

Wednesday, 15 September 2021

Pacific Group of Schools
9 Quarry Road
Dural NSW 2158

Attention: Chris Baldry

Dear Chris,

RE: Pacific Brook Christian School – 72-74 Maitland Street Muswellbrook

This report provides has been prepared in response the SEAR's request for completion of a Heritage Impact Statement for the above project.

The subject site is located at 72-74 Maitland Street, Muswellbrook, being legally described as Lot 100 DP 1261496. The site is triangular in shape, with a northwest/southeast alignment and has an area of 2.432 ha. The site is bound by Muswellbrook Golf Course along the north eastern boundary, Maitland Street along the south western boundary and residential properties to the south eastern boundary (see Figure 1).

The subject site is not a Heritage Item or Conservation Area and not in the vicinity of any Heritage Items or Conservation Areas as listed in Schedule 5 of the *Muswellbrook Local Environment Plan 2009*. It is also not listed on any other statutory or non-statutory heritage registers.

The site contains established trees at the northern end of the site and structures from its previous use as a forestry nursery by NSW Forestry are located within a fenced boundary at the southern end. The structures include a residential property, administrative building, glass house and various sheds. They are variously constructed in timber or steel framing and clad in weatherboard, sheet metal or glass. Planting beds. The developed area is surround by a high wire fence.

The buildings appear to have been developed from the mid to late 20th Century. In 2011/12, Forests NSW had consolidated nursery operations and Muswellbrook nursery was leased to a local land management group.¹ The land was later divested from government ownership. The demolition of all structures and 14 trees was approved in Muswellbrook Shire Council DA2020/104, dated 12 November 2020. There are no heritage conditions relating to the subject approval.

The proposed development includes the staged construction of a new school for Pacific Brook Christian School. The development includes site preparation including remediation, the removal of 96 trees, civil works, landscaping, and construction works in stages over the next 10 years.

The masterplan will support high-quality educational outcomes to meet the needs of students within the local community as follows:

- Administration building
- Junior School facilities

¹ EEO Program Public Report 2012. https://www.forestrycorporation.com.au/_data/assets/pdf_file/0004/467104/EEO-public-report-forests-nsw-f12.pdf, accessed 1 July 2020.

- Middle School facilities
- Senior School facilities
- Hope School (special needs) facilities
- Multi-Purpose Hall
- Agricultural facilities (including maintenance and bus area)
- On-site parking and landscaping
- Internal infrastructure and earthworks
- Acoustic and safety fence
- Site entrance, kiss and drop and bus stop
- emergency vehicle access

Stage 1 is proposed together with the staged concept masterplan and consists of:

- Site remediation and preparation
- New buildings including an administration and staff building, a staff and student amenities block and 5 General Learning Areas (GLAs), a science classroom and covered outdoor learning area
- New landscaping and internal infrastructure works; and
- Vehicular access via Maitland Street.

The below images show the location of the subject site and its relationship to listed heritage items within *Muswellbrook LEP 2009*.



Figure 1: Aerial site plan showing subject site highlighted yellow (Source: SIXmaps. <https://maps.nsw.gov.au>)

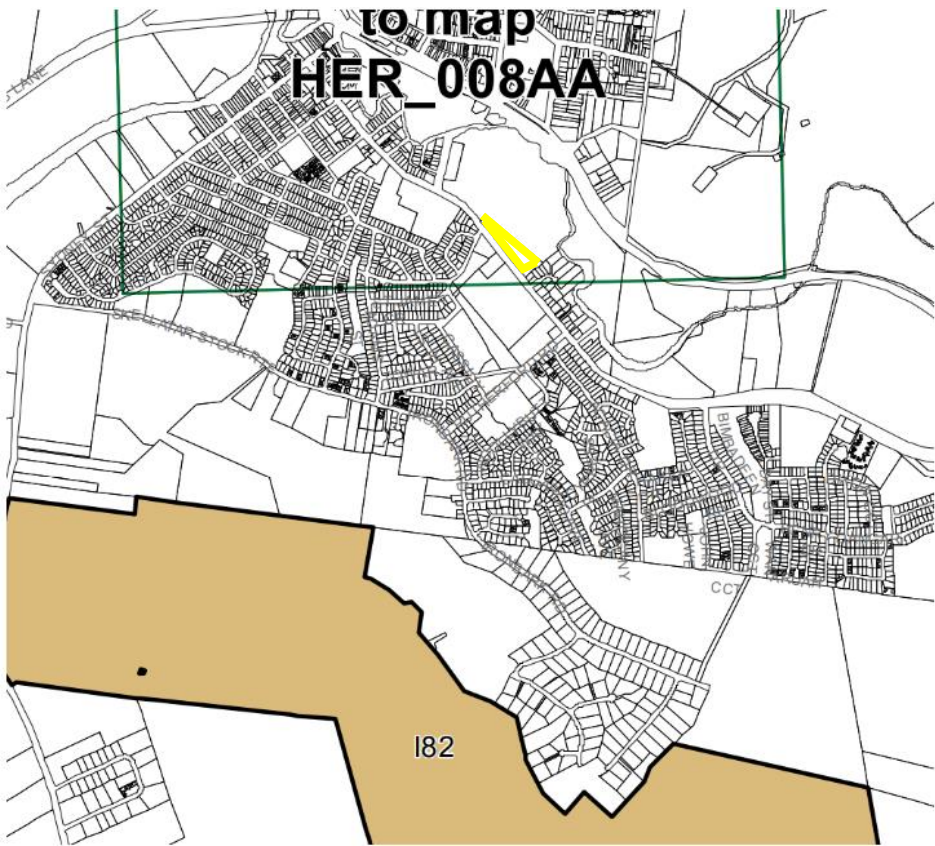


Figure 2: Heritage Map with subject site highlighted yellow (source: Muswellbrook LEP 2009 HER_008)

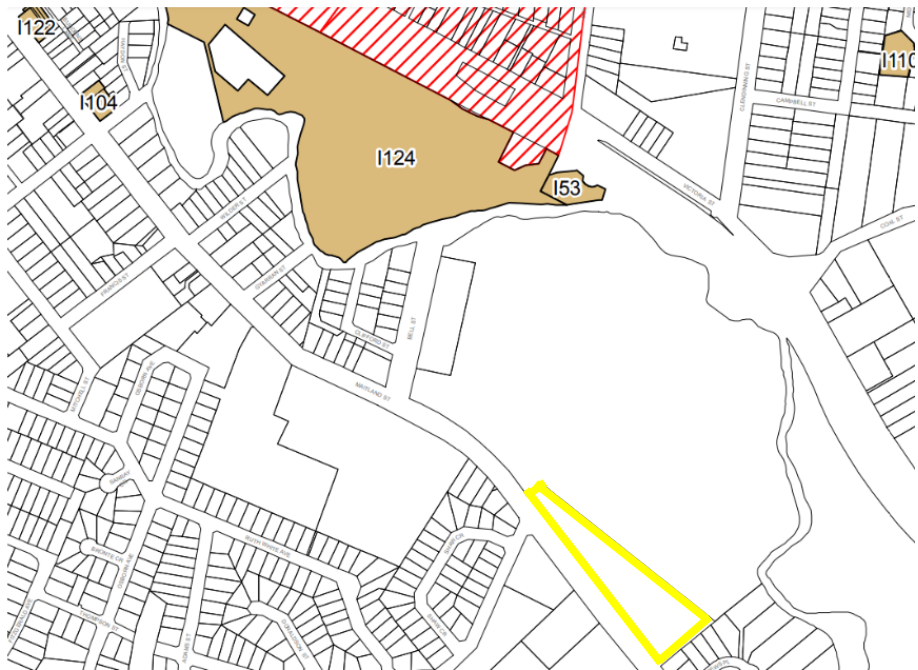


Figure 3: Heritage Map with subject site highlighted yellow (source: Muswellbrook LEP 2009 HER_008A)

The local heritage items shown in the above plans include:

- Yammanie, 307 Denman Road, Muswellbrook, part of Lot 102, DP 1170190 - No I82

Statement of Significance:

Historically the home is of local significance for indicating the spread of settlement of a major area pioneering family. Socially it remains of local significance to the descendants of the Bowman family. The property is also of local significance scientifically for having potential to reveal information about the lives of the second generations of pioneering Upper Hunter families.

- Railway Depot (Roundhouse), Bell Street, Muswellbrook, Lot1, DP 1006378 – No I53

Statement of Significance:

A regionally historically significant depot and barracks from the latter years of steam locomotives. The turntable is both historically and scientifically significant as having been previously installed at Kandos in 1928 and as one of the few remaining examples of the Newcastle type turntable, capable of revealing information about the history of turntable design and use in NSW. The barracks building is a significant example of the acceptable social structure of railway crew rest facilities.

- Fitzgerald Olympic Park, Wilkinson Avenue, Muswellbrook, Lot7010, DP 93327 – No I124

Statement of Significance:

The gates have historical and social significance for recording the relative status of an eminent local in the early 20th century and for being significant to all descendants of the locally-famous Keys family.

The above items are visually and physically removed from the subject site. The proposed development will not result in any change or loss of understanding of the cultural heritage significance of the above items.

Yours Faithfully,
NBRSARCHITECTURE.



Alice Steedman
Associate