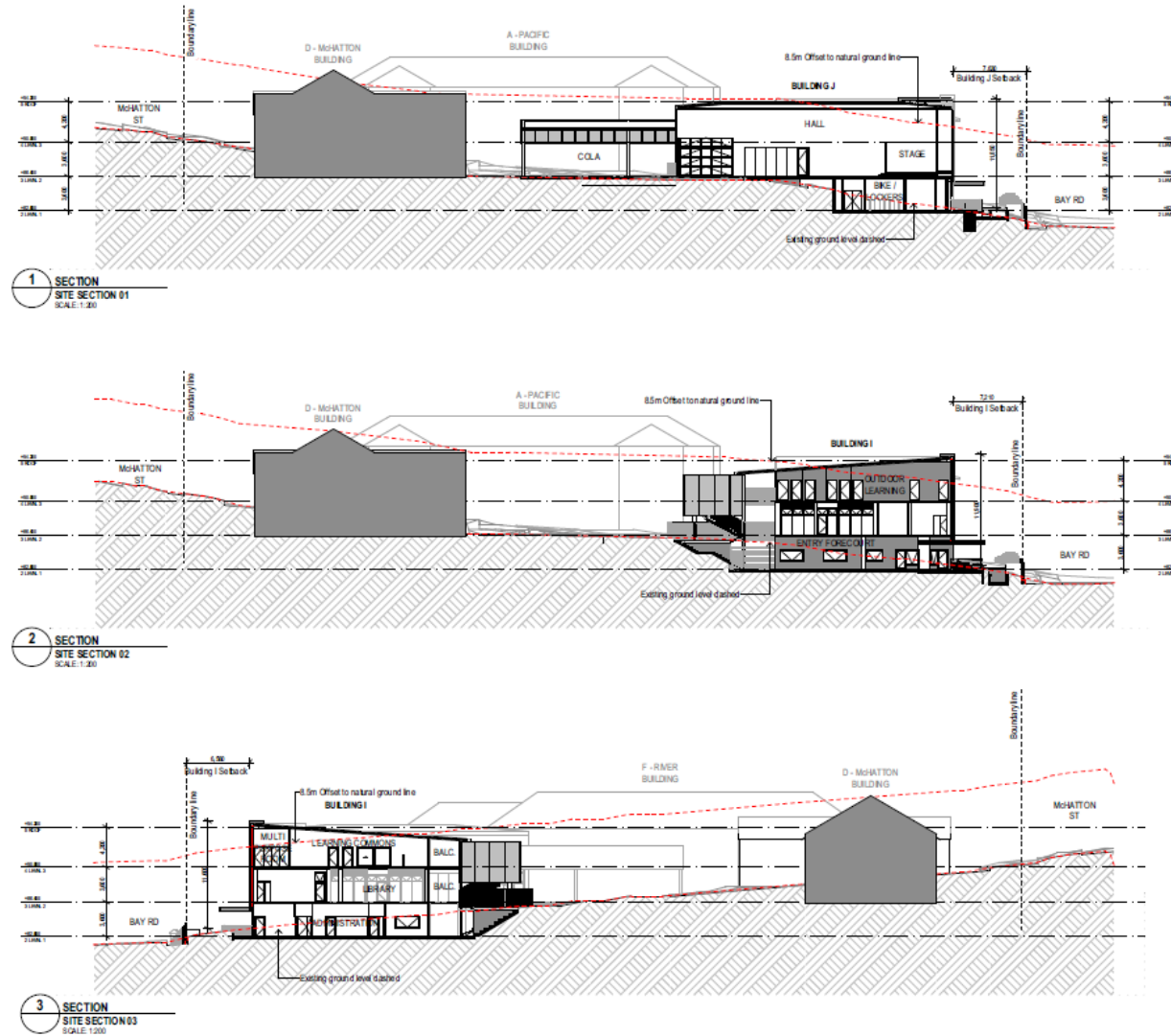


Figure 6.11: Proposed Site Sections. Source: Fulton Trotter, 2021; Drawing No. SD-1104, Rev C, 13.8.2021.

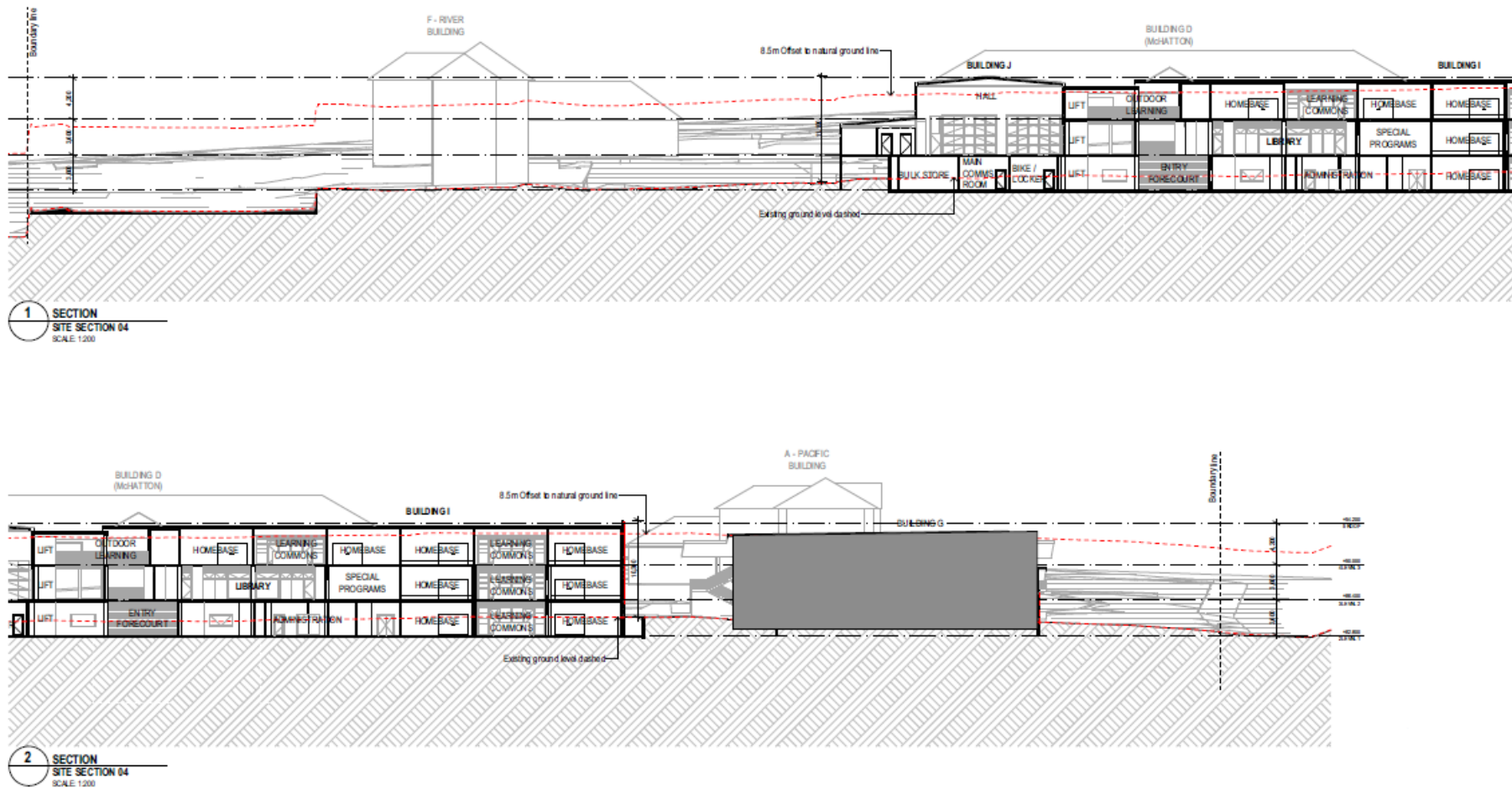


Figure 6.12: Proposed Site Sections. Source: Fulton Trotter, 2021; Drawing No. SD-1105, Rev C, 13.8.2021.

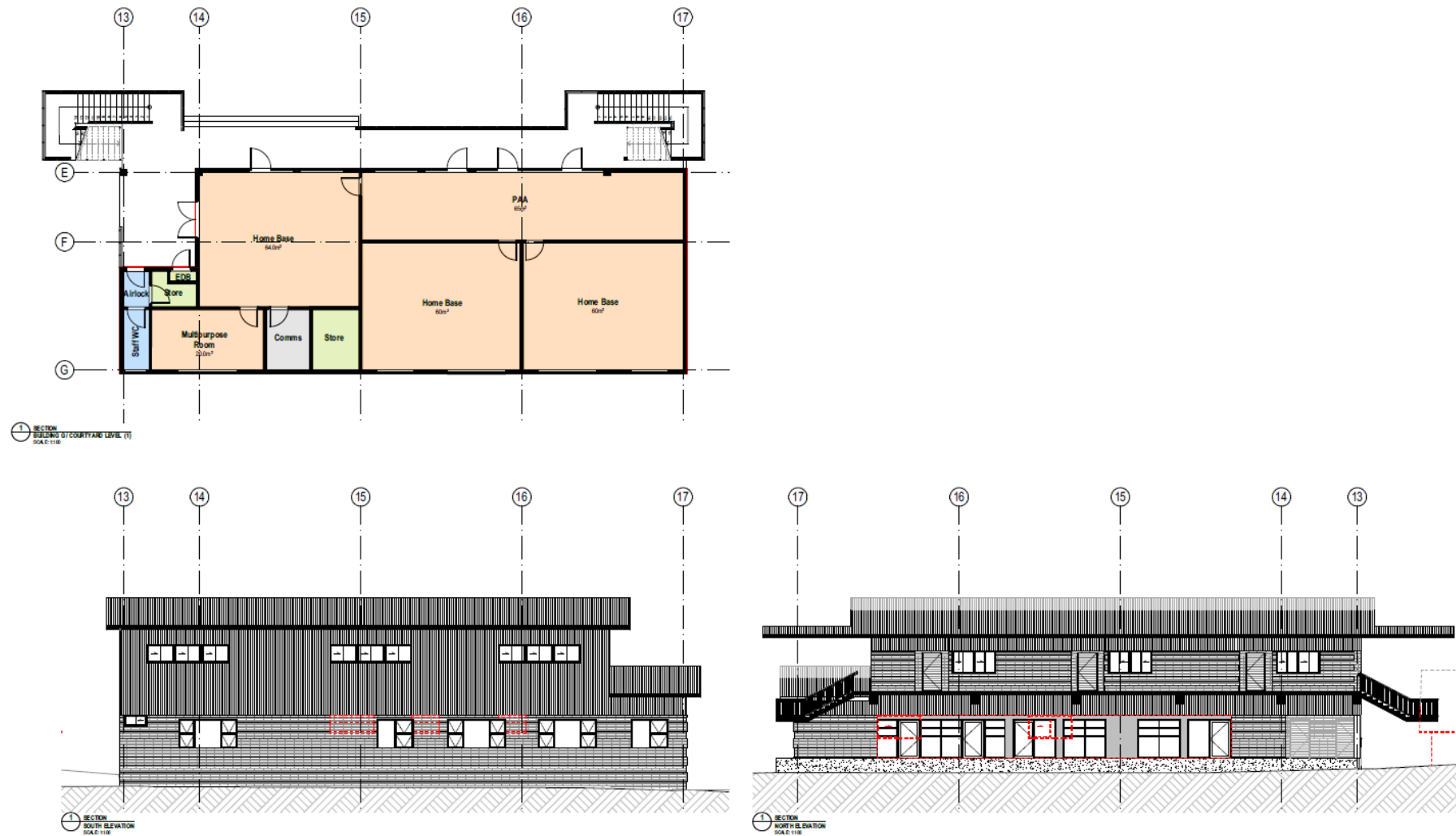


Figure 6.13: Proposed Building G Courtyard Level Plan, South and North Elevations. Source: Fulton Trotter, 2021

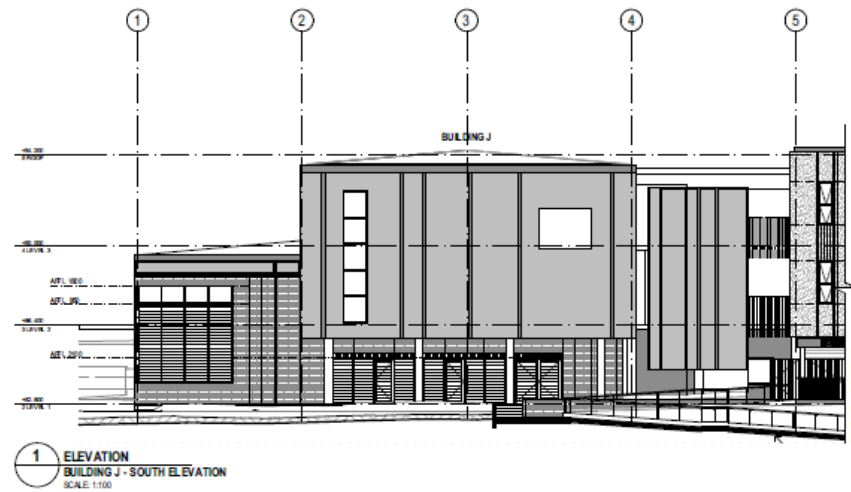


Figure 6.14: Proposed Building J and I South Elevations. Source: Fulton Trotter, 2021

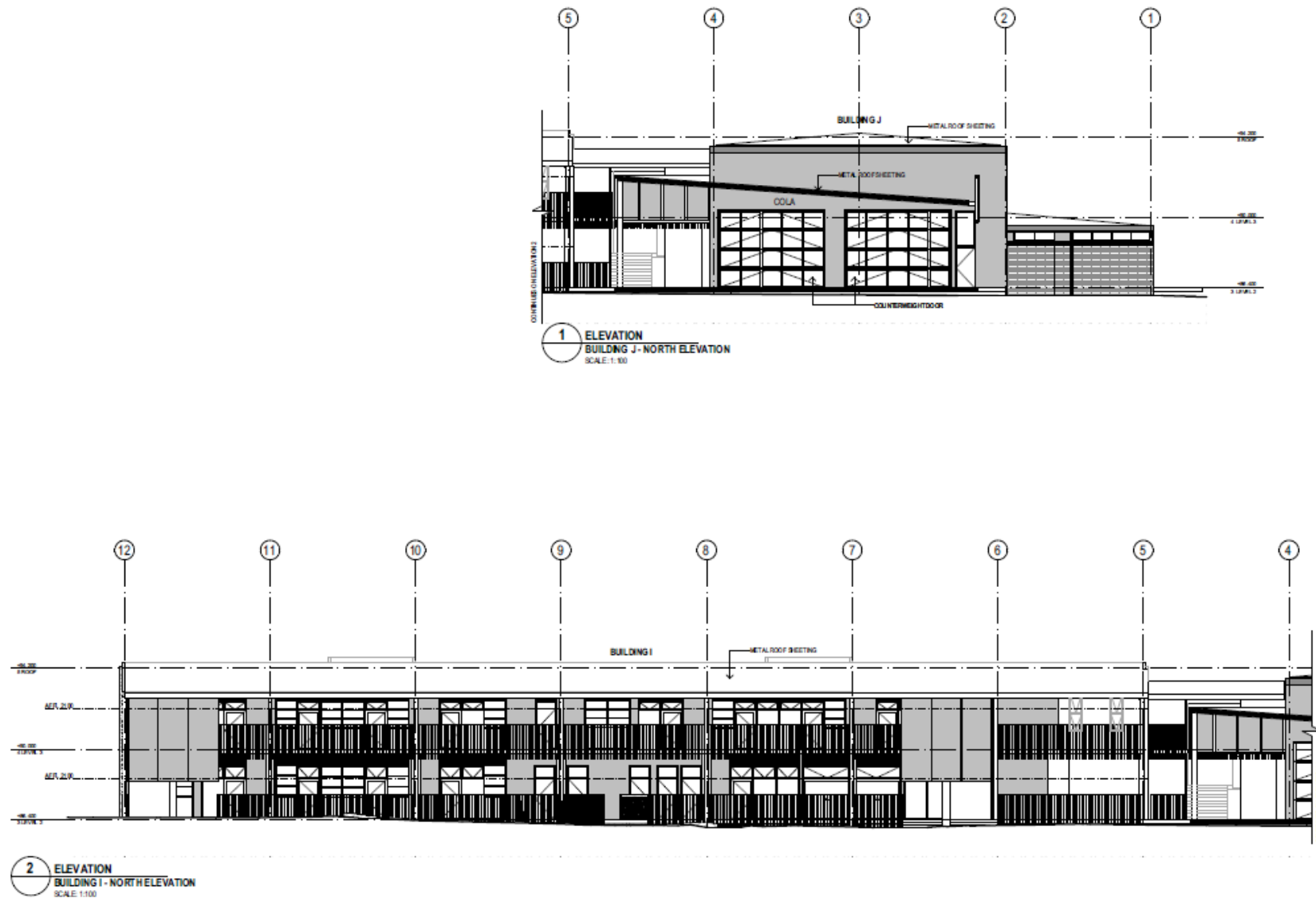


Figure 6.15: Proposed Building J and I North Elevations. Source: Fulton Trotter, 2021

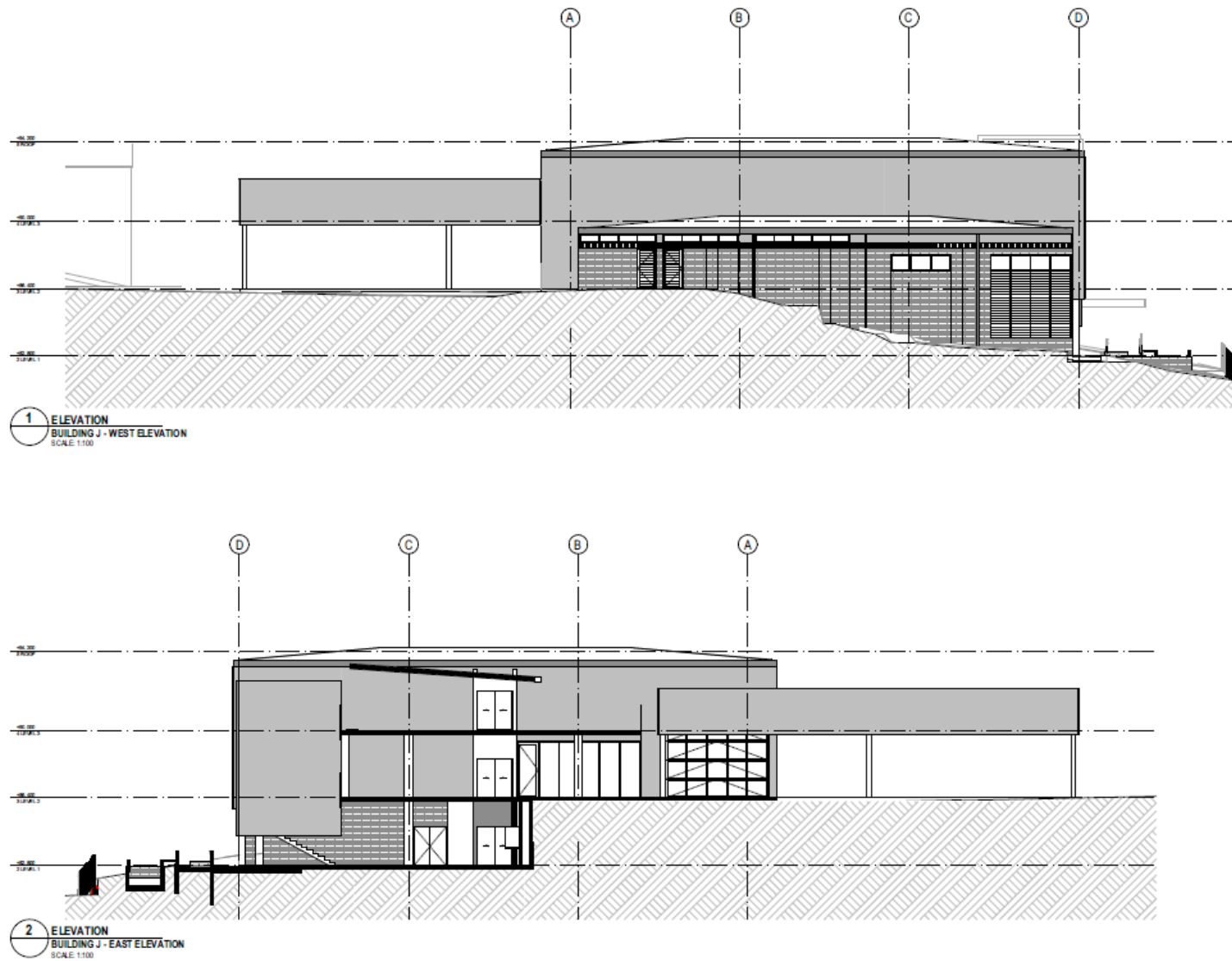


Figure 6.16: Proposed Building J West and East Elevations. Source: Fulton Trotter, 2021

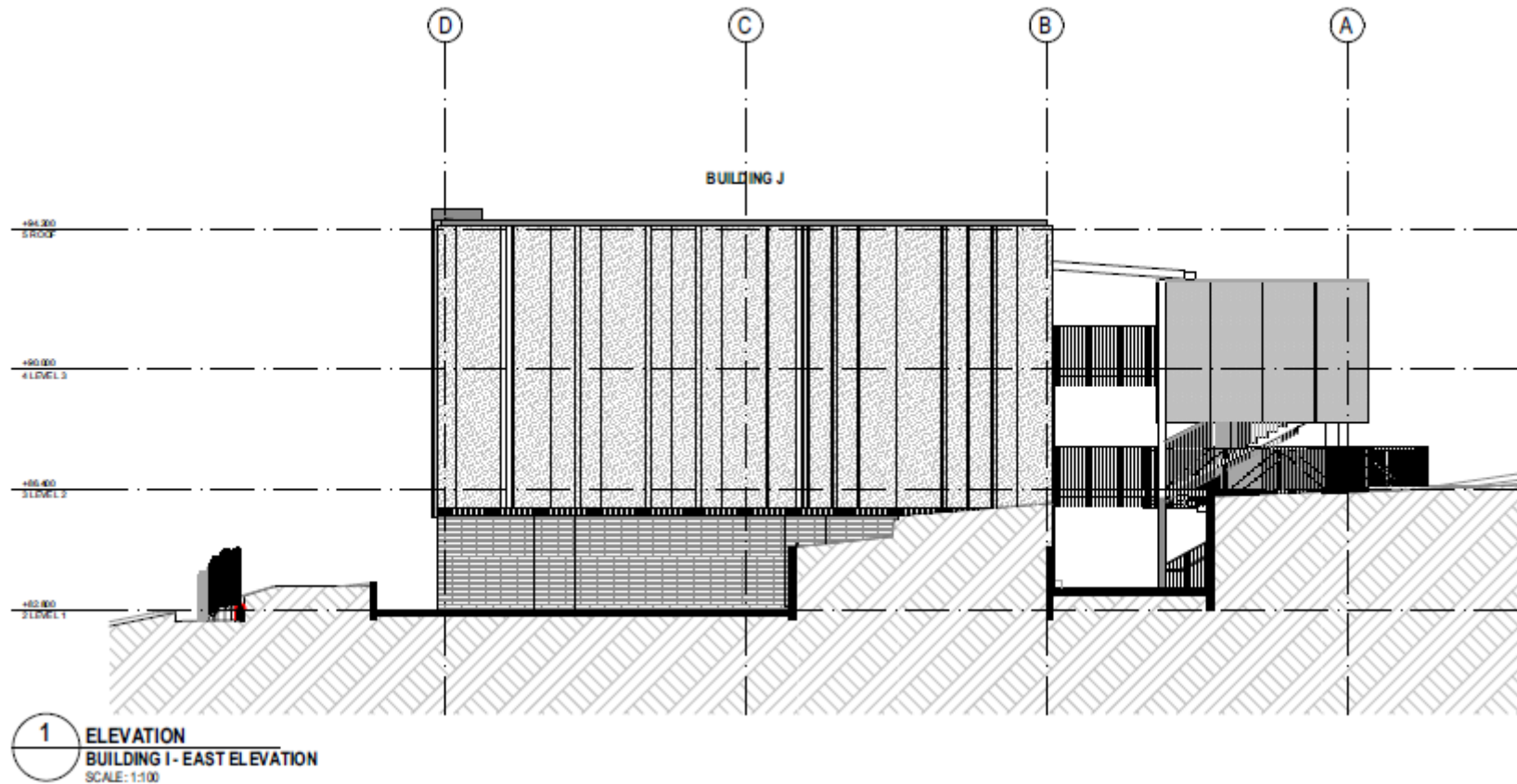


Figure 6.17: Proposed Building I East Elevation. Source: Fulton Trotter, 2021

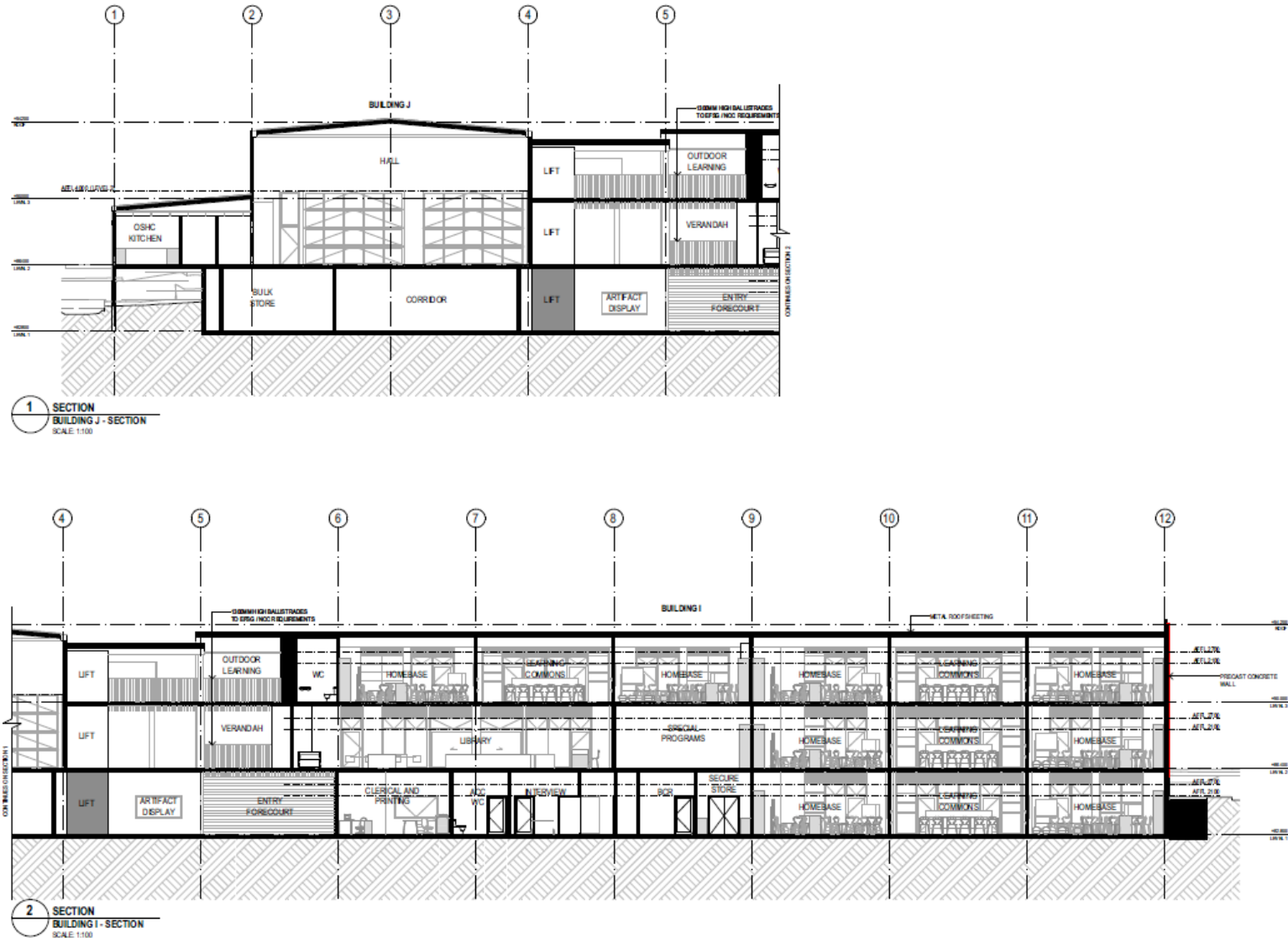


Figure 6.18: Proposed Buildings J and I Section 1. Source: Fulton Trotter, 2021

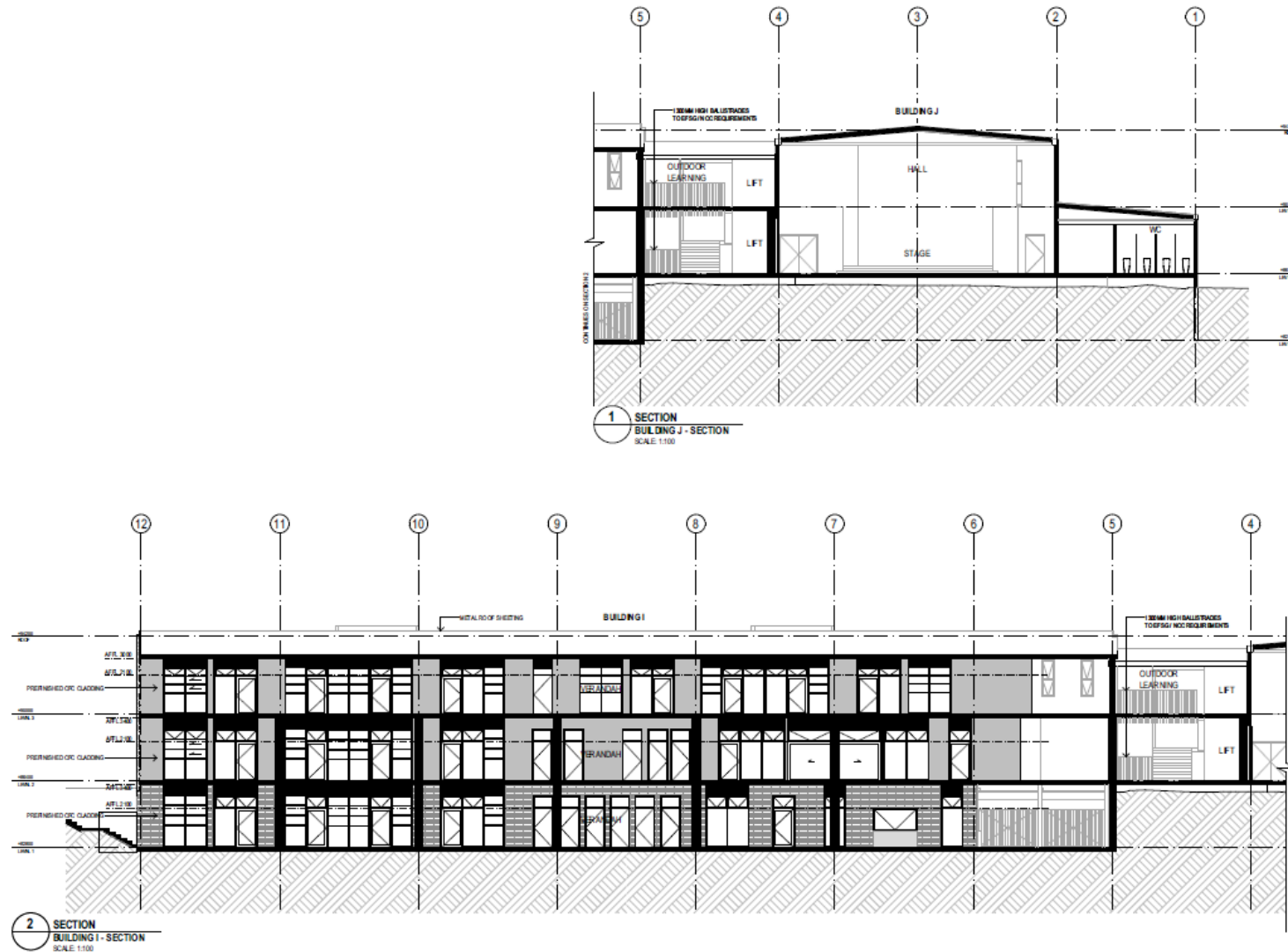


Figure 6.19: Proposed Buildings J and I Section 2. Source: Fulton Trotter, 2021

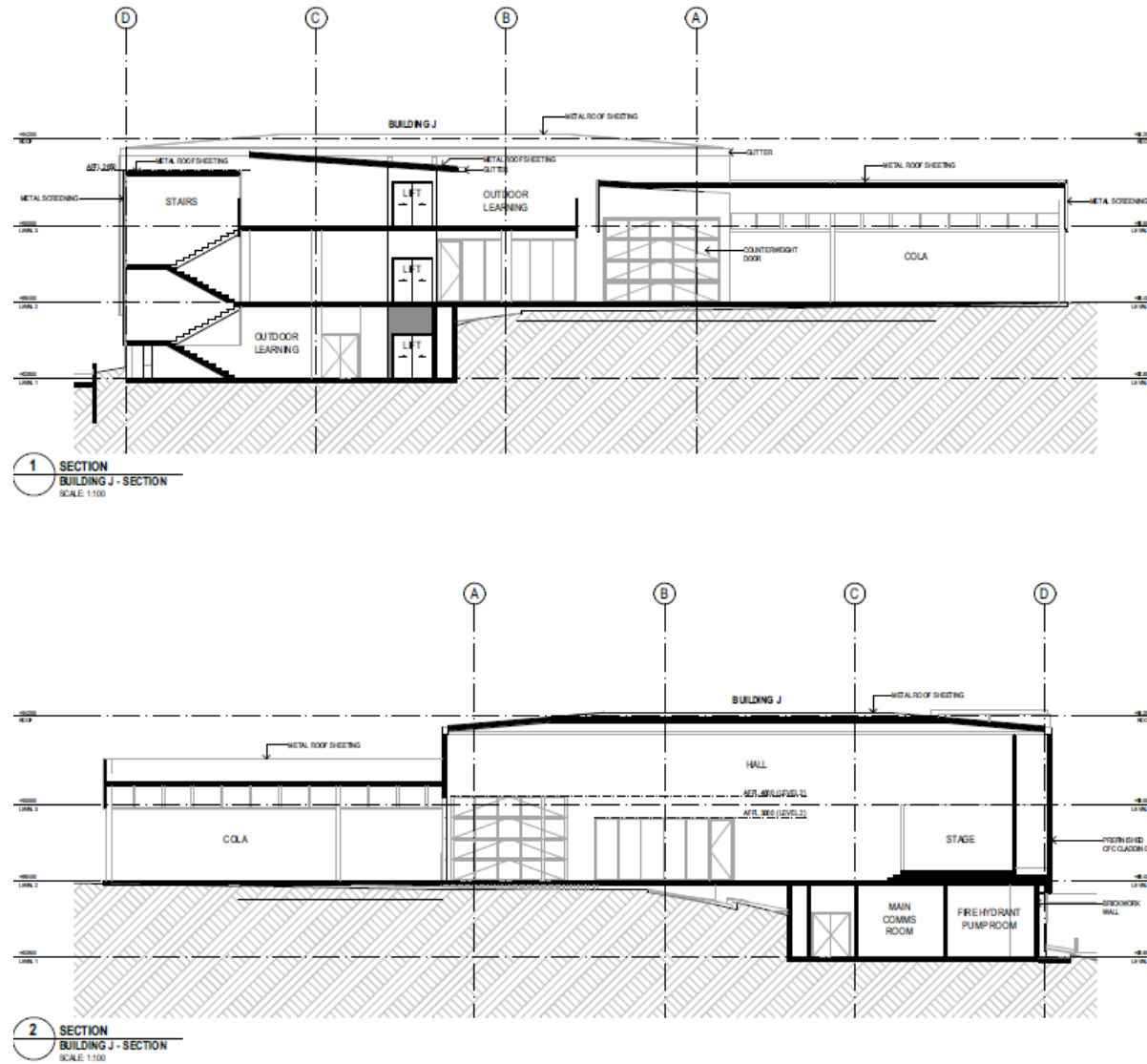


Figure 6.20: Proposed Buildings J and I Section 3. Source: Fulton Trotter, 2021

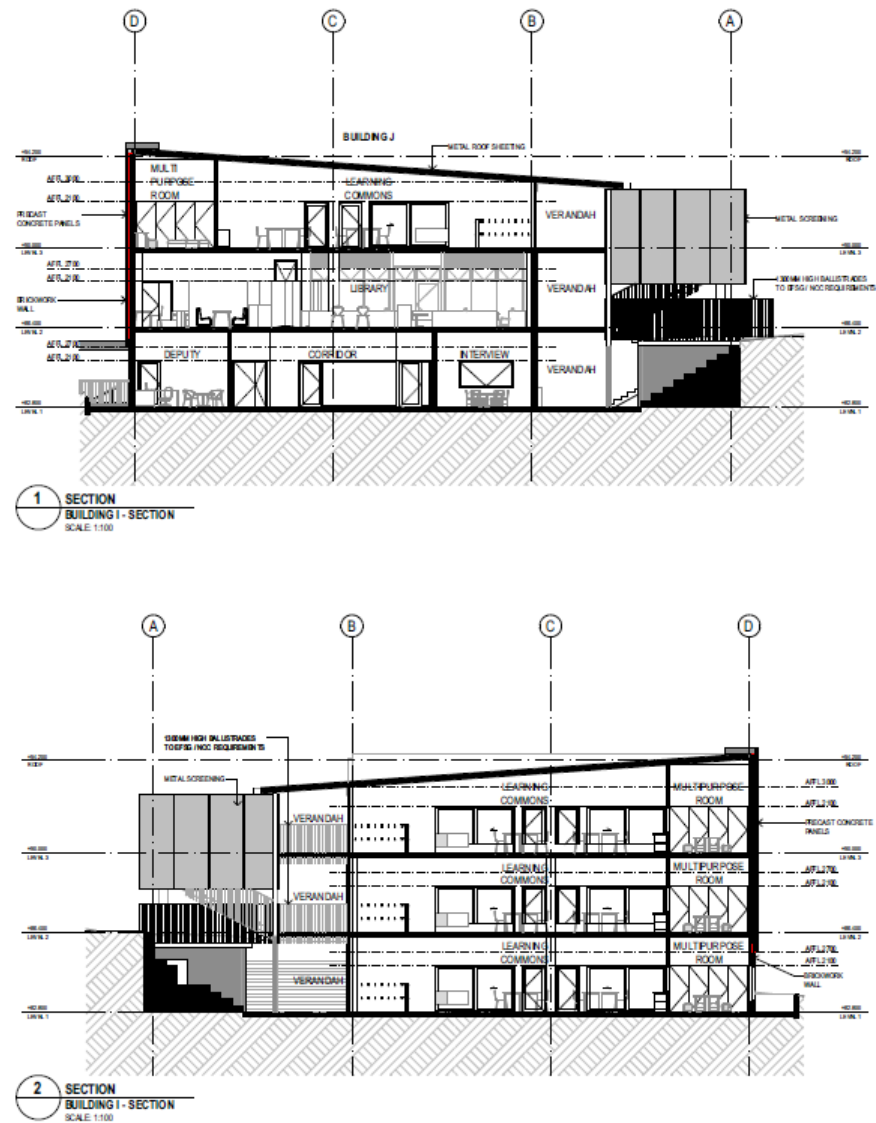


Figure 6.21: Proposed Buildings J and I Section 4. Source: Fulton Trotter, 2021

7. Assessment of Heritage Impact

7. Assessment of Heritage Impact

7.1. Overarching Heritage Principles

This section presents overarching heritage principles applied to the proposed redevelopment of the NSPS site, developed and applied throughout the masterplan and concept designs, culminating in the SSDA design (the subject of this HIS). The following key heritage principles were developed with an aim to guide the design development for the NSPS site in the interest of minimising impacts to heritage fabric and visual amenity, and reducing heritage risks of the development.

- The three heritage-listed buildings (McHatton, Pacific and River buildings) should retain their original characteristics such as their architectural style, shape, form, and materiality. As they are purpose-built school buildings, alterations to suit the school needs and requirements are tolerable, however, any proposed works should be sympathetic with the original fabric and minor in nature.
- The southern and eastern fence and gates (i.e. former Crow's Nest House Estate gates and fence) should be retained and conserved. Alterations should be limited to accessibility purposes or restorative works, and mitigatory measures such as interpretation solutions should be considered in order to better communicate and inform the general public about the significance of the item.
- The proposed design should aim to be commensurate with overall visual character and amenity of the surrounding Heritage Conservation Areas. Scale, bulk and form of the new built forms should be sympathetic with the overall streetscape character, views and vistas described in the North Sydney DCP.
- The materials, finishes, and façade treatments of new buildings should consist of contemporary solutions that are consistent and cohesive with the original fabric throughout the site, creating a sympathetic transition between modern and heritage fabrics. Materiality should not mimic or replicate the original fabric of the buildings, gates or fence, nor should it detract from the visibility and dominance of the heritage features.
 - Appropriate materiality and colour palettes for new development may include contemporary neutral materials such as precast concrete, accented by sensitive integration of modern sandstone features and similar. The design could possibly consider the introduction of subtle red feature highlights within the new built form to reference the red brick materiality of the 1930s heritage school buildings.
- Mature trees and landscaping along Bay Road should be retained to avoid or minimise any potential visual impact associated with the new built forms on the streetscape character of the adjacent Heritage Conservation Areas (Edward Street and Priory Street) in the southern portion of the site.
- Development should aim to avoid adverse visual impact to key heritage views and vistas, both internal and external to site, including:
 - View north along Edward Street to Bay Road, maintaining the visual dominance of the southern heritage fence and gate;

- View east along McLaren Street to Pacific Highway, maintaining the visual dominance of the heritage fence and gate along the NSPS eastern boundary presentation to the Pacific Highway;
- Suburban and leafy streetscape along McHatton Street, Pacific Highway, and Bay Road;
- Connectivity of views between the three heritage school buildings.

7.2. SSDA Design—Heritage Considerations

The activities and works proposed by the SSDA design that are of the most relevance to the assessment and discussion of potential heritage impact are:

- Demolition of Lady Hay Hall, the Haven Building, and other existing demountable buildings.
- Construction of the new three storey school building (Building J and I) in the south of the NSPS site fronting Bay Road, including the installation of a covered outdoor learning area (COLA) on the internal (north) side of the new building;
- New penetration in Bay Road section of the former Crow's Nest House heritage fence (LEP and s170 listed) fronting new Building I to facilitate new DDA compliant site access; and
- General landscaping works, including select tree removal.

These key considerations have been addressed and discussed in the following subsections, with respect to both physical and visual heritage impacts of the SSDA design.

It is noted that the SSDA design does not include any works to any of the three heritage school buildings (i.e. McHatton, Pacific, and River Buildings), and therefore will have no physical impact to these s170 items.

7.3. Physical Impacts

7.3.1. Former Crow's Nest Gate and Fence

The SSDA design includes creation of a new southern site access to Bay Road via penetration through a section of the former Crow's Nest House fence along the site's southern boundary. This will require creation of a new opening in the heritage fence, c.3500mm in width, to accommodate a new access including modern security gate, to be aligned with the proposed paving and access courtyard between the two new buildings J and I. The design of the new access point also includes a wider set of stairs and a DDA compliant ramp.

As discussed in Section 6.1 above, design development for the NSPS upgrade included assessment of the potential options for a new DDA compliant site access location, with the final entry gate location through the heritage fence along Bay Road identified via a combination of DDA compliance, the necessary relocation of administration facilities through the proposed development into the new southern building, and a requirement for facilitation of shared public facilities at the NSPS site.

While current southern access to the NSPS site is afforded via a small gate from Bay Road (Figure 7.1), this gate forms part of the original fabric of the heritage fence, as the original secondary access to Crow's Nest House. With the transition of the main access to the southern side of the NSPS site, the existing southern heritage gate does not have sufficient width to meet the pedestrian flow demand nor to accommodate a DDA compliant access. Nor is it appropriate to impact the heritage fabric of the narrow gate entrance to modify it to meet the needs of the development.

While the creation of the new entrance point will have a negative physical impact in the removal of a section of the original fabric of the heritage fence (c.3500mm in width), on balance, the location of the new entrance in the proposed location will create the new required southern DDA site access without proposing any impact to the original southern former Crow's Nest House gate.

In order to minimise the physical impact of the new entrance, it is recommended that the detailed design of the new entrance ensure that the amount of original fabric required for removal is minimised as much as possible, limited only to that necessary to accommodate the width and form required for the new entrance to meet EFSG/DDA requirements.

Overall, despite the minor negative physical impact the new access has in the context of the overall form and alignment of the southern heritage fence, the creation of the new entrance will result in a major positive outcome for inclusivity and equality, providing a functional and accessible solution to accommodate pupils, staff, and visitors alike.

It is recommended that the impact to the heritage fence be further mitigated and offset through adoption of sensitive and appropriate detailed design, as well as heritage interpretation initiatives—details of which are discussed further in Sections 7.4.3 and 7.7 below.

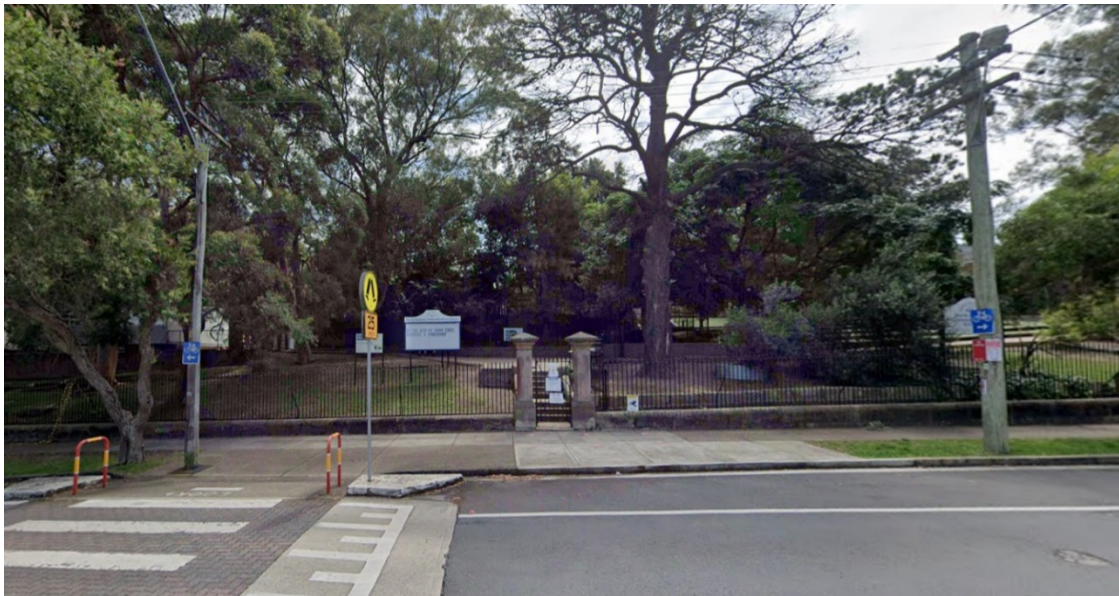


Figure 7.1: Existing gate of the southern heritage fence. (Source: Google Earth, 2021)



Figure 7.2: Approximate location of proposed penetration in heritage fence for new entrance from Bay Road (Curio 2021)

7.4. Visual Impacts

7.4.1. Demolition of Lady Hay Hall, Haven Building and Demountables

The Lady Hay Hall and Haven Building are not included within any heritage listing, and have been demonstrated to not individually meet the criteria for significance at a State or local level (see Section 5). Therefore, the demolition of these buildings is discussed with reference to visual impact only, as the demolition does not pose any impact to fabric of heritage significance.

While Lady Hay Hall is an overall neutral built element in the wider context of the NSPS site (i.e. in relation to the three heritage buildings), it is also noted that the hall roof and ceiling is in poor condition as a result of ongoing water damage and leakage (likely resulting from design deficiencies in the extremely low pitch of the roof and associated drainage complications). Ongoing mould and damp issues have caused significant damage to the roof and interior ceiling, and would require addressing in the future, regardless of design choices.

The Haven Building is considered to be a neutral to intrusive built element within the NSPS site. Its simple concrete panel construction combined with the light blue painted colour of its façade is relatively inconsistent with the wider aesthetic values and significance of the 1930s heritage items within the NSPS site. The Haven Building is also currently in poor condition, in need of significant maintenance and repair to meet school standards.

As neutral items of little heritage significance within the NSPS site, the demolition of the Lady Hay Hall and Haven Building will have a neutral visual impact within the NSPS site. Further, the creation of available area for new development in the south of the NSPS site, as afforded by the demolition of these buildings, directly facilitates a positive heritage outcome for the site by allowing construction of a new school building (thus avoiding need for interventions or modifications to the existing heritage school buildings to meet EFSG requirements), and by allowing the location of the new building along

the southern boundary of the site—a preferable location from a heritage perspective. The southern location of the new Buildings J and I in the south of the NSPS site allows for the retention of the central open area/courtyard in the centre of the NSPS site interior from which the primary access to the heritage school buildings is afforded.

Overall, the demolition of the Lady Hay Hall and Haven Building are considered to be a neutral impact to the heritage significance of the NSPS site, that in turn directly allows for positive heritage outcomes. The removal of the six demountable classrooms from the NSPS site will have a positive visual impact, improving the visual setting of all three heritage buildings, and allowing for the new design to establish a cohesiveness and consistency of form across the site.

7.4.2. New Building J and I

The SSDA design proposes the construction of new three-storey buildings in the south of the site (Buildings J and I) to accommodate the required floor area and facilities required under the EFSG to facilitate the target school population size of the development (i.e. from 869 to 1,012 pupils). The following sections discuss the proposed design of the new built form with respect to the potential visual heritage impact on the existing setting and character of the heritage items both within the NSPS site, as well as in the surrounding residential context (e.g. Conservation Areas along Bay Road and McHatton Street).

Overarching Design Approach and Layout

The architectural design and form of the new Buildings J and I is intentionally referential to the 1930s heritage items—invoking the verticality of the interwar, functional architectural form of the heritage buildings with a lower horizontal support—while also ensuring the new buildings are readily identifiable as contemporary additions to the site without any attempt to mimic or replicate the features of the 1930s buildings (Figure 7.3). It is also noted that a similar design approach was applied to the southeastern Building G (constructed in 2011), which, while smaller and simpler in design than the new proposed buildings, also takes reference from the lower red brick horizontal form and verticality of features of the heritage buildings in its design (Figure 7.4).

The proposed roof form of the new buildings has also taken inspiration from the form of the hipped roof structures of Buildings A, D, and F, to ensure that the new buildings sit well within the heritage setting without overly contrasting with, nor detracting from, the form of the 1930s buildings.

The location of the new buildings in the south of the NSPS site ensures that no development is proposed between Building A (Pacific Building) and Pacific Highway to the east, retaining the visual character of the former Crow's Nest House main gates, and the original amenity of the NSPS site, including views to the site from the east.

The location and design of the new southern buildings has been informed by the existing built patterning and layout of the NSPS site by positioning the new built forms in the southern portion of the site at a distance from, and opposite to, the heritage school buildings located in the north of the site. Thus, the location of the new built form in the south of the site will retain the interior open courtyard space of the site (as established by the west/north/east placement of the heritage buildings, reinforced by the L-shaped layout of the River and Pacific buildings), while also allowing for a clear spatial delineation between modern and heritage buildings, allowing each building to be read individually, while at the same time forming a cohesive school campus.

Situated downslope from the heritage items, the northern (interior) façade of the new buildings will be recessive to the northern heritage buildings, while also commensurate with the existing form and design of the interior facing façade of modern Building G in the southeast of the NSPS site, helping to integrate the existing modern building into the new form of the school campus (Figure 7.5).



Figure 7.3: Architectural design of the new built form has taken inspiration from that of the existing heritage buildings to design new contemporary school building that complements without detracting from the 1930s heritage items (Left: Pacific Building eastern façade. Right: New Building I southern façade from Bay Road).



Figure 7.4: Modern Building G in the southeast of the site facing the Pacific Building has also applied elements of the architectural styling of the 1930s school buildings.



Figure 7.5: Internal view from within the NSPS site looking southwest to the proposed new built forms. Interior (northern) façade with a similar form to that of existing modern Building G (see Fig 7.4 above), facing towards the central internal courtyard established by the siting of the existing heritage items. Lightweight mesh materiality features including new COLA awning shown. (Source: Fulton Trotter, 2021)

Bulk, Height and Scale

The design and placement of the new buildings has taken into consideration the difference in ground levels between the north and south of the site, with the site topography sloping south and west towards the harbour. By locating the new buildings across the southern slope in the lower parts of the NSPS site, the design takes advantage of this difference in levels so that when viewed from the interior of the NSPS site (i.e. in direct relation to the heritage buildings) the three storeys of the new built form effectively presents as a two-storey building that is relatively consistent in height and scale with the existing heritage buildings (Figure 7.6).

The difference in levels from the north to the south of the site means that the proposal will not be readily visible from, and therefore will have a neutral visual impact to, the northern elevation of the NSPS site (i.e. from McHatton Street elevation). While the southern façade of the new buildings will be readily visible along their elevation to Bay Road in the south, the built form has been intentionally articulated as to soften the presentation of the built form to Bay Road and the southern conservation areas, particularly at the western end of the southern elevation, thus serving to reduce any unnecessary perception of bulkiness. Further, the retention of mature trees along the Bay Road elevation, as well as introduction of additional landscaping as part of the development, will also help to further reduce the visual impact of the built form in the presentation of the southern façade to Bay Road, ensuring retention of the existing leafy aspect and suburban character of Bay Road, which also aligns with and reflects the original use of the site as the garden of Crow's Nest House.

Overall, the new built form is relatively consistent with the height, bulk, and scale of the existing two to three storey school buildings (including the three heritage items) within the NSPS site. The proposal ensures a clear distinction between modern and heritage fabrics and introduces strategic solutions to the façade treatment of the new buildings and to the landscape design to minimise visual heritage impact.



Figure 7.6: Overview of the proposal for the NSPS site. The scale, bulk, and form of the new buildings is generally consistent with that of the heritage school buildings within the NSPS site. Source: Fulton Trotter, 2021



Figure 7.7: View north across Bay Road of the southern elevation of the NSPS site, showing proposed new buildings. Articulation of western Building J form and connection between the two buildings. Source: Fulton Trotter, 2021



Figure 7.8: View northeast from Bay Road towards NSPS site, new built forms at the southern side of the NSPS site depicting articulation of western Building J to break up any bulkiness of the new building. Existing secondary heritage gate depicted in left of image. Source: Fulton Trotter, 2021



Figure 7.9: View west along Bay Road from near the intersection with Pacific Highway. Existing Building G entering frame in the right, with the southern elevation of the new Buildings J and I to the left. Source: Fulton Trotter, 2021

Materiality and Colour

Materiality and colour for the new buildings have been intentionally selected to encourage preservation of the historical hierarchy between the existing school buildings and the new built forms, while being complimentary and commensurate with the materiality, heritage character, and aesthetic of the existing heritage school buildings. The colour palette of the new built form has been developed to respond to the immediate context of the site location, referential to both the existing built forms (i.e. red brick of the 1930s school buildings) and surrounding landscape (i.e. sandstone and iron palings heritage fence).

The design of the new buildings proposes a base materiality of textured brickwork and pre-cast concrete panels, accented by prefinished CDC cladding and lightweight mesh screening, in a natural colour palette of greys, sandstone and terracotta (Figure 7.10). The design uses these materials and colours been in order to defer to the original aesthetics of the 1930s buildings, while also ensuring that the new buildings remain as contemporary additions to the NSPS site, recessive yet complementary to the heritage items. In addition, the application of a dark grey mesh material to the exterior façade, the interior COLA, and other design elements, serves to soften any perceived bulkiness of the new buildings by allowing for visibility through these architectural elements to the features, forms, and elements behind (Figure 7.11).

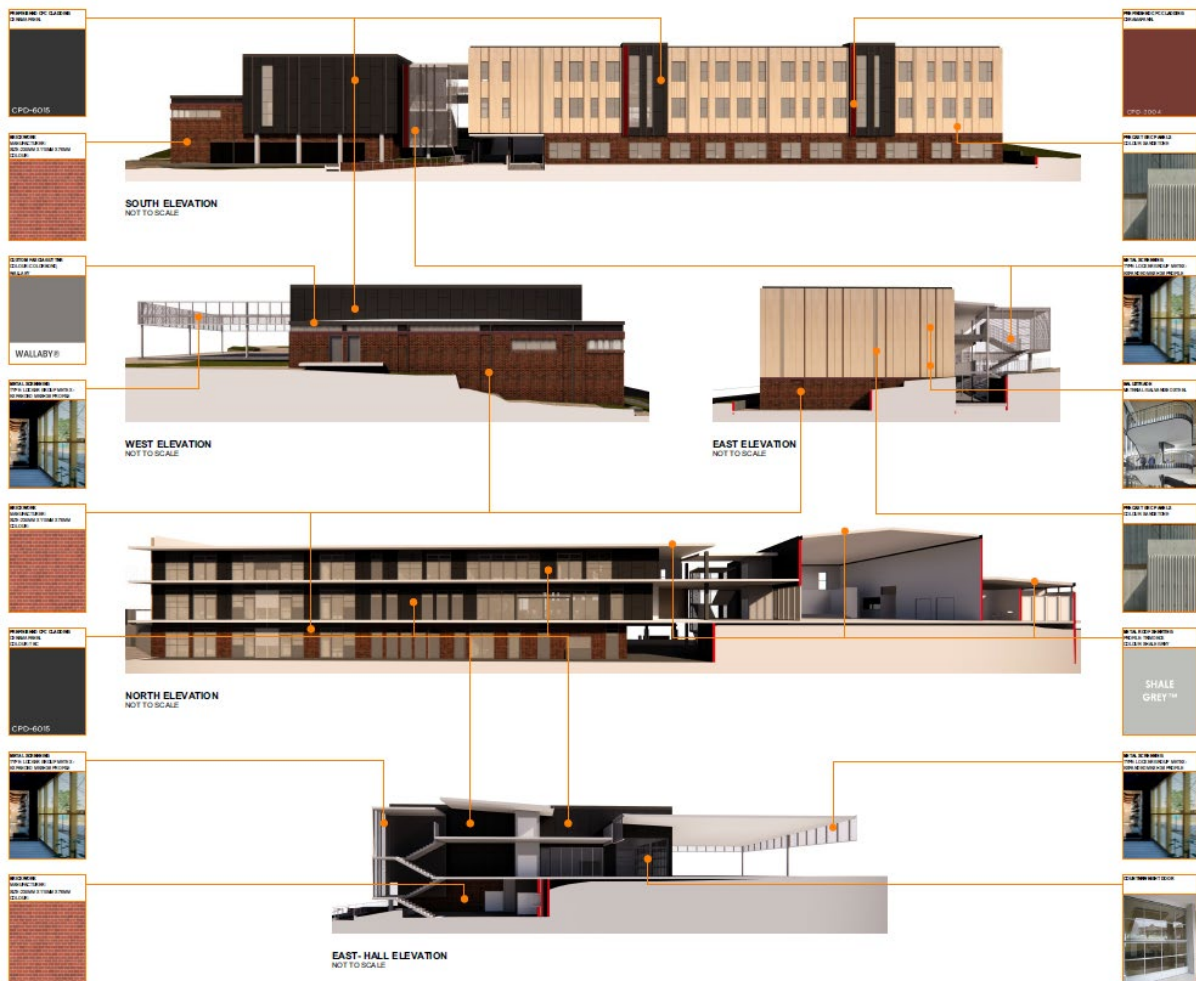


Figure 7.10: External Materials and Finishes (Source: Fulton Trotter, 2021; Drawing No. SD-1106, Rev A, 13.8.2021)



Figure 7.11: Internal view from within the NSPS site, from beneath the Building J COLA to the interior presentation of the new Building I. Source: Fulton Trotter, 2021

7.4.3. Former Crow's Nest Wall and Fence

As discussed in Section 7.3.1 above, the SSDA design includes the creation of a new site entrance from Bay Road via removal of a section of the heritage fence (c.3500mm in width). This section continues from the discussion of the physical impacts in the section above, and considers the visual impacts of the new entrance, as well as recommendations for mitigation measures to minimise and offset this impact.

The proposed new entry will be located at a distance of c43m east of the original gate to minimise the visual impact of the new entrance on the readability and overall composition of the existing western heritage gate (Figure 7.12). The location of the new entrance is between the two new buildings, with the width of the new entrance reduced to the minimum requirements necessary under the EFSG to meet school operation requirements.

While the minimum width of the new entrance (and thus the penetration in the heritage fence) is dictated by the requirements of the EFSG (see discussion and rationale in Section 6.1), the new entrance has been designed to be sympathetic and cohesive with the overall aesthetic of the heritage fence. The verticality and rhythm of the heritage fence has been incorporated into the new design as a minimal, contemporary entrance with a lightweight security gate, that will maintain an element of visual continuity of the fence line, yet clearly readable as a modern insertion (Figure 7.13).

In order to reinforce the distinction between modern and heritage fabric along the fence line without unnecessarily impacting on the composition of the southern elevation with the introduction of inappropriately bulky or dominant new features, the new gate has been simply recessed from the alignment of the original fence. This setback will ensure the modern fabric can be clearly differentiated from the form and materiality of the original fence line (Figure 7.14). In addition, the required structure to support the new gate have been designed to align to the rear of the sandstone wall base wall to avoid creation of any new visual elements to the original alignment and form of the heritage fence.

Likewise, the materials, finishes, and colour palette of the new gate and support walls have been designed to be recessive and cohesive with the iron fence and sandstone base to create a smooth transition between the heritage and modern elements (Figure 7.15).

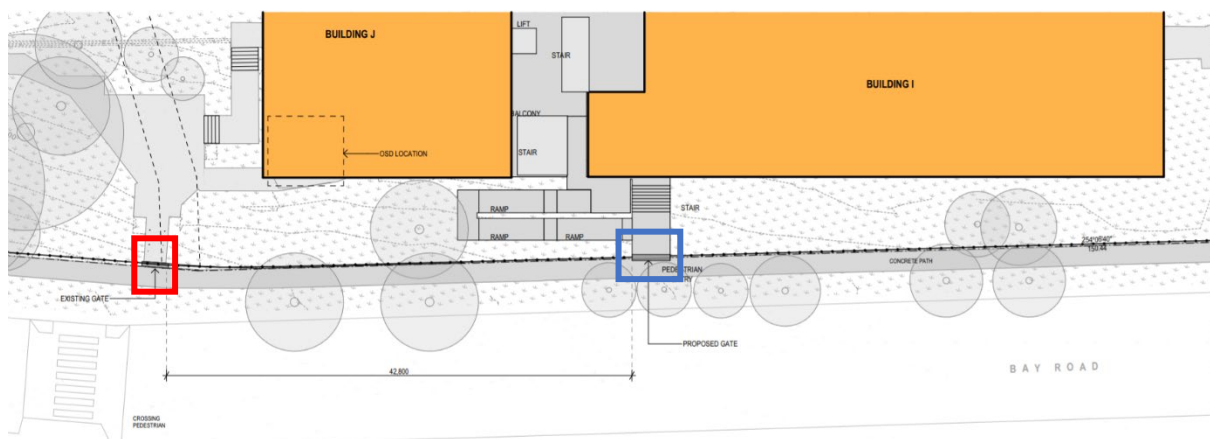


Figure 7.12: Proposed location of the new gate (blue) in relation to the extant former Crow's Nest Estate Bay Road gate (red) along the southern (Bay Road) fenceline. (Source: Fulton Trotter, 2021)

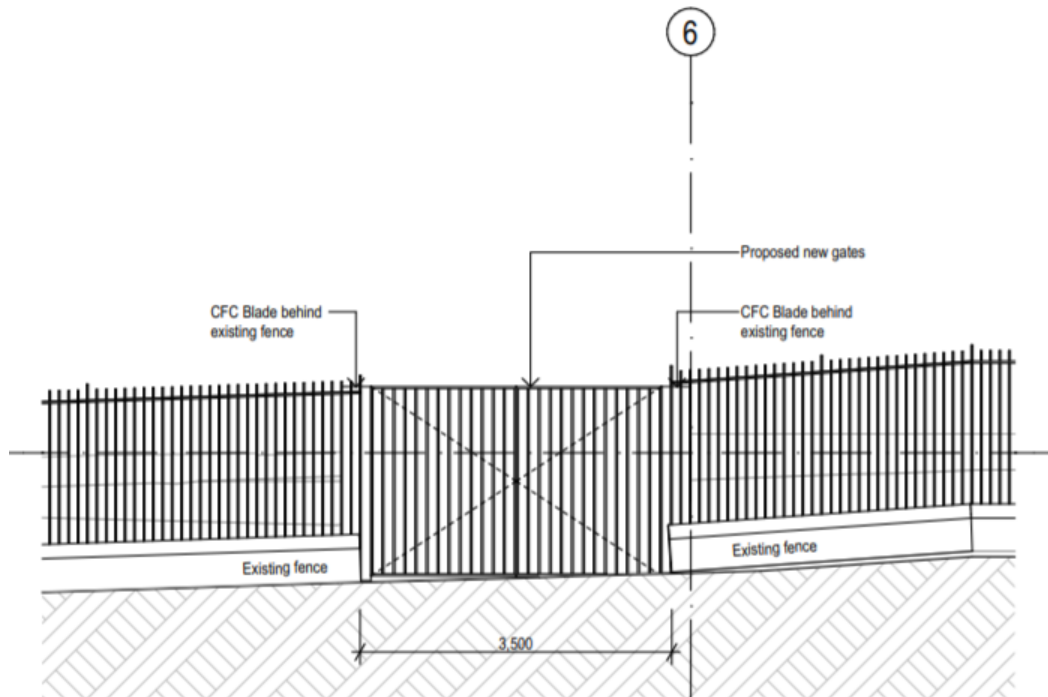


Figure 7.13: Proposed elevation of the new southern entrance, showcasing the transition between the original fence and new gate. New gate readable as a clearly contemporary lightweight feature without detracting from the retained heritage fence line. New gate to be supported by simple CFC blades in neutral greys, recessive to form and materiality of remaining heritage fence. (Source: Fulton Trotter, 2021)

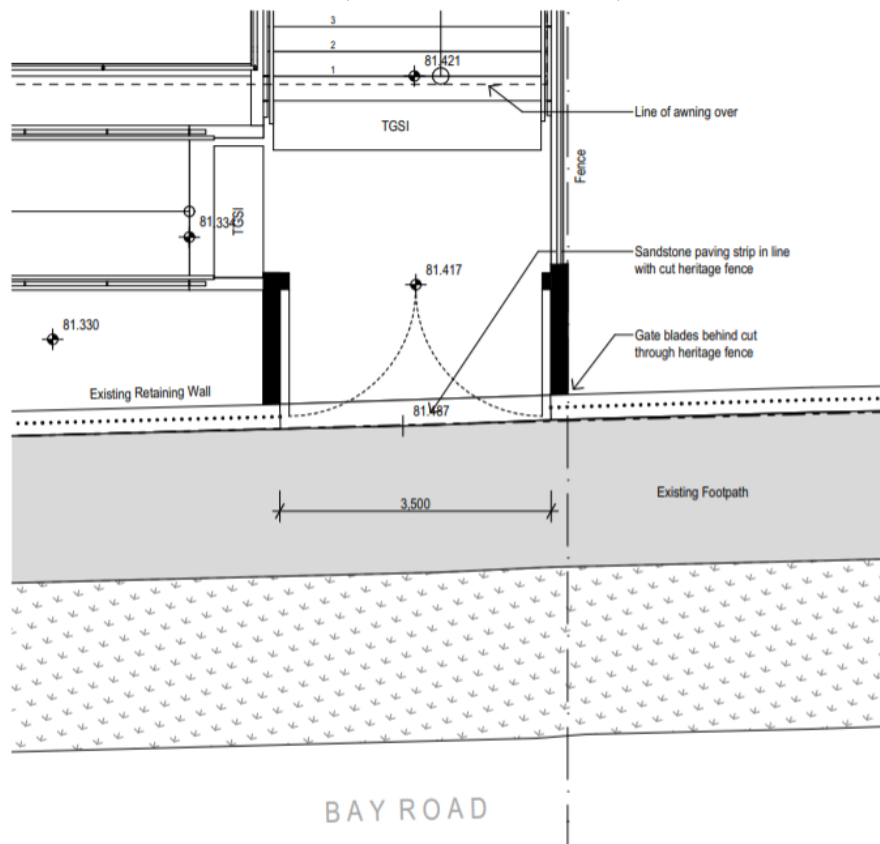


Figure 7.14: Plan showing the proposed setback of the new gate, slightly recessed in relation to the original fence to be readable as a modern insertion, and not an original entrance in the fence. Proposed strip of interpretative sandstone pavers inlay in line with the existing fence. Source: Fulton Trotter, 2021



Figure 7.15: Proposed render of the new southern gate through the heritage fence from Bay Road. Source: Fulton Trotter, 2021

While the penetration in the heritage fence will have a minor negative visual impact to the overall visual amenity of the continuity of the heritage fence in this location, the design has determined this impact to be unavoidable for the reasons outlined in Section 6.1 (i.e. DDA compliance, EFSG compliance, and provision of public facilities), with no other location on site appropriate for this new entrance. In acknowledgement of the heritage impact to the fence line, it is considered that this impact could to be at least partially offset via the introduction of heritage interpretation initiatives at the new entrance to both represent the removed section of fence, while also communicating the history of the fence and Crow's Nest House itself to the public and students—information that is not currently readily apparent elsewhere at the site. With the new access functioning as the main entry point to the site, more people will interact with the new gate daily, affording an excellent opportunity to improve public communication of the history and significance of the former Crow's Nest Estate fence line in the context of the NSPS site, as well as the wider significance of Crow's Nest Estate to the North Sydney area.

An example of one of the interpretation elements proposed by the design, is the installation of at-grade sandstone pavers across the entrance as an interpretative inlay to delineate the original alignment of the section of removed fence. This feature detail, in combination with the lightweight and recessive form of the new gate, will encourage the entrance to be clearly by subtly readable as a modern intervention to the fence (i.e. not an original entrance), while retaining evidence of the original form and character of the fence (indicated in Figure 7.14 and Figure 7.15).

It is recommended that this mitigation strategy be further supported by additional site interpretation products (to be determined and developed through a future Heritage Interpretation Strategy for the NSPS site) in order to create a new and engaging way of publicly communicating the historical and aesthetic background of Crow's Nest House as well as the history of the NSPS site itself. Other management and mitigation strategies to be considered through detailed design to minimise and offset the impact to the heritage fence line should include:

- Retention of the significant fabric removed for the new entrance for reuse in repairing other sections of the fence, and/or incorporation into interpretation initiatives at the site, particularly at the new entrance, where appropriate/possible.
- Ensuring input and oversight of the final design and construction of the entrance by a heritage architect and structural engineer to ensure impact to the existing heritage fence is minimised as much as possible through construction; and
- Consideration of other heritage interpretation elements for installation at the new entrance to further communicate the history, form and significance of the fence and site (to be developed and determined through a Heritage Interpretation Strategy that should be prepared for the NSPS site.

7.4.4. Proposed Sign

The proposed sign will replace the existing sign located on the corner of Bay Road and Pacific Highway. The single sided digital sign will be approximately 4.4 metres high per 1.8 wide and is composed by a simple aluminium and steel structure supporting a digital screen (1.6m x 0.96m).

The new sign is proposed to allow the school greater flexibility in text and improve its overall readability. In addition, the new sign allows for more regular and easier updates, ensuring a more accurate and up to date communication with the local community.

Overall, the new sign will have a neutral visual impact on any views to the NSPS site and surrounding HCAs streetscapes as it will occupy the same location of the existing sign and its scale, bulk, form and materiality have been designed to be a modest addition to the site.



Figure 7.16: Existing sign to be removed and replaced on the corner of Bay Road and Pacific Highway.
Source: Google, 2021



Figure 7.17: Bradbury Public School digital sign similar to the proposed sign for NSPS. Source: Signpac, 2021

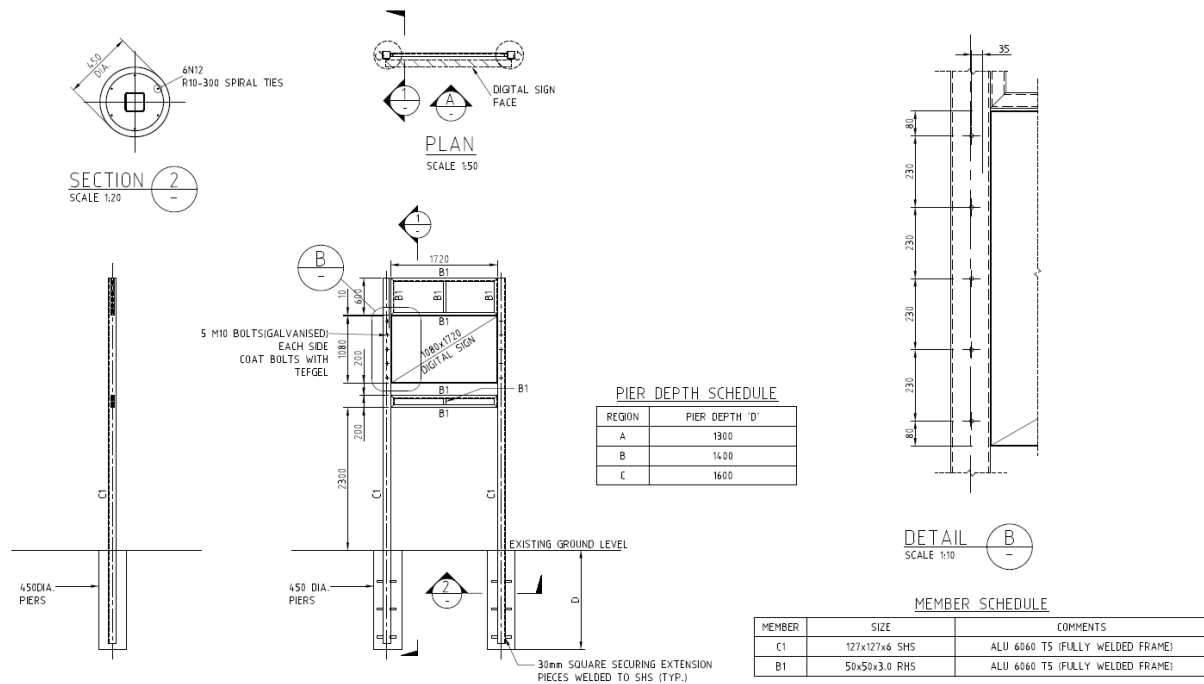


Figure 7.18: Drawing details of the proposed sign. Source: Dennis Bunt, 2016

7.4.5. Significant Views & Conservation Areas

View lines to the NSPS site from the McLaren Street Conservation Area on the eastern side of the Pacific Highway capture the main former Crow's Nest Estate gates and eastern elevation of the NSPS site, to which the current development proposes no works or impacts. Therefore, the NSPS upgrade project will have a neutral visual impact to the McLaren Street Conservation Area.

While the new built form of Buildings J and I will be visible along Bay Road from both the Edward and Priory Street southern Conservation Areas, the visual impact of the new buildings on the streetscape and character of the Edward and Priory Street CAs has been minimised and softened through introduction of carefully considered design features such as the articulation of the southern façade to break up any bulk of the building, use of neutral and commensurate materials and colour palette, and by ensuring the existing landscaping character is retained via retention of the mature tree line and introduction of additional landscaping along Bay Road.

Further, the new southern site entrance on Bay Road is located in the central portion of the southern fence, while both HCAs are located further west along Bay Road. Therefore, the new entrance will not be visible from the northern view towards the NSPS site along Edward Street, retaining the original southern gate and fence to remain as a prominent feature of the Bay Road streetscape and in the view line north along Edward Street.

Crows Nest Road HCA is adjacent to the northern boundary of the NSPS site. As the proposed new built forms will be located along the southern portion of the site, their overall shape, bulk, form and materiality will have a neutral visual impact to the majority of the northern Crows Nest CA. Similarly, the proposed development will have a neutral impact on significant views from the NSPS site (River Building and McHatton Street), south to the Parramatta River and Sydney CBD.

The southwestern portion of the Crow's Nest CA extends along the western boundary of the NSPS site to Bay Road. As the 1934 River Building is situated along the western portion of the site, view lines towards the new development, including the new southern entrance, will be mostly obstructed by the existing heritage buildings and general topography and aspect of the site. The use of

sympathetic materiality and the overall scale and form of the proposed buildings also contribute to the buildings being recessive within any views from the HCA towards them, having an overall neutral visual impact to the Conservation Area.

Overall, while the new built form in the south of the NSPS site will be readily visible in the Bay Road streetscape and the southern heritage conservation areas, the height, scale, form and materiality of the new buildings have been used to minimise visual impact as much as possible, resulting in a minor to neutral visual impact to the setting, character, and significance of the surrounding heritage conservation areas.



Figure 7.19: View north along Edward Street to Bay Road and the new built forms at the southern side of the NSPS site. The new entrance is not visible from the street, while the original gate (left) remains a prominent feature within the view.

Source: Fulton Trotter, 2021



Figure 7.20: View east along Bay Road from southwest corner of NSPS site showing existing treed landscape character with North Sydney CBD buildings visible in background. Source: Curio 2021



Figure 7.21: View north along Edward Street to Bay Road, Crow's Nest House gates visible at the end. The location of the new proposed entrance to the NSPS site from Bay Road is outside the frame (to the right) of this perspective. Majority of the new built form will not be visible in this viewline. Image Source: Google Street View 2021

7.5. Historical Archaeology

Section 4.5 of this report presented an overview assessment of historical archaeological potential for the NSPS site, concluding that the NSPS site is unlikely to retain historical archaeological resources or 'relics' from either Phase 1 or 2 of historical use of the site since the 1820s.

Therefore, the proposed redevelopment works will be unlikely to encounter and/or impact any significant historical archaeological resource or relics that would require further assessment and/or mitigation prior to or during development works. A comprehensive Archaeological Assessment has been determined to be unnecessary for the SSDA.

7.6. Summary of Heritage Impact

Overall, the design of the SSDA upgrade to the NSPS site has been well considered with respect to the heritage items, values, and overall significance of the site. The SSDA design does not include any works to the three heritage school buildings.

The new floor area and facilities required for the upgrade have been accommodated within the new built form of Buildings J and I, avoiding the need for intervention to the existing heritage buildings. The location of the new buildings as a consolidated built form in the south of the NSPS site means that no development is proposed between Building A (Pacific Building) and Pacific Highway to the east, thus retaining the visual character of the former Crow's Nest House main gates and the original amenity of the NSPS site when viewed from the east.

Both the Lady Hay Hall and the Haven Building are in poor condition, assessed to be neutral items in the overall context of the NSPS site, and do not meet the NSW Heritage Criteria for local significance (i.e. neither are considered to be significant heritage items within the NSPS site). The proposed demolition of the Hall and the Haven Building will have a neutral to positive visual heritage impact to the NSPS site, by allowing the new Buildings J and I to be sited in the south of the site and consequently facilitating a positive outcome to the interior setting of the heritage buildings (retaining the orientation towards the existing central courtyard), and avoiding alterations to the heritage items. The removal of the six demountable classrooms from the NSPS site will have a positive visual impact, improving the visual setting of all three heritage buildings, and allowing for the new design to establish a cohesiveness and consistency of form across the site.

The architectural design and form of the new Buildings J and I is intentionally referential to the existing school heritage buildings—invoking the verticality of the interwar, functional architectural form of the heritage buildings with a lower horizontal support—while also ensuring the new buildings are readily identifiable as contemporary additions to the site without any attempt to mimic or replicate the features of the 1930s buildings. The colour palette of the new built form has been developed to respond to the immediate context of the site location, referential to both the existing built forms (i.e. red brick of the 1930s school buildings) and surrounding landscape (i.e. sandstone and iron palings heritage fence).

Situated downslope from the heritage items, the northern (interior) façade of the new buildings will be recessive to the northern heritage buildings, while also commensurate with the existing form and design of the interior facing façade of modern Building G in the southeast of the NSPS site, helping to integrate the existing modern building into the new form of the school campus.

Overall, the new built form is relatively consistent with the height, bulk, and scale of the existing two to three storey school buildings (including the three heritage items) within the NSPS site. The proposal ensures a clear distinction between modern and heritage fabrics and introduces strategic design solutions such as articulation of the built form, sensitive façade treatment, and application of materials and colours that are complementary to the overall site, in order to minimise the perceived bulk of the new form, siting it sensitively within the existing landscape.

While the SSDA design will have a localised physical and visual impact to the southern heritage fence line in the form of the penetration for the new southern entrance, the design process has identified this impact as being unavoidable in order to meet DDA and EFGS requirements (described in detail in Section 6.1). Therefore, the impact to the locally listed heritage fence has been minimised as much as possible via sensitive design of the entrance including simple, contemporary, recessive form of new gates, and appropriate materiality and colour. It is recommended that this impact should be further offset by introduction of appropriate and meaningful heritage interpretation initiatives at the new entrance, for example by the integration of the at-grade sandstone paving inlay to interpret the original alignment of the section of removed fence line.

While the new built form will be visible from the southern heritage conservation areas along the Bay Road streetscape (i.e. Edward Street and Priory Street HCAs), the visual impact of the new buildings on the streetscape and character of the Edward and Priory Street CAs has been minimised and softened through introduction of carefully considered design features such as the articulation of the southern façade to break up any bulk of the building, use of neutral and commensurate materials and colour palette, and by ensuring the existing landscaping character is retained via retention of the mature tree line and introduction of additional landscaping along Bay Road, resulting in an overall minor to neutral visual impact to the setting, character, and significance of the southern heritage conservation areas. The new built form will not be readily apparent from the northern site elevation (i.e. McHatton Street), and therefore will have a neutral visual impact to the north and northeastern conservation areas, as well as a neutral impact to significant views from the northwest of the NSPS site south towards the Parramatta River.

The NSPS upgrade also presents a significant opportunity to facilitate an overall positive heritage outcome for the site in the form of heritage interpretation initiatives (discussed further in the following subsection).

7.7. Heritage Interpretation

It is recommended that a Heritage Interpretation Strategy be developed for the NSPS site in order to offset and mitigate the heritage impacts proposed by the development, as well as to facilitate an overall positive heritage outcome for the site via the improved communication of the history and heritage values of the site as a whole.

The Heritage Interpretation Strategy should be prepared in parallel with detailed design development and construction works, to be completed and implemented to coincide with completion of construction works.

Appropriate and meaningful interpretation initiatives should be developed to address and mitigate the proposed impacts to the southern heritage fence posed by the creation of an additional entrance on Bay Road. At present, as a mitigatory measure, the removed sandstone and fencing section are proposed to be reintegrated within heritage interpretation initiatives at the site, creating an opportunity to engage with the general public and retell the history of the former Crow's Nest House. However, the final interpretative product should be developed in close consultation with the regulatory bodies and the appointed heritage consultant.

The Interpretation Strategy should further develop and guide appropriate heritage interpretation initiatives at the new entrance be implemented as part of the development, for example, opportunities for reuse of removed heritage sandstone and fencing fabric within the form of the new entrance and/or within other heritage interpretation initiatives at the site. This type of solution would create an opportunity to engage with the general public and retell the history of the former Crow's Nest House in a clever and creative manner.

Further, the Heritage Interpretation Strategy should make reference to and/or incorporate the principles of the Connecting with Country (CwC) work being undertaken for the NSPS site by Tocomwall Pty Ltd (attached as an appendix to this HIS), to ensure Aboriginal cultural heritage is incorporated into any future heritage interpretative solutions for the site. The CwC work being undertaken by Tocomwall as part of the NSPS Upgrade project will consider the cultural connection to the landscape of the site, document the cultural heritage of place through time, and recommend tangible approaches for the design team to incorporate Aboriginal cultural meaning and connectedness to place in the design, built form, and visual amenity of the new constructions.

8. Conclusions and Recommendations

8. Conclusions and Recommendations

8.1. Conclusions

Curio Projects has provided heritage input and advice throughout the development of the SSDA design, particularly regarding the form and design of the new southern entrance and the new southern buildings, to assist development of a final design that has sensitively considered the heritage context and values of the NSPS site, both internally and externally.

Overall, the design of the SSDA upgrade to the NSPS site has been well considered with respect to the heritage items, values, and overall significance of the site. The SSDA design does not include any works to the three heritage school buildings.

The activities and works proposed by the SSDA design that are of the most relevance to the assessment and discussion of potential heritage impact, as discussed throughout this HIS includes:

- Demolition of Lady Hay Hall, the Haven Building, and other existing demountable buildings.
- Construction of the new three storey school building (Building J and I) in the south of the NSPS site fronting Bay Road; and
- New penetration in Bay Road section of the former Crow's Nest House heritage fence (LEP and s170 listed) fronting new Building I to facilitate new DDA compliant site access; and
- General landscaping works, including select tree removal.

Sensitive design and acknowledgement and consideration of the heritage context of the site (both interior heritage items as well as surrounding heritage context) has been applied throughout the design process to minimise and soften the presentation of the new buildings proposed for construction in the south of the NSPS site. The SSDA design introduces carefully considered design features such as the articulation of the southern façade to break up any bulk of the building, application of height, bulk and scale appropriate to the existing heritage setting, as well as the application of materiality and colours that are commensurate with the existing character of the NSPS site, resulting in an overall development that is complementary to the heritage values of the site, with new features recessive and deferential to the heritage context.

The design also works to retain the existing landscaping character of the site, particularly along Bay Road, via retention of the mature tree line and introduction of additional landscaping, resulting in an overall minor to neutral visual impact to the setting, character, and significance of the main presentation of the new built form along the site's southern elevation.

While the new southern entrance included within the SSDA design will have an unavoidable localised physical and visual impact to the southern heritage fence line, this impact has been minimised as much as possible via sensitive design of the entrance including simple, contemporary, recessive form of new gates, and appropriate materiality and colour.

Development and installation of meaningful interpretative elements within the NSPS upgrade development (e.g. by the integration of the at-grade sandstone paving inlay to interpret the original alignment of the section of removed fence line) will serve to further offset the unavoidable heritage impacts posed by the development, resulting in an overall neutral to positive heritage outcome for the NSPS site as a whole.

8.2. Recommendations

The following key recommendations are made for the NSPS Upgrade project, with respect to heritage values and significance of the site and surrounds.

4. Preparation of a Heritage Interpretation Strategy

- A Heritage Interpretation Strategy should be developed for the NSPS site to offset and mitigate heritage impacts proposed by the development that have been identified as being unavoidable in the context of the feasibility of the design brief, such as the minor physical and visual impact to the southern heritage fence posed by the new entrance from Bay Road.
- The Heritage Interpretation Strategy should develop appropriate and meaningful interpretation initiatives to be installed at the NSPS site as part of the redevelopment works.
 - Bay Road New Entrance: The final interpretative product should be developed in close consultation with the regulatory bodies and the appointed heritage consultant.

5. Preparation of an Archival Recording of items proposed for demolition

- A full archival recording of structures and elements proposed for demolition should be undertaken prior to commencement of development works. This should include:
 - Lady Hay Hall
 - The Haven Building; and
 - The current, unimpacted form of the former Crow's Nest Estate fenceline, particularly along the southern elevation and at the location proposed for intervention for the new southern entrance.

6. Engage structural engineer and heritage architect to provide input and oversight for detailed design of new Bay Road entrance and impact to heritage fence.

- Final detailed design of the interface between the new gate entrance and the heritage fabric should be developed and finalised in consultation with a SINSW heritage, and an appropriately experienced heritage consultant in order to ensure the impact to the existing fabric is minimised as much as possible.
- Construction of the new entrance (namely works to create the new penetration in the heritage fence), should be undertaken with input and oversight from a heritage architect and structural engineer, to ensure works are undertaken in a way that minimises and avoids unnecessary impact to the integrity and conservation of the fabric of the remaining wall and fence along Bay Road.
- Where possible, material salvaged from the proposed new entrance should be retained for use either to repair sections of the existing fence in poor/damaged condition; and/or view to incorporate original material into the design of the new entrance/heritage interpretation initiatives where appropriate (subject to future heritage interpretation plan)

9. References

9. References

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Appendices

APPENDIX A—Philip Chun NSPS Access Statement, August 2021

APPENDIX B—Tocomwall 2021, Connecting with Country



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