

Fence Revisions – September 2016:

A revised design is submitted for the perimeter fence to the site. The fence to the eastern, western and southern sides of the Oval has been removed from this application. The fences following the Marist Place boundary wall and the O'Connell Street boundary to the north of the heritage gates have also been removed from this application.

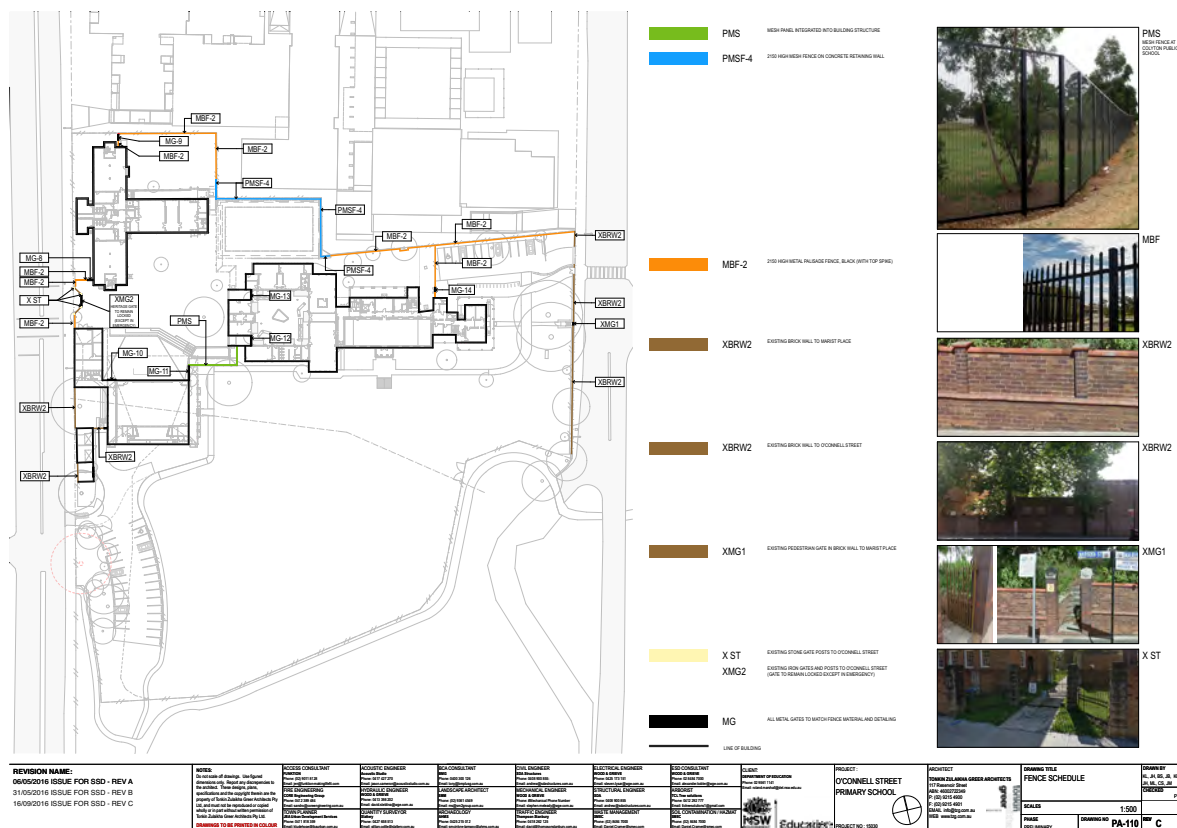


Figure130: Revised fence schedule, dated 16th September 2016.
Source: TZG 2016.



Figure131: Example of proposed revised security fence.
Source: TZG 2016.

Promax Fence to New Sport Court

To maximise transparency, a mesh fence type, equal to 'Promax 358' has been chosen to achieve the security

aims adjacent to the new Sports Court. This system has 100mm wide tee shaped steel posts set at approximately 2400 centres with fine steel mesh in between, as shown in the photograph and drawing below.



Figure132: Example installation of proposed mesh security fence.
Source: TZG 2016.

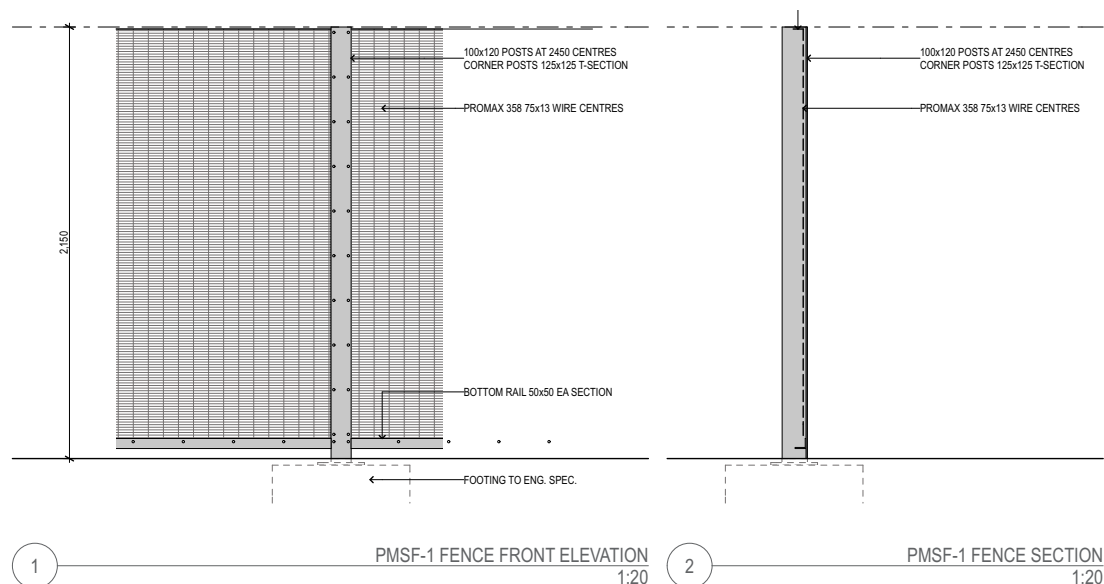


Figure 133: Details of proposed mesh security fence for less visually sensitive areas.
Source: TZG 2016.

Marist Place Fence

The proposal is to generally retain and conserve the existing brick wall and wrought iron gate to Marist Place however a new opening is required to accommodate new vehicular gates to the northern end. **The fence proposed earlier following this wall alignment has been removed.**

O'Connell Street Fence

To O'Connell Street the historic iron gates and sandstone gate posts, as well as part of the original brick wall to Building G are proposed to be retained and conserved at the boundary. The former street wall of Building H is reinterpreted in a new brick wall in this location. A small section of revised fence is proposed to close off the secure zone between the historic gates and Building D. **The revised boundary fence that extended north from the historic iron gates to the northern boundary along O'Connell Street has been removed from this application.**

Southern Fence – Riverside and Oval

Currently there is no fence along the Riverside walk. **The fence proposed earlier for this boundary has been removed from this application.**

Northern Fence

To the north the revised 2150mm high fence is proposed along the boundary with a different promax fence on top of a concrete retaining wall to the north of the covered sports court. This is not a visually sensitive boundary.

6.11.13 The Oval

The predominant use of the oval as a sporting facility is has been reinstated under the proposal.

The Oval will be maintained essentially as it is, reflecting its primary heritage importance to the history of the site. The fence proposed earlier to the eastern, western and southern sides of the Oval has been removed from this application.

7.0 ASSESSMENT OF HERITAGE IMPACT

7.1 GENERAL

The proposed works involving most intervention are generally limited to areas of the site with moderate or lesser heritage significance. All parts of the site identified as having 'very high' or 'high' significance are to be retained and conserved. Proposed works in these areas involve internal refurbishments and service upgrades. In this way, permanent impacts on the site's heritage significance will be mitigated wherever possible.

The bulk and scale of the existing heritage buildings will not be altered by the new proposal. The removal of unsympathetic additions to Building C, and the overall improvement in maintenance and finishes resulting from the proposal will improve the presentation of the site overall. Views to and from the existing significant buildings will be generally improved as a result of the construction of the new Hall.

The existing heritage articulation of the facades will remain unchanged. The new buildings and elements will be scaled and massed in a sympathetic way to the existing.

Significant landscape elements and features are retained by the proposal and key views to and from the site are respected and improved.

7.2 BUILDING A

Building A, the former Headmaster's Residence, is identified as having 'very high' heritage significance. This building was refurbished in 2003 as Solicitors' Offices and was recently vacated.

The proposed use for the School Administration Offices is a compatible use that will allow for the 'very high' heritage significance to be retained and conserved. Proposed internal modifications have been designed to have a minimal impact on elements or areas of heritage significance.

Heritage Impact of Proposed Works: Little

- There would be no external visual impact on Building A, other than the addition of a ramp at the front entry, required to meet access requirements.
- Removal of redundant services, finishes and fittings will allow for the building to be sensitively upgraded to serve the proposed school, and for the ongoing use of this important building. No changes to the general internal layout are required other than lightweight reversible partitions.
- The replacement of the existing (2003) ceilings throughout will not result in any heritage impact.
- The new glass screen and doors in the main ground floor corridor will be detailed in a similar way to the 2003 glass pivot doors to Building A, ie; minimal impact on existing fabric.
- The existing internal timber stair does not comply with current standards. To avoid alterations to the significant fabric of the stair, it is proposed to extend the existing balustrade for compliance.
- Proposed repair and conservation works to the building will improve its presentation and will ensure its ongoing use into the future.
- Minimal signage will be required. It will be installed in a reversible manner.
- Visual relationships and view corridors are maintained.
- Adjacent significant landscaping is to be retained and conserved, with proposed access paths respecting the existing built and landscaped layout of the site.
- New finishes will be applied over existing finishes where feasible so that potential existing physical evidence is retained and preserved. Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- The building is to be upgraded to comply with relevant codes including the BCA and AS1428.
- Services upgrades (incl. fire services) are required to comply with relevant codes.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.

Ways to Mitigate the Heritage Impacts:

- The ramp is to be detailed in a contemporary, reversible manner.
- Removal of redundant services, finishes and fittings will allow for sensitively designed internal upgrades, ensuring the ongoing use of this significant building.
- Future investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.

Current Revisions – Heritage Impact and Mitigation:

- The three additional roof cowls required for mechanical ventilation on the northern side of the roof to Building A are to be located adjacent to an existing cowl. Their positioning has been carefully considered, and will not result in heritage impact with regard to the primary frontages to the east and south and will not be visible from the Oval. Heritage impact is minimized.
- The existing gablet on the northern side of Building A is to be modified to accommodate a louvre grill for air intake. This is in accordance with Conservation Policy 10.4. It is likely that the gablets previously featured timber louvred elements for ventilation, although there is no documentary evidence to support this. Investigation on site (once safe access is provided) may reveal physical evidence of former conditions. The reinstatement of a ventilation grill in the gablet is considered to have a positive heritage impact, as the existing metal cladding seems incongruous with the significant roof design.

7.3 BUILDING B

Building B, the original School Building, is identified as having 'very high' heritage significance. This building was refurbished in 2003 for occupation by the NSW Heritage Office and was recently vacated.

The proposed use as the Resource Centre, with Home Bases and associated spaces on the upper levels is a compatible use that will allow for the 'very high' heritage significance to be retained and conserved. Proposed internal modifications have been designed to have a minimal impact on elements or areas of heritage significance.

Heritage Impact of Proposed Works: Little

- The proposed re-use of the former Library as a Resource Centre is compatible and appropriate. The double height space is retained, as well as existing fabric of heritage significance.
- There would be no external visual impact to Building B as a result of the proposal, with the exception of repair and conservation works and minimal signage.
- Home Bases / Special Programs on the upper levels will result in few internal modifications. Home Bases can be accommodated on the upper floors with internal lightweight partition walls in a 'reversible' (low impact) way. Removal of sections of internal wall will be required to accommodate a Home Bases on the first and second floors. Evidence of existing walls may be retained as part of the new openings. The verandah on the northern side is to remain open (unenclosed) as Covered Outdoor Learning Areas on levels one and two.
- The physical connection through to Building C can be re-established at ground level and the first floor – some disturbance of previously modified fabric will be necessary to achieve this.
- Removal of redundant services, finishes and fittings will allow for the building to be sensitively upgraded to serve the proposed school, and for the ongoing use of this important building.
- The replacement of the existing (2003) ceilings throughout will not result in any heritage impact.
- Proposed repair and conservation works to the building will improve its presentation and ensure its ongoing use into the future.
- Minimal signage will be required where necessary, installed in a reversible manner.
- Visual relationships and view corridors are maintained.
- Adjacent significant landscaping to be retained and conserved.
- Existing access is retained and improved. The primary (south side portico) entrance to the building is reinstated.
- The building may need to be upgraded to comply with relevant codes including the BCA and AS1428.
- Services upgrades (incl. fire services) may be required to comply with relevant codes.
- Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.

Ways to Mitigate the Heritage Impacts:

- Investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.
- Removal of redundant services, finishes and fittings will allow for sensitively designed internal upgrades, ensuring the ongoing use of this significant building.

Current Revisions – Heritage Impact and Mitigation:

- The three additional roof cowls required for mechanical ventilation on the northern side of the roof to Building B are to be located in an area of the roof previously disturbed for mechanical ventilation. Their positioning has been carefully considered. They will not result in heritage impact and will not be visible from ground level or from the Oval. Heritage impact is minimized.
- The existing gablet on the northern side is to be modified to accommodate a louvre grill for air intake. This is in accordance with Conservation Policy 10.4. It is likely that the gablets previously featured timber louvred elements for ventilation, although there is no documentary evidence to support this. Investigation on site (once safe access is provided) may reveal physical evidence of former vented gablets. The reinstatement of a ventilation grill in the gablet is considered to have a positive heritage impact, as the existing metal cladding seems incongruous with the roof design.

7.4 BUILDING C GROUP

The Building C Group has been identified as having 'high' heritage significance, however demolished structures within the courtyard (under the Early Works package) had 'little' significance or were identified as being 'intrusive'.

The presentation of this group to the public domain is retained and improved and the external facades are to be conserved, with minimal modifications. The removal of intrusive elements and redundant structures of low significance from the courtyard has allowed for the creation of a cohesive circulation system, linking Buildings A, B and Group C.

7.4.1 Proposed Works to Building C1

Building C1, the former Dining Hall, is identified as having 'high' heritage significance. The proposed use of this space for a Staff Room and Home Bases is appropriate as it will have a minimal heritage impact, and allow for some of the former qualities of this space to be reinstated.

Heritage Impact of Proposed Works: Little

- The former Dining Hall is to be retained and will accommodate the Staff Room and a Home Base. There is an opportunity for some of the spatial qualities of the former dining hall to be reinstated. Minimal internal changes to the layout will be required. Surviving fragments of the ceiling will be retained in situ, undisturbed.
- Proposed repair and conservation works to the building will improve its presentation and ensure its ongoing use into the future.
- There would be a small area of disturbance to significant fabric to reinstate the connection to Building B on the eastern side, on the upper level of the former Dining Hall. A new, contemporary bridge structure will extend across the former Dining Hall at level one, linking to the courtyard circulation system.
- The removal of the enclosed 'lean-to' addition to this building facing the courtyard will allow for improved natural light and ventilation to all levels of this building (as per the original dining hall). It will also allow for simple circulation routes to be established around the perimeter of the courtyard at each level.
- Removal of redundant intrusive internal fit-outs and services, finishes and fittings will allow for sensitively designed upgrades to serve the proposed school, and for the ongoing use of this important building.
- Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.
- Installation of cross bracing within the ceiling void level on level two will improve the structural stability of the building for ongoing use.

Ways to Mitigate the Heritage Impacts:

- Future investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.
- Removal of exposed redundant services and intrusive internal fit-outs will allow for sensitively designed service upgrades, ensuring the ongoing use of this significant building.
- New walls are to be lightweight and detailed in a reversible manner. The proposed internal bridge across the Dining Hall on the first level will be designed in a contemporary manner, and in a 'reversible' way.
- Retain evidence of existing walls in new openings.

Current Revisions – Heritage Impact and Mitigation:

- The two new roof cowls required for mechanical ventilation on the roof of Building C1 are to be located in an area of the roof previously disturbed for mechanical ventilation, where four large corroded, redundant vents are located. The positioning of the vents has been carefully considered. They will not result in heritage impact and have a minimal visual impact from ground level and not be visible from the Oval.
- The existing gablets on the northern and southern ends of the roof are to be modified to accommodate louvre grills for air intake. This is in accordance with Conservation Policy 10.4. It is likely that the gablets previously featured timber louvred elements for ventilation, although there is no documentary evidence to support this. Investigation on site (once safe access is provided) may reveal physical evidence of former vented gablets. The

reinstatement of ventilation grills in the gablets is considered to have a positive heritage impact, as the existing metal cladding seems incongruous with the roof design.

7.4.2 Proposed Works to Building C2

Building C2, the former Kitchen, is identified as having 'high' heritage significance however the kitchen annexe addition on the northern side is considered 'intrusive'.

The proposed use of this building for Home Bases and associated spaces is appropriate, given the previous levels of modification to the northern façade. The new additions will allow for increased floor area in this location and a significantly improved presentation of the building externally.

Heritage Impact of Proposed Works: Little

- The external wall fabric on the northern side will require modification to support the new extensions to accommodate Home Bases on the ground and first floor. This façade has already been significantly modified to accommodate the kitchen annexe to the Marsden Rehabilitation Centre. New additions will be detailed in a distinctly contemporary manner. The additions will provide adequate space for new Home Bases, relieving pressure on other parts of the site where heritage impact would be greater. There is a negligible impact on views as a result of the extension as the elevation is internal to the site.
- The replacement of existing flooring with a new concrete slab in the area of the extension will achieve improved structural stability for the buildings generally.
- Accommodation of special programs and ablutions areas on the third floor of the building will involve some removal / disturbance of internal partition walls.
- Removal and replacement of redundant services will allow for services to be sensitively upgraded to serve the proposed school, and for the ongoing use of this important building.
- Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- Proposed repair and conservation works to the building will improve the presentation of the building and ensure its ongoing use into the future.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.
- Installation of cross bracing within the ceiling void on level two will improve the structural stability of the building for ongoing use.

Ways to Mitigate the Heritage Impacts:

- Future investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.
- Removal of exposed redundant services will allow for sensitively designed service upgrades, ensuring the ongoing use of this significant building.
- New walls are to be lightweight and detailed in a reversible manner.
- Evidence of existing walls is to be retained in new openings.

Current Revisions – Heritage Impact and Mitigation:

- The three new roof cowl required for mechanical ventilation on the roof of Building C2 are to be located in an area of the roof where corroded, redundant vents are located. The positioning of the vents has been carefully considered. They will not result in heritage impact and have a minimal visual impact from ground level.

7.4.3 Proposed Works to Building C3

Building C3, the former Reference Library, Museum and Armoury, is identified as having 'high' heritage significance.

The proposed use of this building for a canteen on the ground floor, with special support spaces and learning areas on the upper levels is appropriate given the spatial constraints of the existing buildings. Modifications are required to achieve consistent and compliant access through these buildings.

Heritage Impact of Proposed Works: Little

- There are no external works proposed to the southern or western facades of the former Armoury building, with the exception of the removal of the steel stairs at the western end, upgrading the south facing windows at ground level (previously modified) and repair and conservation works. The external visual quality of the former Reference Library and Museum will be partially recovered and improved by the proposal. Views to and from the site will be improved.
- Proposed repair and conservation works to the building will improve the presentation of the building and ensure its ongoing use into the future.
- The relatively enclosed nature of the building on the southern side of the courtyard lends itself to a canteen on ground floor. Former wall openings are to be reinstated to support this use.
- Upper level floors are not generally large enough to accommodate Home Bases and lend themselves to withdrawal spaces, practical activities and common learning spaces.
- Variations in existing floor levels present circulation and access challenges and will require alteration to the floor levels (raising and lowering). This has been achieved through the proposed installation of a new concrete floor through the first level, which is designed to improve structural stability for the buildings generally.
- Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- Removal of redundant services, fittings and finishes will allow for sensitively designed upgrades to serve the proposed school, and for the ongoing use of this important building.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.
- Installation of finely detailed cross bracing at ceiling level on level two will involve a minimal intervention and will improve the structural stability of the building for ongoing use. While exposed within the space, the cross bracing has been designed as a minimal, contemporary element, adjacent to existing ceiling structure. Installation of cross bracing within the ceiling void on reaining areas of level two will also improve the structural stability of the building for ongoing use.

Ways to Mitigate the Heritage Impacts:

- Future investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.
- Removal of exposed redundant services will allow for sensitively designed service upgrades, ensuring the ongoing use of this significant building.
- Evidence of original floor levels should be interpreted where possible.
- New walls to be lightweight and detailed in a reversible manner.
- Evidence of existing walls is to be retained in new openings.

7.4.4 Proposed Works to Building C4

Building C4, the former Classroom Block, is identified as having 'high' heritage significance.

The proposed re-use of this building for Home Bases is appropriate as it retains this aspect of heritage significance. Special learning areas on the ground floor will involve minimal intervention into significant fabric. The floor at ground level, however, will require replacement due to its deteriorated condition.

Heritage Impact of Proposed Works: Little

- The external visual quality of the former classroom block to the west will be retained and improved.
- Proposed repair and conservation works to the building will improve the presentation of the building and ensure its ongoing use into the future.
- The upper level would require few internal modifications to accommodate Home Bases and this proposal reinstates the former use for these spaces. Replacement of the timber floor may be required to the upper level.
- Removal of redundant services, finishes and fittings will allow for sensitively designed upgrades to serve the proposed school, and for the ongoing use of this important building.
- The central stair on the eastern side is to be removed to allow for the creation of a new storeroom and an existing window is to be modified to allow access to the courtyard circulation, a modification that will not be visible in the public domain.
- Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.
- Installation of finely detailed cross bracing at ceiling level on level one will involve a minimal intervention and will improve the structural stability of the building for ongoing use. While exposed within the space, the cross bracing has been designed as a minimal, contemporary element, adjacent to existing ceiling structure.

Ways to Mitigate the Heritage Impacts:

- Future investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.
- Removal of exposed redundant services will allow for sensitively designed service upgrades, ensuring the ongoing use of this significant building.
- New walls are to be lightweight and detailed in a reversible manner.
- Evidence of existing walls is to be retained in new openings.

7.4.4 Proposed Works to Group C Courtyard

The proposed establishment of the central courtyard creates a protected, accessible outdoor space for use by all surrounding occupants. The brick courtyard facades are to be revealed and conserved wherever possible. A contemporary perimeter circulation system, comprising walkways, stairs and ramps is to be installed with minimal structural fixings to the existing brickwork. This structure has been pulled away from the façade to avoid any impact on existing window openings (at various levels).

Heritage Impact of Proposed Works: Little

- Demolition of the slab in the Courtyard area will further allow for the former visual significance of this space to be reinstated.
- The removal of less significant additions facing the courtyard, particularly the enclosed verandah to Building C1 will allow for improved natural light and ventilation to the proposed Home Base and Staff Room, as well as spaces on the upper levels of C1.
- The courtyard is to be used as an outdoor gathering space, that can be directly accessed from all the buildings in group C around its perimeter.
- Circulation through the school will be dramatically improved through via the proposed walkways around the perimeter of the courtyard, on all levels. This contemporary structure has been intentionally separated from the wall face to avoid any impacts on significant fabric.
- The spatial quality and function of the courtyard will be dramatically improved by modification, and to some extent reinstatement of former openings facing the courtyard.
- Visual relationships between the buildings would be improved.
- Landscape improvements and interpretation are proposed within the courtyard.
- Proposed repair and conservation works to the buildings around the perimeter of the courtyard will improve their presentation and ensure their ongoing use into the future.
- Any elements or areas of archaeological significance, discovered during the course of the works will be managed in accordance with the recommendations of the *Statement of Heritage Impact for Historical Archaeology*, prepared by AHMS in April 2016, and the *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report (AHIA)*, also prepared by AHMS in April 2016 accordingly.

Ways to Mitigate the Heritage Impacts:

- Future investigations into earlier finishes may present opportunities for interpretation, and in some areas they may be revealed and conserved or reconstructed.
- Removal of redundant services will allow for sensitively designed service upgrades, and new compliant access through the site, ensuring the ongoing use of this significant area.
- Cleaned and stockpiled bricks from the Group C Courtyard buildings (to be demolished) may be re-used for building works on the site if cleaning and stockpiling is practicable.

7.5 BUILDING D

Building D, the former Dormitory Building, has been identified as having 'high' heritage significance.

The building is to accommodate Home Bases on all levels. This is appropriate given the predominantly open plan arrangement of the internal spaces along the western wing. The eastern wing will require modifications to accommodate Home Bases.

Heritage Impact of Proposed Works: Little

- The external visual quality of the former Classroom Block will be retained. Proposed repair and conservation works to the building will improve its presentation and ensure its ongoing use into the future.
- The majority of the former dormitory building is readily adaptable to accommodate Home Bases on each level and is well serviced by existing stairwells and amenities. The spaces on the O'Connell Street side are generally open plan and lend themselves to adaptive re-use for Home Bases with little disturbance to significant fabric required.
- The wing extending east contains several internal partition walls on all levels. Several of these, and the floors in this wing would require removal / disturbance in order to establish the proposed Home Bases. Existing internal walls throughout this wing are load bearing masonry on all levels. The new floors are to be concrete, with concrete support columns required for structural stability. New internal walls are to be of lightweight construction, easily reversible in the future.
- The insertion of a new lift will have a minor heritage impact, however this is an essential upgrade.
- The windows fronting O'Connell Street require double glazing for acoustic purposes. This is to be detailed in a 'reversible' way as separate windows.
- Removal of redundant services will allow for sensitively designed upgrades to serve the proposed school, and for the ongoing use of this important building.
- Future investigations into earlier finishes within the building may allow for a greater understanding of the existing building fabric.
- The building will need to be upgraded to comply with relevant codes including the BCA and AS1428.
- Services upgrades including fire services are required to comply with relevant codes.
- Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls involves a minimal intervention, and will improve the structural stability of the building for ongoing use.

Ways to Mitigate the Heritage Impacts:

- Removal of redundant services will allow for sensitively designed service upgrades, and new compliant access through the site, ensuring the ongoing use of this significant area.
- New walls are to be lightweight and detailed in a reversible manner.
- Evidence of existing walls in to be retained in new openings.
- Future investigations into earlier finishes may present opportunities for interpretation, and possibly conservation.
- The internal fabric of the eastern wing is to be archivally recorded prior to demolition.

Current Revisions – Heritage Impact and Mitigation:

- The new roof cowls required for mechanical ventilation on the roof of Building D have been positioned to have a minimal impact on views toward the building from O'Connell Street. They would only be visible from within the school campus, and from the site adjacent to the north.

7.6 BUILDING E

Building E, the former Boiler House, has been identified as being 'intrusive' to the site's heritage significance.

Remaining elements of Building E, including the ground slab, and in the vicinity of Building E including retaining structures are to be demolished.

Heritage Impact of the Proposed Works: Positive

- The proposed demolition of the ground slab of Building E and nearby sub-surface redundant services is consistent with Conservation Policy 30.1 of the *Conservation Management Plan* (1994).
- The removal of this intrusive element will allow for quality open space / sporting facilities to be reinstated on this part of the site. The proposed sports court will be an essentially open structure, to minimize visual impact. It will be screened to the north by appropriate fencing and landscaping.
- Any elements or areas of archaeological significance, discovered during the course of the works will be managed in accordance with the recommendations of the *Statement of Heritage Impact for Historical Archaeology*, prepared by AHMS in April 2016, and the *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report (AHIA)*, also prepared by AHMS in April 2016 accordingly.

Ways to Mitigate the Heritage Impacts:

- The demolition of the remaining fabric of this intrusive building will enhance the heritage significance of the site.
- The new Sports Court has been designed as an essentially open structure to minimize visual impact. It has been sited to have the least impact on the overall visual significance of the place.

7.7 BUILDING F

Building F, the former Gymnasium, was demolished to ground slab level as part of the Early Works package to provide a site for the proposed new Hall and associated structures.

Remaining ground level elements of Building F, and in the vicinity of Building F are to be demolished with the exception of the swimming pool, which is to be adaptively re-used as a stormwater detention tank.

Heritage Impact of Proposed Works: Little

- The proposed demolition of the floor slab of Building F is consistent with Conservation Policy 28.1 of the *Conservation Management Plan* (1994).
- Specific policies relating to the redevelopment of this part of the site are contained within the *Conservation Plan Policy Addendum* prepared by Godden Mackay Logan in 2005 and the *Masterplan Guidelines*.
- The proposal has carefully considered the building form and associated landscaping in relation to the highly significant landscape area fronting the river, and significant view lines to and from the site. The existing heritage listed buildings range from 10.4m to 18.7m in height. The height of the new Hall is 9.6m overall, with a wall height of 6.95m maximum above natural ground.
- The new Hall provides for a quality new building on the site, providing sufficient space and function for the proposed school into the future.
- The new hall has been designed to have minimal impact on the setting of the Old Kings School site.
- The Oriental Plane trees and Spotted Gum trees along O'Connell Street, identified as having landscape significance are to be retained.
- Any elements or areas of archaeological significance, discovered during the course of the works will be managed in accordance with the recommendations of the *Statement of Heritage Impact for Historical Archaeology*, prepared by AHMS in April 2016, and the *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report (AHIA)*, also prepared by AHMS in April 2016 accordingly.

Ways to Mitigate the Heritage Impacts:

- The proposed new Hall will help to reinforce the identity of the new school, introducing a contemporary layer of architecture to the site. This is appropriate, as the historical development of the site is characterized by phases of evolution marked by architectural additions.
- Careful detailing will further mitigate potential heritage impacts.

7.8 BUILDING G

Building G, the former five courts and garages, have been identified as having 'moderate' heritage significance.

The proposed works will allow for Building G to be adaptively re-used as a maintenance store with relatively few modifications.

Heritage Impact of Proposed Works: Positive

- The proposed re-use of Building G maintains the existing arrangement the site in this area and visual connection to and from O'Connell Street.
- The general external visual quality of the building will be retained. This is in accordance with Policies 28.1 and 28.2 of the *Conservation Management Plan* (1994).
- The building will be repaired and adapted for use as a store.
- Any elements or areas of archaeological significance, discovered during the course of the works will be managed in accordance with the recommendations of the *Statement of Heritage Impact for Historical Archaeology*, prepared by AHMS in April 2016, and the *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report (AHIA)*, also prepared by AHMS in April 2016 accordingly.

7.9 BUILDING H

Building H, the south-western shed, has been identified as having 'little' heritage significance.

Remaining elements of Building H are to be demolished due to poor condition. The new wall proposed along the site boundary on the site of Building H will provide interpretation of its former position.

Heritage Impact of Proposed Works: Positive

- The proposed demolition of the remaining elements of Building H is in accordance with Policy 29.1 of the *Conservation Management Plan* (1994).
- Any elements or areas of archaeological significance, discovered during the course of the works will be managed in accordance with the recommendations of the *Statement of Heritage Impact for Historical Archaeology*, prepared by AHMS in April 2016, and the *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report (AHIA)*, also prepared by AHMS in April 2016 accordingly.

7.10 EXTERNAL WORKS

7.10.1 Site Layout

The site layout has been designed to protect and enhance the heritage significance of the place.

The eastern part of the site between Building A and Marist Place is generally maintained as a heritage landscape, with lawns and mature trees not greatly altered from the existing. The area of car parking will be reduced, so that it will impact less on the setting of Building A, and a new main pupil entry will be constructed to link the school, the administration entry and Marist Place. The new entry requires a new opening to be made in the existing boundary brick wall, at its northern end. This will have a minor heritage impact. In order to mitigate this impact it is recommended that the pier be relocated to the side of the new opening and that any new gate be designed in a sympathetic manner.

The existing carpark fronting O'Connell Street will be refurbished and pathways linking the school resurfaced to provide accessible pedestrian routes.

The siting of the new Hall is generally consistent with the policies contained in the CMP, Addendum and Masterplan Guidelines.

In disturbing the ground, any elements or areas of archaeological significance, discovered during the course of the works will be managed in accordance with the recommendations of the *Statement of Heritage Impact for Historical Archaeology*, prepared by AHMS in April 2016, and the *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report (AHIA)*, also prepared by AHMS in April 2016 accordingly.

7.10.2 Streetscape

From the east and the west there will be little change to the streetscape with existing significant trees retained. To the west, the new brick wall to the ancillary wing of the new hall, in the area of Building H along O'Connell St, references the 1930s wall adjoining Building F. The new Hall will be lower and set back further than the former Building F (demolished as part of the Early Works package). Views to Building C are retained and views to Building D from the oval and streetscape are improved.

7.10.3 Landscape

The Oval

The major open space on the site, the Oval, will be retained and enhanced with the removal of weed species. All turf surfaces will be specified to 'make good' post construction and existing pathways will be resurfaced, as required, to create accessible routes.

The predominant use of the oval as a sporting facility is has been reinstated under the proposal. The Oval will be maintained essentially as it is, reflecting its primary heritage importance to the history of the site.

The perimeter fence to the Oval proposal earlier has been removed from this application.

View Lines

The new Hall has been carefully sited in order that views from the River and Oval towards the school, and from the school respect the significant building arrangements of the site. Views to and from these buildings are improved through the demolition of Building F however rely on the sympathetic fence treatment.

Heritage Plantings

The privet hedge is a poisonous species, considered inappropriate for the new primary school. A new, more appropriate species will be required to replace the hedge.

The carob bean tree, T74 located near the south of Building C1, is in poor condition and is proposed to be replaced with a new tree, propagated from the existing.

All other significant trees and plantings on the site are to be retained.

Assembly Area

Significant trees are retained and the proposed paving and planting will improve the presentation of this central space and the site overall, and thus have a positive heritage impact.

The Learning Garden

The proposed Learning Garden to the north of Building D provides an opportunity to interpret the sites earliest Colonial history as a place of cultivation - where children can grow and learn about Australian edible vegetables; both indigenous and introduced species, linking present to past.

Outdoor Covered Sports Court

The outdoor covered Sports Court, to the north of Building C will be screened from the adjoining development to the north by a mesh screen with vines planted to soften the space. The size of this structure is defined by official court sizes and it has been sited to have the least heritage impact on the overall presentation of the building group and landscape.

Foyer Garden

The Foyer Garden will soften the northern approach to the school and provide visitors with a waiting area for meetings with staff and teachers to the north of Building B. The required fence to this area will need to be detailed in a sympathetic manner.

Formal Entry Garden

The Formal Entry Garden accessed from Marist Place in front of Building A will be retained and conserved, having a positive impact on the presentation of the site.

School Hub

The landscaping to the Building C courtyard will improve the internal environment and have minimal impact on the significance of the place. Care will be taken to ensure the courtyard has adequate drainage to avoid negative heritage impacts on the existing building fabric.

Hall Break-Out Garden

The Hall Break Out Garden is focused around a large existing Oriental Plane (*Platanus orientalis*) tree and defined by the former boundary wall between Buildings G and H. Creation of this garden respects the heritage significance of this tree.

7.11.4 Fencing

The Department of Education (DoE) require a 2150mm high security fence to be constructed around the perimeter of the site, to provide adequate child protection. The height of the fence is a requirement of the Department of Education and Communities.

The previously proposed perimeter fence to the Oval on the eastern, southern and western sides has been removed from this application. The fences following the Marist Place boundary wall and the O'Connell Street boundary to the north of the heritage gates have also been removed from this application.

7.11 CONSERVATION POLICIES

The Conservation Management Plan has a slightly different nomenclature for the buildings. The current building names, based on the GAO Master Plan have been inserted in brackets after the quoted text for clarity. The diagrams below explain the differences. The diagram on the left is adapted from the CMP and the diagram on the right shows the current numbering system.



Figure134: Nomenclature of buildings. CMP on left. TZG on right.
Source: TZG Architects, 2015

CMP	CMP Numbering	TZG	Comments
A	Headmaster's Residence	A	
B	Main school building	B	
B1	Additions to main school building	B1	
C	Dining Hall	C1	
D	Reference Library	C3	
E	Armoury Block	C3	
F	Classroom block	C4	
G	Stores	C4	
H	Dining hall annex	C1	
I	Kitchen	C2	
J	Kitchen Annex	C2	
K	Fives court and garages	G	
L	Gymnasium	F	
M	Swimming baths/pool	F	
N	Dormitories	D	
O	Shed	-	H South western sheds
P	Boiler House	E	
Q	Laundry	-	Not part of subject site
R	Jennings Lodge	-	Not part of subject site

The following policies have been extracted from the *Marsden Rehabilitation Centre (former King's School) Conservation Plan (1994)*, and the *Conservation Plan Policy Addendum* to the above Plan prepared by Godden Mackay Logan in 2005. The Appendix of this document collates the policies from the body of the *Addendum* report and policies from the *Conservation Plan* prepared by Peddle Thorp Architects in 1994.

Policy No.	Policy	Comment
7.3.1 General Policies		
<i>Policy 1.1</i>	<i>The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 1999.</i>	The principles of the <i>Australia ICOMOS Burra Charter</i> (2013) will be implemented throughout the course of the project.
<i>Policy 1.2</i>	<i>The statement of cultural significance and levels of heritage significance set out in Section 5.4, 5.5 and 5.6 should be accepted as one of the bases for future planning and work.</i>	The proposal recognizes the heritage status of the place and aims to minimize impacts on its heritage significance. Levels of intervention into heritage fabric have been carefully considered to reflect the levels of heritage significance identified in the <i>Conservation Management Plan</i> (1994 / 2005).
<i>Policy 1.3</i>	<i>The policies recommended and options discussed throughout this document should be endorsed as a guide to future planning and work.</i>	The <i>Conservation Management Plan</i> and subsequent Addendum have been endorsed by the NSW Heritage Council. The conservation policies have been used to guide the proposed adaptive reuse of the existing buildings and development of the site as a new school.
7.3.2 Future Uses		
<i>Policy 2.1</i>	<i>The policies of this document should be applied irrespective of the future uses of the place.</i>	The policies of the <i>Conservation Management Plan</i> (1994 / 2005) have been considered in detail and applied, wherever relevant, to the proposal.
<i>Policy 2.2</i>	<i>The preferred use is an institution which:</i> - <i>continues the site's role as a major element of the community;</i> - <i>requires the least disruption to the character and significance of the buildings and their setting;</i> - <i>makes use of the major internal spaces and external spaces, in their original or early form.</i>	The proposed reinstatement of a school on the site is in accordance with this policy. The proposed use allows for a primary aspect of the site's significance, relating to the original use of the site to be reinstated. • The site's role as a major element of the community is retained and enhanced. • The use requires little disruption to the character and significance of the buildings and their setting. • Major internal and external spaces are retained in their original or early form.
<i>Policy 2.3</i>	<i>New uses should be selected which are most compatible with the retention and recovery of the character and significance of the place.</i>	Refer above.
<i>Policy 2.4</i>	<i>Uses with service or subdivision requirements, which would have a strong adverse effect on the character and significance of the place are unacceptable. Examples of unacceptable uses have been identified in the Conservation Plan.</i>	There are no service or subdivision requirements that would have an adverse effect on the character and significance of the place.
<i>Policy 2.5</i>	<i>Uses with service or subdivision requirements, which have potential adverse implications for the management or refurbishment of the buildings, should be avoided.</i>	Refer above.
<i>Policy 2.6</i>	<i>New uses should be sympathetic to the scale, character and assessed significance of the buildings and external spaces.</i>	All buildings on the site (with the exception of Building E) were purpose built to serve the former King's School. The proposed re-use of the site for a school allows for the adaptive re-use of these buildings with little impact on the scale, character and assessed significance of the buildings and external spaces. The new school hall is sympathetic in height, form and scale and defers to the historic assemblage of buildings.
<i>Policy 2.7</i>	<i>The oval should continue to be open space. New uses should not alter the community perception of the oval being public open space.</i>	The oval is retained as open space for the school and the original use as playing fields reinstated. The oval will continue to read as public open space. The fence proposed earlier for the perimeter of the Oval has been removed from this application.

Policy No.	Policy	Comment
<i>Policy 2.8</i>	<i>The ideal use of the site (excluding the main school building and headmaster's residence) is as a single institution, incorporating the oval, given its historic associations and its role within the cultural framework of Parramatta. However, it is recognised that during the Heritage Council's tenure this is not possible and may be unlikely in the future.</i>	The entire subject site is proposed to be adaptively reused as the O'Connell Street Primary School by the NSW Department of Education and Communities. Refer to comments on Policy 2.2.
<i>Policy 2.9</i>	<i>New development should not occur within areas identified as being of 'Very High' and 'High' significance.</i>	The proposed scope of works does not include new development in areas of 'very high' or 'high' significance. New development is only proposed in the following areas: Building C courtyard (little) Building C Kitchen Annex (intrusive) Building E (intrusive) Building F (moderate) Building G (moderate) Building H (little)
<i>Policy 2.10</i>	<i>Development of the site should be restricted to those areas permitted by both the Conservation Plan and REP.</i> <i>The policies in the Addendum recommend some height limits that are lower than those in the REP.</i>	• Demolition of the slab of Building F (<i>moderate</i>) is proposed, to allow for the construction of a new School Hall, which has been designed generally in accordance with the relevant policies contained in the <i>CMP Addendum 2005 and Masterplan Guidelines</i> produced for the site in 2005 by Tanner Architects. • Demolition of the slab of Building E (<i>intrusive</i>) and adjacent structures is proposed in accordance with the <i>CMP (1994 / 2005)</i>. A covered outdoor sports court is proposed on this site, to the north of Building C Group. • Elements of 'little' significance or identified as being 'intrusive' in the courtyard of Building C and the Kitchen Annex are proposed to be demolished in accordance with the <i>CMP (1994 / 2005)</i> to create an internal courtyard and circulation core for the building and classrooms of sufficient size on the northern side of the courtyard.
<i>Policy 2.11</i>	<i>Any above ground car parking should be located and designed to avoid adverse visual impacts on the character of the site and adjacent streetscapes.</i>	The existing above ground carparking north of Buildings A and B and to the south of Building F are proposed to be refurbished as part of the works. The work will be detailed to avoid adverse visual impacts in accordance with this policy.

7.3.3 Development Potential - Sites for Development

The GML Addendum to the CMP contains a diagrammatic plan and section that explains the intent of the policies related to development.

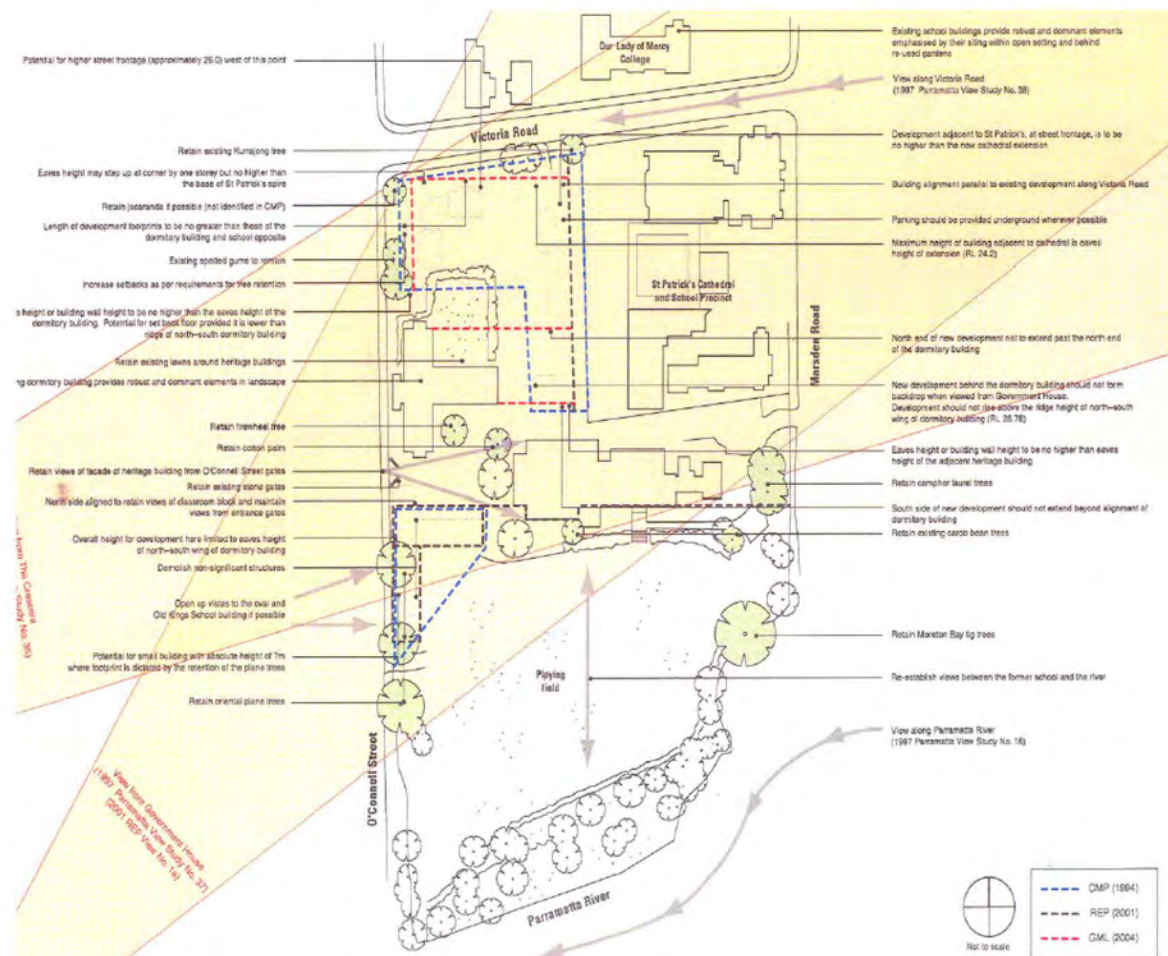


Figure 135: Policy Diagram Plan

Source: Godden Mackay Logan, Former Kings School Conservation Plan – Policy Addendum, p.26.

Recommendations specifically relevant to the development of the site of Building F as a new School Hall are as follows:

Policies relating to the Development of Building F site:	Compliance:
North side aligned to retain views of classroom block and maintain views from entrance gates.	yes
Overall height for development at O'Connell Street boundary limited to eave height of north-south wing of dormitory building.	yes
Demolish non-significant structures (Buildings F and part of Buildings G + H).	yes
Open up vistas to the oval and Old Kings School if possible.	yes
Potential for small building with absolute height of 7m where footprint is dictated by the retention of plane trees.	yes
Retain oriental plain trees.	yes
Respect key views.	yes
North (sic) side of development should not extent beyond south side of Building B.	yes
Eaves height RL 21.54 no higher than rear wing of Dormitory Building (Building D) – 12m height limit with 7m height limit beyond.	yes

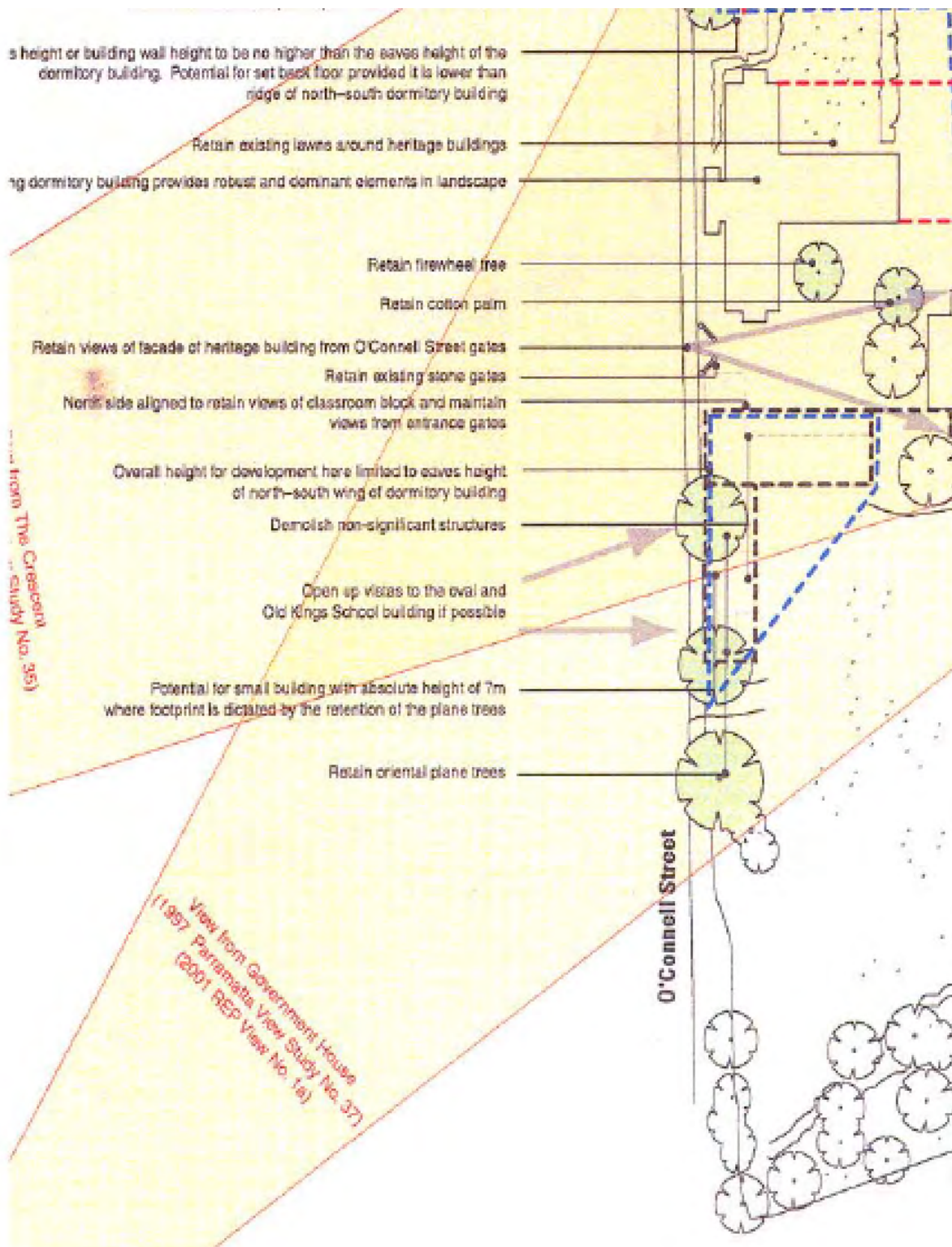


Figure 136: Excerpt from Policy Diagram Plan related to development of site of Buildings F, G and H.
Source: Godden Mackay Logan, Former Kings School Conservation Plan – Policy Addendum, p.26.

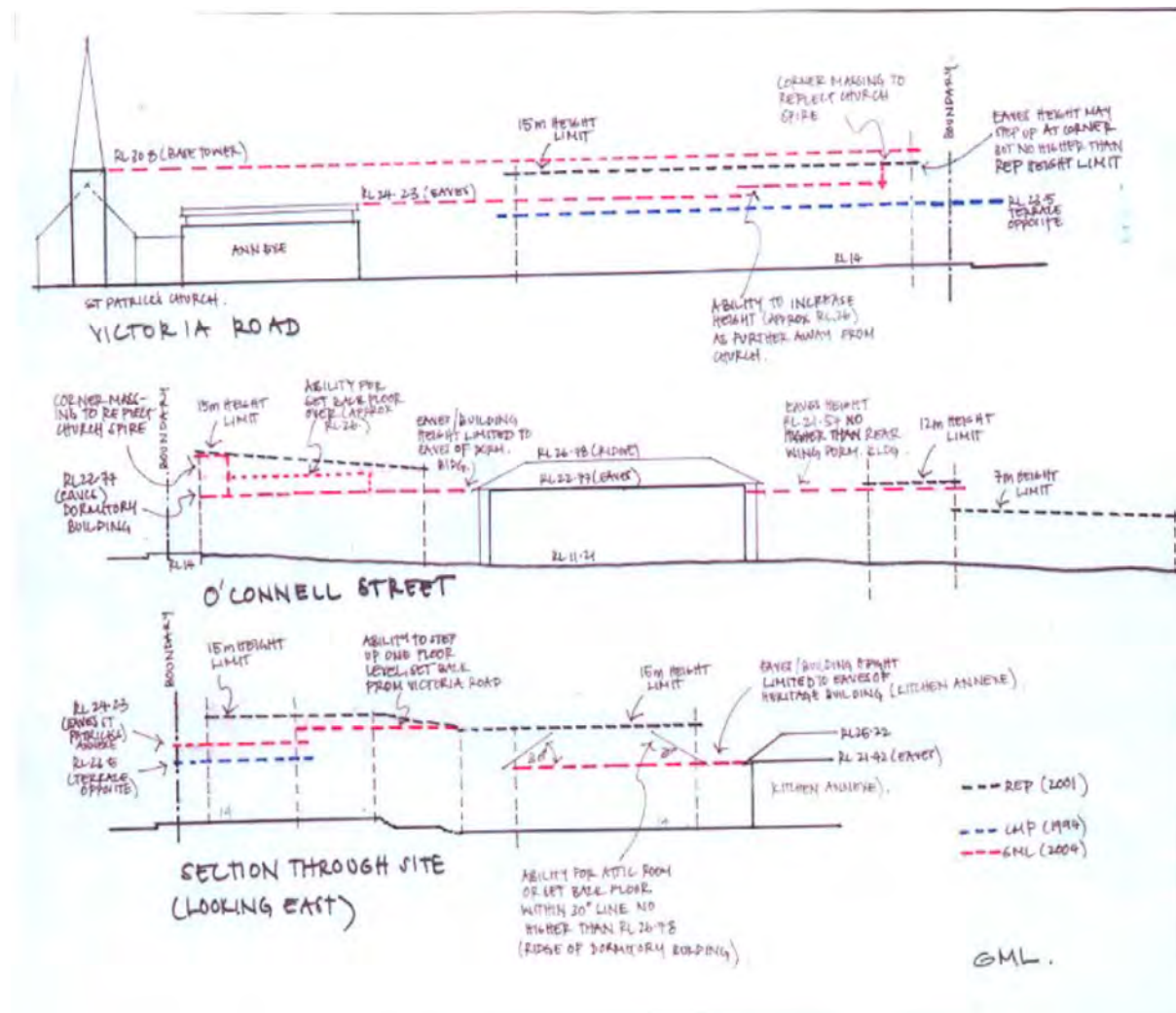


Figure 137: Policy Diagrammatic Sections

Source: Godden Mackay Logan, Former Kings School Conservation Plan – Policy Addendum, p.26

Area 1: Car parking area to the north of the main school building

Policy 3.1	Policy 3.1, as follows, is deleted from the Conservation Plan. The area of land to the north of the Main Building and Headmaster's Residence is not appropriate for development other than carparking or landscaping associated with the Main Building. This policy should be reviewed if the present use of the Main Building and Headmaster's Residence by the NSW Heritage Office changes in future.	No development, other than carparking and landscaping is proposed in the area to the north of the Main Building and Headmaster's Residence.
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Area 2: L-shaped area at the northwest corner of the site Development
Policies 3.2.1 and 3.2.2

Not part of the subject site.

Policy No.	Policy	Comment
<i>Development to Rear (east) of the Dormitory Building</i>		
<i>Policy 3.2.4</i>	<i>A new building is possible to the east of the Dormitory Building, provided that it is located within the REP footprint envelope.</i>	Building E (the former Boiler House) is to be demolished under this proposal. The building was identified as being <i>intrusive</i> in the CMP (1994/2005). The site of Building E is identified in the CMP Addendum (2005) as a potential development site (the development site extends into neighbouring lands to the north). The current proposal includes a small contemporary addition to the northern side of Building C, on the footprint of the former Kitchen Annexe, and the construction of a covered sports court in the area referred to in this policy, east of Building D to the north of Building C. The covered sports court is not considered a building, rather a roofed outdoor area.
<i>Policy 3.2.5</i>	 Figure 138: Diagram of proposed new building, covered sports court and covered ways over Tanner Masterplan Guidelines 2006. TZG Architects 2016. <i>The south side of a building located at the south end of the north–south orientated leg of the development parcel should not extend past the south side of the rear east–west wing of the dormitory building.</i> <i>Note: It is assumed that the orientations referred to have been mistyped in this policy.</i>	It is assumed that this policy relates to the potential for a new building to the east of Building D and sets out the alignment of the southern wall of any new building in this location to align with the south face of the north south wing. The policy was written prior to the recent subdivision of the land and sale of the north west portion of the site to the Catholic Diocese, which limits the development potential of this part of the site. The current proposal does not include a building in this location, rather a non walled – roofed outdoor area – a covered sports court, to the north and hence this policy is considered to be less relevant. The proposed location of the sports court, to the north of Building C, is determined by the current site boundary to the east and north, retaining requirements and by the size of the official playing areas required. The proposed sports court roof is a lightweight reversible structure supported by steel columns, which will be detailed in a distinctly contemporary manner. The columns are proposed on the boundary, with the roof over pulled back 1200mm. The proposed location is considered the most appropriate location on the site for a facility of this kind as it will not be visible from key vantage points.
<i>Policy 3.2.6</i>	<i>The north side of this building should be determined by considering its distance from adjacent buildings to the north. As a general rule the separation between new buildings should be approximately equal to their eaves height.</i>	A new building is not proposed in this location, rather a covered sports court. The north side of the covered sports court aligns with the site boundary. The eaves height of the sports court is 7.6m (at low side). Boundary fencing is proposed to be softened by planting.

Policy No.	Policy	Comment
<i>Policy 3.2.7</i>	<i>In general, new development to the east of the dormitory building should not form a backdrop when viewed from the grounds or the first floor level of Old Government House. To achieve this, development should not be higher than the ridge height of the north–south wing of the dormitory building (RL 26.78).</i>	The new covered sports court has a ridge height of RL 19.75, which is lower than the eaves height of Building C2 (RL 21.48) and much lower than the ridge height of the north south wing of Building D (RL 26.78) and hence complies with this clause. The new sports court will not be visible from the first floor of Old Government House.
<i>Policy 3.2.8</i>	<i>The eaves height of any new building at this location should be no higher than the eaves height of the kitchen annexe (Building I) located to the south (RL 21.42).</i>	The sports court roof (RL 19.75) is lower than the eaves height of the existing Building C2 kitchen annex (RL 21.48).
<i>Policy 3.2.9</i>	<i>There is the potential for an attic roof structure or recessed room/structure above this eaves line provided that it is located within a line taken at 30 degrees from the edge of the eaves (including any projecting eaves), from all directions. Deep projecting eaves are appropriate.</i>	No attic roof structure is proposed. Not relevant to scope of works.
Victoria Road Frontage Policies 3.2.10 – 3.2.16		Not part of subject site.
O'Connell Street Frontage		
<i>Policy 3.2.17</i>	<i>The eaves height of development along O'Connell Street to the north of the dormitory building (exclusive of the corner of Victoria Road and O'Connell Street) should be no higher than the eaves height of the north–south wing of the dormitory building (RL22.77).</i>	Not part of subject site.
<i>Policy 3.2.18</i>	<i>There is potential for a small element to achieve the REP height limit at the corner of O'Connell Street and Victoria Road, in order to emphasise the corner redevelopment at this corner as viewed from Old Government House, is set against the backdrop of modern development, and would not include into views of the skyline of the heritage buildings. The area over which this increase in height could occur should reflect the massing of the base of the church spire and should maintain significant views.</i>	Not part of subject site.
<i>Policy 3.2.19</i>	<i>Above the O'Connell Street wing there is the potential for a set back floor, whose height is limited by the ridge height of the dormitory and/or the REP height limit, provided that it does not impact on significant skyline views from Old Government House or The Crescent.</i>	Not relevant to this scope of works.
<i>Policy 3.2.20</i>	<i>Along the O'Connell Street frontage the minimum distance between the existing dormitory building and a new building to its north should be 12 metres (measured from the existing north wall, main body) or the REP footprint line, whichever is the greater. One of the purposes of this requirement is to retain a view corridor from O'Connell Street to the spire of St Patrick's Cathedral.</i>	Not part of subject site.
<i>Policy 3.2.21</i>	<i>Any new building should be setback from the O'Connell Street alignment to ensure retention of the canopies of the two spotted gum trees, on the advice of an arborist (approximately to align with the small projection at the north end of the dormitory building).</i>	Not relevant to this scope of works.
<i>Policy 3.2.22</i>	<i>Significant street trees along the O'Connell Street frontage should be protected in accordance with current best practice in arboriculture during any redevelopment.</i>	Significant street trees along O'Connell Street are retained and protected under this proposed scope of works.

Policy No.	Policy	Comment
Area 3: Triangular-shaped area to the south of the dormitory block on O'Connell Street		
Policy 3.3.1	The area of the site now occupied by the swimming pool, gymnasium and tennis courts ..., may be redeveloped after development of Areas 1 and 2, identified in Policies 3.1 and 3.2 and if no viable uses may be found. The redevelopment is subject to: - retention of Oriental Plane trees and spotted gums along O'Connell Street and their replacement at the end of their natural life with trees of the same species in similar locations, preferably using healthy cuttings or seedlings grown from the original trees; - no overshadowing of the oval greater than that created by the existing buildings; - retention of existing view lines to the oval and main building group from Parramatta park and O'Connell Street; and - retention of visual dominance of main building group and open space to the east of the nominated area.	A new School Hall is proposed on the site currently occupied by the swimming pool and gymnasium (Building F). Ancillary spaces including store rooms and amenities are proposed to be housed in a low height wing along O'Connell Street that involves the adaptive reuse of Building G and interpretation of Building H. A break out courtyard is created around the large Oriental Plane tree at the centre of this wing. Significant street trees along O'Connell Street are retained and protected under this proposed scope of works. The north east edge of the oval will be minimally affected in the afternoon by the the new Hall. (Refer Shadow Diagrams.) Existing view lines to the oval and main building group from Parramatta Park and O'Connell Street are respected. The visual dominance of the main building group and open space to the east are retained. Views to Building D will be improved through the removal of Building F, which is higher than the proposed Hall.
Policy 3.3.2	The absolute height (to the top of the building) of any new building running east–west perpendicular to O'Connell Street should be no higher than the eaves height of the north–south wing of the dormitory building (RL 22.77). Such a height limit is within the twelve metres height limit identified in the REP. The eaves height of this building should be no higher than the eaves height of the east-west wing of the Dormitory (RL21.57).	The absolute height, to the top of the new School Hall is RL18.35, which is considerably lower than the eaves height of Building D (RL 22.77). This is within the 12m height limit defined by the REP. The eaves height of the new School Hall is RL 14.93 which is also considerably lower than the eaves height of the east west wing of Building D (RL 21.57).
Policy 3.3.3	Any building within the east–west orientated area identified in the REP should not project further than the south edge of the classroom block, in order to maintain views of the front of this classroom block from the entrance (stone gates) along O'Connell Street.	The principal form of the new Hall does not project past the southern edge of Building C in a northerly direction. The ancillary wing retains the street wall to Building G and interprets the front wall of Building H, however, is shorter in a northerly direction in order to maintain views of Building C from the O'Connell Street gates.
Policy 3.3.4	There is the potential for a small building orientated north–south along O'Connell Street, at the location of, and with a similar footprint to, the existing square-shaped building, and with an absolute height of seven metres, all as identified in the REP. The ultimate footprint of this building is dictated by the necessity to retain the existing oriental plane trees.	The ancillary wing of the Hall, which runs along the O'Connell Street frontage, involves the adaptive reuse of Building G and interpretation of Building H with a courtyard created at the centre in order to conserve the existing large Oriental Plane tree in this location. The maximum height of this wing is 5.50m, which is within the 7.00m height limit.

Development Character

Policy 3.4.1	The design of any new development should be harmonious with the existing significant fabric of the place and its surroundings, in terms of criteria or qualities of relatedness such as: 1. height 2. proportions 3. rhythm and solids to voids/projections 4. materials 5. textures 6. colour	The new hall comprises a primary and secondary form. The height of the secondary form, <5.50m, relates to that of existing Buildings G and H and is within the 7m height limit, whilst the height of the new Hall relates to the buildings use. The height of the new hall, <10.00m, is well below the nominated height limit.
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Policy No.	Policy	Comment
	7. articulation by architectural details 8. forms	A pitched roof form is proposed to reduce the buildings apparent bulk and scale and to minimise overshadowing. This has also been chosen to achieve a contextual fit with the other historic roof forms contained within the Old Kings School complex. The proportions of the new building are partly derived from the functional requirements of a school hall but have been adjusted to suit the historic context and to minimize the impact on views of the oval and existing heritage buildings. The brickwork walls are modulated with a classical rhythm of columns and openings, with verandahs on 3 sides. The verandahs are partially screened to break down the scale of the building. A contemporary materials palette that features robust, low maintenance materials that age well has been chosen to complement the historic palette. The walls of the hall are proposed to be brickwork whilst the fine screens will be powdercoated steel. The large overhanging metal roof of the hall is proposed to be carefully detailed to express a fine edge on a dramatic cantilever that will create a deep shadow. The outdoor covered Sports Court and covered walkways will be detailed in a contemporary manner in steel and will be reversible. The height of the covered walkways relates to the height of adjoining buildings.
Policy 3.4.2	<i>The success of new development will lie in its detailing. This should reflect the character of the existing heritage buildings, such as the robust character of their construction, modulation in plan, projecting eaves and shadow lines.</i>	Detailing of new elements will be sympathetic, yet distinctly contemporary as described above.

Significant Views

Policy 3.5.1	Significant views over the site, which were identified in the 1997 Parramatta Regional Environmental Plan (REP), include the following: - views along Victoria Road to the east towards the spire of St Patrick's Cathedral, or to the west towards O'Connell Street (View No. 18); - views along Parramatta River to the east and west, in particular the view of the historic school buildings fronting the oval (View No. 38); - views to the north and south along O'Connell Street, with glimpses of the cathedral spire possible between existing built and landscape elements, and views of the former classroom block possible from the stone entrance gates (View No. 48); - distant views from The Crescent, Parramatta Park (View No. 35); and - distant views from the grounds of Old Government House (View No. 37). This view has been developed during the preparation of the current report to include the view achieved from the first floor level, being significantly enhanced from the view that is possible at ground level.	A View Study accompanies the proposal which examines the impact of the proposed development on significant views. Not applicable. The fence to the perimeter of the Oval proposed earlier has been removed from this application. Views to and from the Oval are retained. Views along O'Connell Street towards the cathedral spire are unaffected. Views to Building C from the stone entrance gates are unaffected. Distant views from The Crescent, Parramatta Park are unaffected. Distant views from the grounds of Old Government House are unaffected.
Policy 3.5.2	<i>New development should be limited in height to ensure that it is not seen above the roof of the dormitory building in views from</i>	Refer above.

Policy No.	Policy	Comment
	<i>Parramatta Park and the upper level of Old Government House.</i>	
Policy 3.5.3	<i>Consideration of the impact of new development on the views of the site from Old Government House, Parramatta Park and The Crescent should be exclusive of the existing trees.</i>	Refer above.

7.3.4 Site Management

Policy 4.1	<i>Regardless of the future use and ownership of individual allotments, the care and management of the entire former King's School site should be cohesive. The future management structure should be formulated to facilitate this need.</i>	The reinstatement of a single user on this part of the site (ie: The O'Connell Street Primary School) will ensure that care and management remains cohesive. The Department of Education and Communities will be responsible for establishing a management structure to facilitate this need.
Policy 4.2	<i>Any approval or subdivision of the site, which would separate the Main School Building from the oval and/or river should be conditional upon restrictions being placed on the allotment titles preventing:</i> <i>fences or other physical elements marking the boundary between the two properties (with the exception of the existing fire gates or fences reconstructed on the basis of good evidence as part of the interpretation of the cultural landscape);</i> <i>planting between the main building group and the oval (with the exception of the retention of the existing privet hedge and low planting that would not obscure view); and</i> <i>permanent structures between the main buildings group and the oval and river. This would not preclude temporary structures or facilities associated with the operation of the oval or the use of the river (such as a marquis, temporary seating etc) provided that their location maintains the spatial relationship between the main building group and the river.</i> <i>A boatshed or other facilities that have a historical precedent on the river foreshore may be acceptable provided that their location does not adversely affect the spatial relationship between the main building group and the river.</i>	The proposal does not involve further subdivision of the site or separation of the Main School Building (Building B) from the oval. Fences are required to create a safe school environment. In addition to the proposed boundary security fences to the north, a new fence is proposed between the western end of Building C and the new Hall and between the north eastern corner of Building B and the boundary. The proposed fences are detailed in a contemporary transparent manner and will be reversible. The existing privet hedge in front of Building B bears poisonous fruit and is proposed to be replaced with a non-poisonous species of a similar form. A boatshed is not proposed as part of this proposal.
Policy 4.3	<i>Any proposals for new or replacement fencing should remain subject to Heritage Council approval.</i>	The current application is lodged as a SSD DA negating the need for Heritage Council approval. There will however be an opportunity for the Heritage Council to comment on the proposal and this will be taken into consideration in determining the application.
Policy 4.4	<i>Upon the introduction of any new management regime, or subsequent change of ownership, the restrictions placed on the title should be reviewed by an appropriate heritage specialist, and updated as required.</i>	Refer to comments for Policy 4.1.
Policy 4.5	<i>Any subdivision boundaries should be located so as to:</i> <i>Facilitate sensitive, realistic and practical options for interpretation of the cultural landscape, especially restoration of planted elements and reintroduction of known cultural landscape forms from previous periods of post-European settlement;</i> <i>Respect the topographical and structural (built and vegetated) components of the landscape, including those beyond the site boundaries especially along both banks of the early 19th century Parramatta River Weir (rebuilt later);</i> <i>Allow for the progressive landscape development of new works compatible with the conservation of the overall cultural landscape; and</i> <i>Include the full extent of the former Headmaster's garden within the same lot as the former Headmaster's house.</i>	Not relevant to this scope of works. The proposal does not involve subdivision of the site.

The following policies have been extracted from the *Marden Rehabilitation Centre (Former Kings School) Conservation Plan (1994)* by *Peddle Thorp Architects*. These policies, other than policies related to setting (18.1-18.7), were not amended as part of the Addendum above, and remain relevant for the subject site:

7.3.7 Maintenance and Repair

Policy No.	Policy	Comment
<i>Policy 7.1</i>	<i>The place should be cared for by a planned maintenance and repair program based on a thorough knowledge of the buildings and its setting, regular inspection and prompt preventative maintenance and repair.</i>	The NSW Department of Education and Communities will be responsible for implementing a planned maintenance and repair program based on a thorough knowledge of the buildings and its setting that includes regular inspection and prompt preventative maintenance and repair.
<i>Policy 7.2</i>	<i>Only persons qualified and experienced in treating the relevant building materials and vegetation should be employed and supervision should be consistent.</i>	The consultants and contractors undertaking the works will be selected on the basis that they are suitably qualified to undertake the work, particularly with regard to their experience with buildings and landscapes of heritage significance. Supervision will be consistent.
<i>Policy 7.3</i>	<i>Particular attention should be paid to ensuring that ground water is conducted safely away from the footings and surrounds of buildings; keeping the roof, valleys, gutters and downpipes clear of debris and watertight and maintaining the weather tightness of openings.</i>	The works include repairs to rainwater and stormwater systems where necessary and adjustment of ground levels to ensure that the buildings are watertight and that ground water is moved away from the footings and surrounds of buildings. Regular periodic maintenance of roofs and drainage systems will also be implemented upon completion by the Department of Education & Communities.
<i>Policy 7.4</i>	<i>Protective painting or coating of exposed and vulnerable exterior materials should be re-applied before deterioration commences.</i>	Protective painting or coating of exposed and vulnerable exterior materials will be re-applied to prevent further deterioration. All windows and painted surfaces will be suitably prepared and repainted. Lead paint throughout the site is to be managed appropriately, in accordance with guidelines issued by the NSW Heritage Office. The principles of the <i>Australia ICOMOS Burra Charter</i> also apply here. The extent of lead paint present has been determined on site by SMEC, and a strategy for its partial removal and ongoing management is currently being developed.
<i>Policy 7.5</i>	<i>A program for the removal of deleterious materials, in particular asbestos cement, is required. The length of the program will be dependent on the future use of the place and the proposed level of intervention. Priority should be given to areas where asbestos cement sheeting may be pierced easily and inadvertently.</i>	The early works package removed much of the hazardous materials present on site. The current proposal involves the removal or appropriate encapsulation of any remaining hazardous materials, particularly asbestos, where present across the site. This will ensure that the buildings are made safe for the proposed school use. Refer Policy 7.4 above.

7.3.8 Retention of original and early fabric and spaces

Policy No.	Policy	Comment
Policy 8.1	<i>Unless otherwise stated in these policies, existing original and early (ie. Pre-1935) fabric and spaces should be retained intact. Where necessary through damage or decay, restore and reconstruct to the original form using visually similar materials.</i> <i>CMP commentary:</i> <i>The form of the main school building, the headmaster's residence and the dining hall were altered substantially after their original construction. Thus the word "original" is used to identify fabric and spaces of the first construction period for a building. "Early" refers to subsequent alterations before the mid 1930s when the essential character of the place was established.</i> <i>The construction of the dormitory block in the 1930s was the last major significant addition to the site.</i> <i>While the gymnasium building of the 1940s is moderately significant, it is not critical to an interpretation of the place.</i> <i>Additions and alterations of the 1970s were poorly designed generally. Thus they are either insignificant or adversely affect the significance of the place.</i>	Buildings dating from before 1935 are generally proposed to be retained and re-used under this proposal, with the exception of elements of low significance or intrusive elements within the Building C Group courtyard. Buildings E (the Boiler House) and Building F (the former Gymnasium) were built later and are not critical to the site's significance. Their demolition will not adversely impact the primary heritage significance of the site.
Policy 8.2	<i>Spaces already adapted or proposed for adaptation under these policies may continue to be adapted provided the new work can be both executed and removed with minimal effect on the original or early fabric.</i>	Use of the former Kings School buildings by the Department of Health as the Marsden Rehabilitation Centre involved many material changes to the place; many poorly constructed. The current proposal involves further changes to areas of buildings that have been previously altered. Where possible, the new work will be detailed in a reversible manner. Impacts on significant fabric have been minimized. Hazardous materials are to be removed and intrusive elements and elements of low significance are to be removed.
Policy 8.3	<i>Adaptation should respect:</i> <i>the significant spatial qualities of the rooms and external areas to be adapted</i> <i>the retention of key relationships created by the location of windows, doors and other relevant architectural features for buildings and by landscape features for external spaces.</i>	The proposed adaptation respects the significant spatial qualities of important rooms and external areas and maintains key relationships created by the location of windows, doors and other relevant architectural features for buildings and by landscape features for external spaces.

7.3.9 Use of documentary and physical evidence

Policy 9.1	<i>New work or reconstruction which is to be carried out using original forms and techniques should be based on an understanding of both documentary and original physical evidence. Where there is a conflict between the two, the evidence of the fabric is to be preferred.</i>	Physical evidence will take primacy over documentary evidence in the reconstruction of significant elements.
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7.3.10 Roofs and rainwater disposal system

Policy No.	Policy	Comment
<i>Policy 10.1</i>	<i>The existing original and early roof forms and structural framing should be retained.</i>	Existing original and early roof forms and structural framing are retained by the proposal.
<i>Policy 10.2</i>	<i>The roofs should be inspected regularly and given prompt maintenance as outlined in policies 7.1-7.4.</i>	Roofs will be inspected regularly and given prompt maintenance in accordance with this policy.
<i>Policy 10.3</i>	<i>Refurbishment of the buildings whose roofs are covered with corrugated steel should include painting the cladding in a colour which is tonally similar to the terracotta tiles and known to be in use in the 1930s.</i>	The proposal includes replacement of all of the metal roofs with new corrugated galvanized steel in short lengths, detailed to match the form of the original roofs. Tonkin Zulaikha Greer Heritage have not found documentary or physical evidence of any 1934 terracotta coloured paint finish to the roof/s. It is proposed to match the roof colour as closely as possible to the existing.
<i>Policy 10.4</i>	<i>When the roof cladding and accessories, such as flashings and eave soffits require replacement, reconstruction should be in materials and in a manner visually equal to the original or early (pre 1935) roofs. At this time, the reconstruction of distinctive features such as skylights and gablet louvres is recommended.</i>	Metal roof cladding and accessories such as flashings and eave soffits are proposed to be replaced using materials and in a manner visually equal to the original or early roofs. The gablets are to be enlarged over Buildings C1, C2 and C3 to adequately serve the upgraded mechanical ventilation system. Copper gutters and downpipes were largely replaced in 2003 and remain in fair to good condition.
<i>Policy 10.5</i>	<i>Existing original roof features including chimney stacks, ventilators and louvres should be retained in a functional form and repaired or reconstructed as necessary.</i>	Existing original roof features such as the chimney stacks, ventilators and louvres will be retained where feasible. These may need to be upgraded or strengthened subject to detailed assessment of mechanical services and their structural condition.
<i>Policy 10.6</i>	<i>Elements of the rainwater disposal system should be replaced, when necessary, with materials and detailing to match the original or earlier elements or to match the existing, relatively unobtrusive copper work.</i>	Elements of the rainwater disposal system will be replaced with materials and detailing in accordance with this policy. The system was largely replaced in 2002.
<i>Policy 10.7</i>	<i>Proposals for new features added to the roof should be reduced to a minimum. Such features, which include vents and arials, should be:</i> <i>excluded from the outer slopes of the roof of a minimum height above the adjacent ridge line</i> <i>of a colour and texture which minimises intrusion against roof and sky.</i>	<i>New roof vents are proposed for several of the buildings. The size and bulk of these has been kept to minimum to avoid visual impact.</i> <i>The new cowls proposed are excluded from the outer slopes of the roofs to avoid visual impact. They have been designed to have a minimal visual impact and to be in keeping with the existing roof fabric.</i>
<i>Policy 10.8</i>	<i>Conduits, pipes or other service elements should not be carried through or across roof cladding.</i>	Conduits, pipes or other service elements will not be carried through or across the roof cladding.

7.3.11 Exterior masonry

<i>Policy 11.1</i>	<i>External masonry (stone and brickwork) erected up to 1935 should be retained intact and maintained in accordance with policies 7.1 to 7.5.</i> <i>CMP Commentary:</i> <i>Priorities for repair are the sandstone walls of the main school building and headmaster's residence where the cement pointing should be removed and the stonework repointed with a material compatible with the original mortar. In addition, the concrete slabs against the walls, which are a probable cause of rising damp, should be removed and replace with a permeable material which is laid to direct water away from the wall base.</i>	External masonry walls pre 1935 are generally proposed to be retained and maintained in accordance with policies related to maintenance and repair. Walls proposed to be demolished generally date from 1940 onwards, with the exception of the structures in the courtyard of the Building C Group. Demolished bricks will be salvaged, stockpiled, cleaned and stored for future re-use wherever feasible. Structural stonework repairs are proposed.
<i>Policy 11.2</i>	<i>Elements which contribute to the creation of rising damp in masonry walls should be removed promptly as part of a program of maximum three years duration.</i>	Elements which contribute to the creation of rising damp will be removed. The in-ground stormwater drainage system is to be upgraded.

Policy 11.3	<i>Painted exterior stonework on the top storey of the north wall to the main school building, which is exposed to view, should be returned to its original state.</i>	It is unknown why these small portions of the north façade of Building B have been rendered and painted, however, it may relate to the poor condition of the stonework underneath. It is not proposed to remove this render as part of the works – rather the existing render will be repainted an appropriate colour.
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7.3.12 Openings

Policy 12.1	<i>Regular inspections should be made of members subject to rot and rust to ensure prompt preventative maintenance and repair.</i>	Recent structural investigations provide a better understanding of the condition of the existing building fabric. Repair and maintenance of the existing buildings is included in the current scope of works.
Policy 12.2	<i>Window and door repair and reconstruction should be carried out in the manner and to the details appropriate to the construction stage in which they are set. Original fabric should be retained wherever possible. Where materials to match the original material is unavailable, indistinguishable and durable facsimiles are acceptable.</i>	Window and door repairs and reconstruction will be carried out in accordance with this policy.
Policy 12.3	<i>Inappropriate and obtrusive details and features already installed such as alloy framing and glass louvre blades should be removed and the elements restored or reconstructed to the original form in accordance with policy 12.2 above.</i>	Intrusive details and features will be removed where practical.

7.3.13 Painting

Policy No.	Policy	Comment
Policy 13.1	<i>Non-masonry external details should be painted in colours and textures which match the original or early paint coatings, based on physical and documentary evidence. If there is no physical evidence, paint colours and finishes which are documented and in wide currency at the time of the building's construction, should be used.</i>	Appropriate paint colours and textures will be chosen in accordance with this policy.

7.3.14 Integration of Services*Reticulation of Services*

Policy 14.1	<i>Vertical and horizontal channels for reticulation of services to floors and rooms should be located and designed in a way that will have the minimum adverse effect on fabric and spaces of significance. This may be through, for example, the horizontal reticulation in ceiling spaces or by using one room (of least significance) to provide reticulation facilities for adjacent rooms.</i>	Service runs will be rationalized and designed to have minimal impact on significant fabric and spaces. Services will be run in concealed spaces such as veiling and floor voids wherever practical.
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Expression of Services

Policy 14.2	<i>Service elements, such as air conditioning ducting and outlets, distribution boards, sprinkler pipes and heads, fire hose reels, speakers and security sensors, should be fitted unobtrusively to the rhythm, character and finish surfaces of the spaces.</i>	Service elements will be carefully located to be as unobtrusive as possible and to have minimal impact on significant fabric and spaces.
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7.3.15 Fire, stairs and lifts

Policy 15.1	<i>The existing external fire stairs, which date from the conversion works of c.1970, should be removed when the buildings are refurbished.</i>	All existing external fire stairs dating from the 1970s are proposed to be removed as part of the works.
Policy 15.2	<i>New elements such as internal and external fire stairs and lift shafts, which are required for contemporary safety and access requirements should be located and designed in a way that will have the minimum adverse affect on fabric and spaces of significance. Generally no external fire stairs should be applied to the major outward facing building elevations.</i>	The existing fire stairs constructed in 2003 in the north west corner of Building B do not comply with current code requirements. The proposal involves demolition of these stairs and construction of a new compliant fire stair in the same location.

		A new lift is required to service Building D. This has been located at the centre of the floor plate to minimize impact on original fabric and spaces of significance.
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7.3.16 Lighting

Policy 16.1	<i>New light fittings should:</i> <i>be of the design and light quality appropriate to the architectural character of the rooms and functions or buildings and settings,</i> <i>in the case of external lights have a minimum visual impact on the architectural or landscape character</i>	New light fittings will be chosen to meet the requirements of this policy.
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7.3.17 Acoustic separation and fire resistance/separation

Policy No.	Policy	Comment
Policy 17.1	<i>New elements required for the acoustic separation, fire resistance rating or fire compartmentation and separation associated with future uses should be designed in a way which will have minimum adverse effect on significant fabric and spaces.</i>	New walls required for acoustic and fire separation associated with the adaptive reuse as a school are generally proposed in lightweight construction and will be detailed to have minimum impact on significant fabric, including original plaster wall finishes, and spaces. New ceilings will be installed without impact on surviving original ceiling finishes.

7.3.18 Setting

Policy 18.1.1	<i>Maintain the vital spatial relationship between the building group and the river, uninterrupted by other development (as existing in the 1994 Conservation Plan). There should be no physical or visual separation between the main building group (Main School Building and Headmaster's Residence and the oval and Parramatta River to the south, ie no permanent structures, fencing or plantings. Temporary, ephemeral elements may be acceptable (such as marquees for fairs etc).</i>	The vital spatial relationships between the building group and the river are maintained uninterrupted by other developments with no physical separation between the Buildings A and B and the oval. <i>The perimeter fences to the Oval, and fence following the Marist Place retaining wall proposed earlier have been removed from this application.</i>
Policy 18.1.2	<i>Maintain the visual dominance of the main building group overlooking the open space and Parramatta River to the south.</i>	The visual dominance of the main building group is maintained. The planting strategy will not obstruct the visual dominance of the main group of buildings. Views to Building D from the oval will be improved. Refer above re fences.
Policy 18.1.3	<i>Maintain and conserve the existing privet hedge and carob bean tree located to the south of the Main School Building and the dining hall.</i>	Privet (<i>Ligustrum</i> spp*) bears poisonous fruits and is well documented to be unsuitable for areas occupied by children (schools, childcare, etc.). However, in acknowledging the heritage significance of the hedge the proposal includes replacing it with a non-poisonous species of similar form. In relation to the Carob Bean Tree the arborist has identified T74 located near the south of Building C1 as in 'Poor' condition and that it has 'continued to decline since 1994 report'. Also identified is the trees; trunk that has 'extensively decayed' and canopy that is 'formed by basal suckers'. In light of this assessment we believe it would be more responsive to the long term heritage significance of the site to take cuttings from the tree and propagate a row, referencing the original tree line, of carob bean trees. The original tree would be removed due to poor health.
Policy 18.1.4	<i>The landscape treatment of the oval, including any items such as paving, should retain the character of the oval and not obscure interpretation of its use as a sporting field of its association with the former King's School.</i>	The landscape treatment of the oval retains its use as a sporting field and respects its association as such with the former King's School. There is no change proposed to the surface treatment of the oval. <i>The fence proposed earlier has been removed from this application.</i>

Policy No.	Policy	Comment
<i>Policy 18.2</i>	<i>Within the general context of the proposed rehabilitation of the whole of the upper Parramatta River, the new landscape works to the riverbank in front of the Marsden Hospital site should be designed, constructed and maintained to:</i> <i>- Reflect the history of the cultural landscape of the former King's School during the 19th and early 20th century, based on archival evidence, and</i> <i>- Re-establish the Picturesque setting of the Main Building with views to and from the river.</i>	The riverbank is outside the current site boundary. No works are proposed in this area.
<i>Policy 18.3</i>	<i>Maintain views to the site from O'Connell and Marsden Streets to the main building group and the dormitory block from both northern and southern directions, uninterrupted by other development.</i>	The views to the site from O'Connell Street to the main building group (Buildings A and B) and the dormitory block (Building D) from both the northern and southern directions are maintained. The new School Hall, covered ways and covered sports court have been designed to read as secondary elements – with the historic buildings reading as primary. The design of the new elements is sympathetic yet distinctly contemporary. The planting strategy for this area will not obstruct the visual dominance of the main group of buildings. No proposed softworks or hardworks will impact the views of the dormitory block from O'Connell and Marsden Street.
<i>Policy 18.4</i>	<i>Retain the trees rated as "R" in Appendix A of the Landscape Report (Appendix 3) and section 6.5 of this document.</i>	All trees other than the Carob Bean Tree to the south-west of the main building (T74) rated as 'R' will be retained. See policy 18.1.3 for response to removal of Carob Bean Tree.

Existing Landscape Elements

<i>Policy 18.5.1</i>	<i>Establish and implement a program of tree surgery for the significant trees requiring attention, as outlined in the arborist's report, Appendix B of the Landscape Report (Appendix 3 of the Conservation Plan 1994).</i>	A revised and updated <i>Arborist's Report: Arboricultural Impact Statement</i> for the site was prepared by TLC Tree Solutions in April 2016. The recommendations from that report are included in the proposed scope of works for the project.
<i>Policy 18.5.2</i>	<i>Existing significant trees in poor condition, such as the Carob Bean trees to the south-east and south-west of the Main Building should receive urgent conservation treatment by a qualified arborist, including pruning, watering, soil aeration and feeding. All such trees at the end of their natural life should be replanted in similar locations, preferably using healthy cuttings or seedlings grown from the same trees.</i>	The arborist is to further advise on tree maintenance and treatment of specimens in poor health. The planting strategy currently factors in the propagation of trees nearing the end of their natural life and have included strategies such as replanting and propagation (either from cuttings or seed). Refer also to Policy 18.1.3.
<i>Policy 18.5.3</i>	<i>Evidence of previous elements (such as formation of old driveways, depressions indicating sites of former trees) should be retained for interpretation, and suitable planting re-established in old locations.</i>	The proposed plant design is responsive to the historical species palette. Additionally, the reuse of specimens deemed appropriate will be specified to the contractor during construction stages.
<i>Policy 18.5.4</i>	<i>Selective clearing under supervision of an experienced heritage landscape consultant should be carried out to reveal and preserve early plantings, especially along the old c1850s curved stone retaining wall leading to the weir. This should be done before determining the position of any new features (such as the proposed cycle way), so as to inform the decision on where such new features are located.</i>	The riverbank is outside the current site boundary. No works are proposed in this area.

Car Parking

Policy No.	Policy	Comment
<i>Policy 18.6</i>	<i>On ground car parking areas and internal access roads should be designed so that they are unobtrusive and do not detract from the visual character and significance of the buildings and</i>	The existing Marist Place and O'Connell Street carparks are proposed to be refurbished. This will be carried out in a manner that ensures they are

Policy No.	Policy	Comment
	<i>their settings.</i>	unobtrusive and that they do not detract from the visual character and significance of the buildings and their settings.

New Landscape Elements

Policy 18.7	<i>The design of the new and soft landscape elements (tennis courts, terraces, pathways, fences, etc) should harmonise with the buildings and setting in ways which retain and enhance the aesthetic significance of the place.</i>	New and soft landscape elements will be detailed to harmonise with the buildings and their settings in order to enhance the aesthetic significance of the place.
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Policies / Guidelines for walking track / cycle way along northern bank
Policies 18.8.1 – 18.8.8

Not relevant to this scope of works

Policies for structures on the northern bank
Policies 18.8.9 – 18.8.12

Not relevant to this scope of works

Specific conservation options for items of significance, beyond the general policies above.**7.3.19 Building A - Former Headmaster's Residence**

Policy No.	Policy	Comment
Policy 19.1	<i>Of very high significance, the exterior of the building should be returned to its early form (c.1910) by the reconstruction of the two-storey veranda on the north side of the building, the northeast service wing, the veranda linking the two service wings and other exterior details such as the chimney, painted roof cladding, eaves and veranda soffits. Intrusive elements such as the concrete pedestrian ramp in the sandstone paving of the veranda should be removed and rebuilt in sandstone in an unobtrusive location.</i>	Building A was refurbished in 2003 and much of the work referred to in this policy carried out at this time. The current proposal involves further repair and conservation works to the exterior, to be documented by Tonkin Zulaikha Greer Heritage.
Policy 19.2	<i>Original lath and plaster ceilings and plaster cornices should, if extant above later plasterboard ceilings, be repaired or reconstructed in materials giving a similar appearance to the original.</i>	Exposed ceilings date from the 2003 renovation. It is unknown if original ceilings and cornices remain above these ceilings.
Policy 19.3	<i>The building interior may be adapted in a manner consistent with policies 1, 2, 5.1, 7-17 of this document.</i>	The interior will be adapted as Administrative Offices for the school consistent with the relevant policies contained in the CMP. This use is appropriate and will have minimal impact on the buildings significance.
Policy 19.4	<i>If documentary and physical evidence is uncovered, reconstruction of interior architectural features such as doors, window and door architraves, fireplaces, skirtings, set plaster wall finishes and ornamental plaster ceilings and cornices, is the preferred option which will enable interpretation of the place as a late 19th century house.</i>	The building was refurbished in 2003. The current scope of works involves a contemporary fitout of the existing spaces for school administration purposes.

7.3.20 Building B - Main School Building

Policy 20.1	<i>Of very high significance, the exterior of the building should be returned to its 1925 form by the reconstruction of elements such as the roof cladding to the portico, the eaves soffits, the openings in the north stone wall, the restoration of the portico clock and the removal of paint from the exposed portion of the north wall.</i>	Building B was refurbished in 2003 and much of the work referred to in this policy was carried out at this time, or in the late 1990's. The current proposal involves further repair and conservation works to the exterior, which are to be documented by Tonkin Zulaikha Greer Heritage.
Policy 20.2	<i>Consistent with policies 1, 2, 5, 7-17 above (in particular, see policies 2 and 8 which discuss the retention of major spaces), the building interior may be adapted.</i>	This building is proposed to be adaptively reused consistent with the policies contained in the CMP as the Resource Centre (Library) in the main hall, Classrooms and associated facilities above.
Policy 20.3	<i>The 1925 ceiling with expressed beams, if extant above the existing acoustic tile ceiling of the 1970s, should be returned to its original form and materials by restoration and reconstruction.</i>	The expressed beams on the second floor will be treated with intumescent paint and exposed in the rooms. Ceilings dating from 2003 prevent detailed

		investigation of surviving ceiling fabric at this stage.
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7.3.21 Building B1 - Additions to Main School Building

Policy No.	Policy	Comment
<i>Policy 21.1</i>	<i>Of high significance, the original exterior form of the building should be recovered progressively by:</i> <i>the removal of intrusive elements such as the 1970s external fire stairs, metal shed, mechanical service elements on the roof and within the verandas and infill panels to archways of ground floor colonnade and verandas.</i> <i>reconstruction in original materials and to original detailing of eaves soffits, windows and doors.</i>	Building B1 was refurbished in 2003 and much of the work referred to in this policy carried out at this time. The current proposal involves further repair and conservation works to the exterior, which are detailed in the description of the proposal and will be documented by Tonkin Zulaikha Greer Heritage.
<i>Policy 21.2</i>	<i>Limited adaptation of the exterior elements is acceptable. This work should be consistent with policies 5.1, 8, 14 and 15.</i>	The proposal is consistent with this policy.

7.3.22 Building C - Dining Hall

Policy No.	Policy	Comment
<i>Policy 22.1</i>	<i>In accordance with policies 1, 2, 5.1, 7-17 above, the building interior may be adapted to its original form and materials by restoration and reconstruction.</i>	The double height Dining Hall space is proposed to be adapted to form the staff room and a classroom. Historic photographs will be referenced in the work. A contemporary bridge and new opening connects the upper level of Building C to Building B. This is to avoid the need for a new lift in the Building C complex.
<i>Policy 22.2</i>	<i>The original 1942 ceiling, if extant above the existing acoustic tile ceiling of the 1970s, should be returned to its original form and materials by restoration and reconstruction.</i>	Sections of the 1942 ceiling have been uncovered during the HAZMAT investigations. Full removal of the suspended ceiling in the hall will allow for thorough investigation of the earlier ceiling. From initial investigations the ceiling survives in sections that are damaged and in poor condition. A contemporary interpretation of the original ceiling may be possible, subject to further investigation.

7.3.23 Building D - Reference Library and Museum (Building C3)

<i>Policy 23.1</i>	<i>The library building is of high significance within the architectural and landscape composition of the place. Thus the early exterior appearance of the building should be recovered progressively as set out in policies 9, 10, 12 and 13 of this document.</i>	The exterior of Building C3 is proposed to be retained and conserved in accordance with this policy. The external fire stairs to the north and west are proposed to be removed.
<i>Policy 23.2</i>	<i>Limited adaptation of the exterior elements on the north face of the building is acceptable, in accordance with policies 5.1, 8, 14 and 15 of this document.</i>	Adaptation of the northern façade is required to connect to the new circulation system proposed around the courtyard.
<i>Policy 23.3</i>	<i>The interior may be adapted in ways that are consistent with policies 1, 2, 5.1, 7-17 above.</i>	The interior is proposed to be adapted to serve as a multi purpose teaching space for art and special programs. Building C3 is narrow and has many different floor levels. In order to make the building accessible and to provide structural bracing to the building group, the proposal includes adjustment of the internal floors. Evidence of the original floor will be retained in the walls.

7.3.24 Building E Armoury Block (Building C3)

<i>Policy 24.1</i>	<i>As the armoury block is of high significance within the architectural and landscape composition of the place, the early exterior appearance of the building should be recovered progressively as set out in policies 9, 10, 12 and 13 of this document.</i>	The exterior of the building is proposed to be retained and conserved in accordance with this policy.
<i>Policy 24.2</i>	<i>Limited adaptation of the exterior elements on the north face of the building is acceptable, in accordance with policies 5.1, 8, 14 and 15 of this document.</i>	Adaptation of the northern façade is required to connect to the new circulation system proposed around the courtyard.

Policy 24.3	<i>The building interior may be adapted in ways which are consistent with policies 1, 2, 5.1, 7-17 above.</i>	The interior is proposed to be adapted to serve as the canteen.
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7.3.25 Building F Classroom Block (Building C4)

Policy No.	Policy	Comment
Policy 25.1	<i>The 1923 classroom block is of high significance within the architectural and landscape composition of the place. Thus the early exterior appearance of the building should be recovered progressively as set out in policies 7, 9, 10, 12 and 13 of this document.</i>	The exterior of Building C4 is proposed to be retained and conserved in accordance with this policy. The northern elevation will be improved through reconstruction of missing pier capital details and the window awnings to the western elevation repaired. The use as classrooms on Level 1 is to be reinstated.
Policy 25.2	<i>Limited adaptation of the exterior elements on the east face of the building is acceptable, in accordance with policies 5.1, 7, 8, 14 and 15 of this document.</i>	Adaptation of the eastern façade is required to connect to the new circulation system proposed around the courtyard.
Policy 25.3	<i>The building interior may be adapted in ways which are consistent with policies 1, 2, 5.1, 7-17 above.</i>	The interior of this wing is proposed to be adapted on the ground floor to serve special programs and upstairs to create a double classroom.

7.3.26 Building I and J Kitchen and Kitchen Annexe (Building C2)

Policy No.	Policy	Comment
Policy 26.1	<i>The kitchen and kitchen annexe buildings are of high significance within the architectural and landscape composition of the place. Thus the early exterior appearance of the building should be recovered progressively as outlined in policies 7, 9, 10, 12 and 13 of this document.</i>	The intrusive kitchen extensions and fit-out are to be removed. A new addition on the northern side of the building, on the ground and first floors, will allow for large Home Bases in this central location. The school does not require institutional kitchen facilities.
Policy 26.2	<i>Limited adaptation of the exterior elements is acceptable, consistent with policies 5.1, 7, 8, 14 and 15 of this document.</i>	Intrusive additions including the kitchen annex and mechanical services plant room have been demolished as part of the early works and a distinctly contemporary addition constructed in its place to serve as classrooms over two levels. This addition will have minimal impact on the significance of the place and will not affect key views of the site.
Policy 26.3	<i>The building interior may be adapted in ways which accord with policies 1, 2, 5.1, 7-17 above.</i>	The interior of this wing is proposed to be adapted as classrooms and associated facilities. The existing floor levels are inconsistent and are proposed to be replaced with new concrete slabs which will also serve to brace the structure.

7.3.27 Building N Dormitories (Building D)

Policy 27.1	<i>The dormitory block is of high significance within the architectural and landscape composition to the place and its surroundings. The early exterior form of the building should be recovered progressively as set out in policies 7, 9, 10, 12 and 13 of this document.</i>	The exterior of the Building D is proposed to be retained and conserved in accordance with this policy. The aluminium framed and glazed infill panels to the arcaded verandahs on the north side will be removed as part of the work.
Policy 27.2	<i>Limited adaptation of the exterior elements is acceptable, consistent with policies 5.1, 7, 8, 14 and 15.</i>	Minimal external intervention is proposed other than a new opening on the ground floor of the north south wing facing east towards the proposed learning garden. This new opening will be detailed in a contemporary manner.
Policy 27.3	<i>The building interior may be adapted in ways which comply with policies 1, 2, 5.1, 7-17 of this document.</i>	The building is proposed to be adapted as classroom with associated facilities. Noting that retention of existing spatial configuration is the preferred option, the discussion notes of policy 2 above address the possible subdivision of the large dormitory wings of the building for a future use. The east west wing currently has a corridor running down its centre. The width of the existing rooms is insufficient to accommodate classrooms. The

		proposal involves removal of the internal walls and floors in this wing and insertion of new structure to accommodate the new classroom functions. The north south wing is capable of being modified with less impact. A new lift is required to provide equitable access to all floors. This is proposed at the centre of the plan in order to not impact on the exterior presentation of the building.
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7.3.28. Items of Moderate Significance.

Note: Current building nomenclature has been added:

The fives courts (Building G) and gymnasium (Building F) are assessed as having cultural significance of a moderate level (see 5.5.3).

Policy No.	Policy	Comment
<i>Policy 28.1</i>	<i>While the preferred option is for their continuing recreational use or adaptive reuse, the fives courts and gymnasium may be removed if a proposed future use requires their replacement by new development.</i> The notes accompanying policy 3.3 outline the constraints on such new development.	Building F has been demolished as part of the Early Works Package to allow for the construction of the new School Hall. The ancillary wing of the hall is created by the retained walls from Building G and new brick walls which interpret Building H. A central courtyard is formed around the significant Oriental Plane tree at the centre of this wing.
<i>Policy 28.2</i>	<i>Adaptive reuse of the buildings in terms of external form, interior spaces and setting should be consistent with policies 1, 2, 5 and 7-18 of this document.</i>	Adaptive reuse of Building G is in accordance with the relevant policies contained in the CMP.

7.3.29 Items of Little Significance

Note: Current building nomenclature has been added:

Policy No.	Policy	Comment
<i>Policy 29.1</i>	<i>Items of little significance may be retained until their removal is required by development proposals, or in the case of the alterations and additions of c.1970, when refurbishment of the buildings is undertaken in accordance with the policies of this document.</i>	In accordance with this policy, items of 'little' significance have already been, or are to be removed to allow for adaptive reuse of the site as a new primary school.

7.3.30 Items of Intrusive Quality

<i>Policy 30.1</i>	<i>The items of intrusive quality, which are identified in 5.5.5 above, should be progressively removed when refurbishment is undertaken for maintenance or new uses, consistent with the policies of this document.</i>	In accordance with this policy, 'intrusive' elements are to be removed to allow for the adaptive reuse of the site as a new primary school.
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7.3.31 Heritage Listings

<i>Policy 31.1</i>	<i>Amend the Register of the National Estate and the National Trust of Australia (NSW) listing cards to reflect the documentary evidence contained within this report.</i>	Not relevant to this scope of works.
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7.3.32 (Historical) Archaeological Management

In regard to statements regarding management of historical archaeological resources within the Old King's School precinct, the CMP (1994) made recommendations regarding three 'zones'. The primary policies were:

- Archaeological excavation before development
- Monitoring during works
- Archaeologist to be on-call to manage unforeseen discoveries

These recommendations were made prior to modifications to the *NSW Heritage Act 1977* in the period after 2000. In 2004 GML prepared the *Marsden Rehabilitation Centre Site, Parramatta – Archaeological Assessment*. This reassessed the site's archaeological potential, significance and management options. The three 'zones' were modified in extent (as shown in Figure 6.1 of the 2004 report). The management options were also modified as follows:

- Areas where archaeological test excavation would be required
- Areas where archaeological monitoring would be required
- Areas where no archaeological action would be required

The 2004 archaeological assessment states that the "1994 archaeological assessment and AZP included little detail on the potential archaeological resources at the site, and has provided only cursory input into this report" (GML (2004): 16).

The AHMS report that accompanies this proposal agrees with the findings of the 2004 report in that the assessment undertaken in 1994 was inadequate, and in some instances inaccurate. The CMP policies have not been formally up-dated since 1994. The management policies listed in 1994 (Policies 32.1, 32.2 and 32.3 when viewed with the 1994 AZP map (Figure 4 of the 1994 report) are not consistent with current assessment practice, nor with current best-practice archaeological resource management. The management options developed in the 2004 study were included in the *New Primary School O'Connell Street Parramatta Masterplan Study* prepared for DEC March 2015 (page 4) rather than policies attached to the 1994 CMP.

Recommendations regarding management of the site's archaeological resources have been further refined in the AHMS report and take into account changes in legislation and conservation practice that have taken place since 2004. The present study also considers the physical changes that have been made to the site since 1994.

The potential impacts of this proposal, and their mitigation measures are further discussed in the *Statement of Heritage Impact for Historical Archaeology* prepared by AHMS. The diagram below illustrates areas of potential impact.

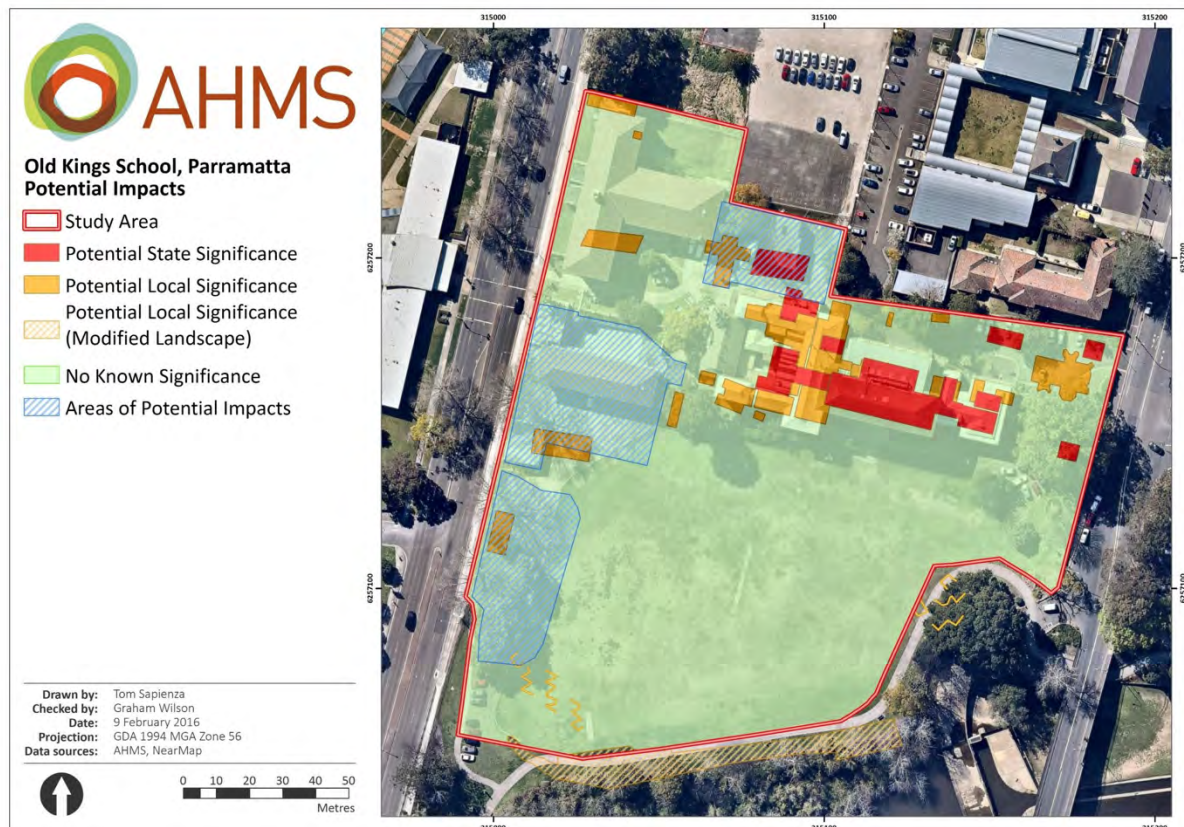


Figure 139: Map showing the potential impacts on areas assessed as having the potential to contain deposits of State or Local significance. Source: Old King's School, Parramatta, SOHI, prepared by AHIMS 2016, p.28.

Policy 32.1	<i>The sites identified as Zone 1 of the Archaeological Zoning Plan, Figure 4, should be excavated by an archaeologist before any development takes place.</i>	Refer above and to Statement of Heritage Impact, Historical Archaeology and Aboriginal Heritage Impact Assessment reports prepared by AHMS, 2016.
Policy 32.2	<i>For the sites identified as Zone 2 of the Archaeological Zoning Plan, Figure 4, any removal of deposit under the ground floor or beside the main building should be accompanied by archaeological monitoring, in case archaeological features are found.</i>	Refer above and to Statement of Heritage Impact, Historical Archaeology and Aboriginal Heritage Impact Assessment reports prepared by AHMS, 2016.
Policy 32.3	<i>For the sites described as Zone 3 of the Archaeological Zoning Plan, Figure 4, an archaeologist should be on call during development and should monitor the work if archaeological sites are found.</i>	Refer above and to Statement of Heritage Impact, Historical Archaeology and Aboriginal Heritage Impact Assessment reports prepared by AHMS, 2016.

7.3.33 Interim Controls

Policy No.	Policy	Comment
Policy 33.1	<i>Until the control mechanisms outlined in 8.0 Policy Implementation below are operative, the advice of the Heritage Council of NSW should be sought for proposed work to items of 'very high', 'high' and 'moderate' significance.</i>	The proposal should be referred to the Office of Heritage & Environment as part of the determination process for the SSD DA application, under Section 89J of the EP&A Act.

AHMS included the following 'Management Strategy' and 'Recommendations' for Historical Archaeology in their *Statement of Heritage Impact*, dated April 2016:

Management Strategy

(Based on the findings of this report)... the proposed development may impact historical archaeological relics, deposits and remains. As a general principle disturbance or destruction of known or potential, significant archaeological sites should be avoided. Where impacts cannot be avoided, additional archaeological investigations should be undertaken to determine the extent, nature and significance of the potential remains. Further investigation provides the information required to determine appropriate management options so that impact minimisation or mitigation measures can be implemented prior to and during development. Typically this work would be carried out under a Section 60 (Heritage Act 1977) Excavation Permit issued by the Heritage Council. However, a common approach taken in SSD projects is to undertake such works following the approval as part of a heritage management plan – a document that is usually included as a condition of consent.

A heritage management plan should be developed in consultation with the Heritage Division, OEH, and include:

- Review existing heritage information, and identify specific, significant sites within the subject area.*
- Undertake an examination of specific works when details become available, particularly sub-floor works in Buildings A, B and C. This would include depths of proposed excavation.*
- Prepare a Research Design that provides a research framework for the archaeological component of the development works. This would be formulated when precise impacts are known, including depths of excavation and layout of service lines.*
- Provide policies and procedures for managing heritage identified within the subject area.*
- Provide guidance on managing the compliance, monitoring and review of the plan.*
- Provide direction and guidance on unexpected finds during the project.*

The level of archaeological oversight appropriate for the project will vary according to the significance of potential deposits and the degree of impact associated with works. Physical investigation may include test excavation in advance of works, monitoring and/or salvage excavation, or a stop work protocol covering unexpected finds during site work.

Recommendations

The following general recommendations are made in regard to the management of potential historical archaeological resources within the various development areas. Based on available information, areas shown in Figure 15 have the potential to contain buried cultural material of local or State significance. The integrity of many of the areas indicated on the map may have already been compromised by building activities and the installation of services in the period after 1940.

- Due to the proposed development having potential impacts on historical archaeological remains, it is recommended that a heritage management plan be prepared following development approval. This plan should be developed to ensure appropriate investigation and management of cultural deposits across the site prior to, during, and following the development.*
- As part of the heritage management plan a Research Design should be prepared in order to provide a framework within which the archaeological data can be managed.*

In regard to specific work zones the following recommendations are made:

- Refurbishment of Buildings A, B, C and D: Assess once precise impacts have been determined. Salvage if warranted otherwise monitor in order to manage relics and remains within the sub-floor area of the buildings.*
- Demolition of intrusive additions to Building C: Archaeological monitoring in order to determine the presence of any buried relics and remains and to record findings.*
- Demolition of Building E, the boiler house: Archaeological monitoring in order to determine the presence of any buried relics and remains and to record findings.*
- Demolition of Building F, the gymnasium: Stop work protocol to manage the discovery of any unforeseen remains.*
- Construction of seating steps below the current ground surface, to the north of the new hall: Stop work protocol to manage the discovery of any unforeseen remains.*
- Lowering of the ground surface at the site of Building F for the construction of the new hall and associated Covered Outdoor Learning Area (COLA): Stop work protocol to manage the discovery of any unforeseen remains.*
- Construction of the Covered Sports Court north of Building C: Archaeological monitoring during groundworks in order to determine the presence of any buried relics and remains and to record findings.*

- *Refurbishment of the car park at the southern end of the O'Connell Street frontage: Stop work protocol to manage the discovery of any unforeseen remains.*
- *Refurbishment of the Marist Place car park: Stop work protocol to manage the discovery of any unforeseen remains.*

7.3.34 Management of Aboriginal Heritage

The potential impacts of this proposal on potential Aboriginal Heritage, and their mitigation measures are further discussed in the *Aboriginal Heritage Impact Assessment Report* prepared by AHMS in April 2016. The diagram below illustrates areas of potential impact.

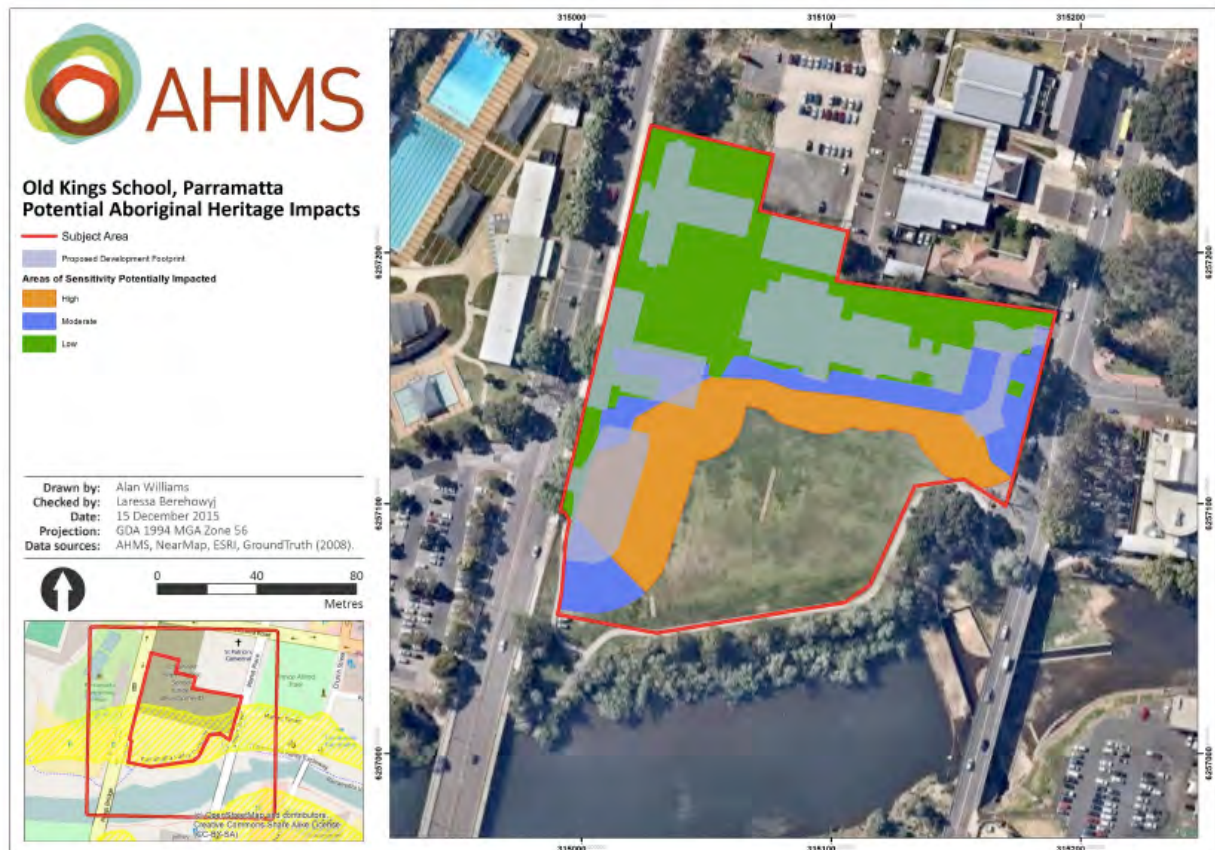


Figure 140: Map showing the potential impacts to the zones of sensitivity assuming a 20m buffer around the proposed development activities. Areas not highlighted are unaffected by the proposed development. Source: Old King's School, Parramatta, *Aboriginal Heritage Impact Report* prepared by AHIMS 2016, p.28.

Management Strategy

Based on the findings of this report, the proposed development may impact Aboriginal objects/deposits as shown in Figure 14. The majority of the works are associated with the existing structures in the site, and encompass areas of mainly low sensitivity where cultural deposits are likely to be constrained to low density artefact scatters or isolated finds in disturbed contexts. However, the works have potential to impact areas of moderate and high sensitivity, within which the culturally and scientifically significant Parramatta Sand Sheet is likely to be present. Such impacts would be constrained to the indirect impacts around existing structures (e.g. storage, vehicle movements, etc), although the demolition of Building F and the construction of its replacement, the two new car-parks and proposed contaminated land remediation works may all have direct impacts to potential Aboriginal objects/deposits depending on the depth of impact. Existing information indicates that the Aboriginal objects/deposits (if present) would likely be situated beneath a layer of modern fill and over-burden that is some 70cm deep, and therefore any activities above this depth would result in minimal impact to the under-lying natural soil profile.

As a general principle disturbance or harm to known or potential Aboriginal sites and/or places should be avoided. Where impact on known or potential Aboriginal sites or places cannot be avoided, additional archaeological investigations should be undertaken to determine the extent, nature and significance of the Aboriginal cultural heritage. Further investigation provides the information required to determine appropriate management options in consultation with DPE, OEH and RAPs so that impact minimisation or mitigation measures can be implemented prior to and during development.

Given the level of disturbance throughout the northern parts of the subject area, the potential for significant cultural materials is considered unlikely, and works can proceed with minimal investigation or mitigation. The southern portion of the site, including

areas around Building F, the proposed car parks, and playing fields have the greatest potential for intact - or minimally disturbed - highly significant cultural deposits, and should form the focus of any future investigation. In areas where development impacts have the potential to directly or indirectly impact these deposits, sub-surface investigation is required to allow further characterisation.

Typically, such works could be undertaken as part of the AHIA under Section 89J of the Environmental Planning and Assessment Act 1979. However, a common approach in SSD projects is to undertake such works following approval as part of a heritage management plan – a document that is usually included as a condition of consent. The advantage of undertaking sub-surface investigations during the AHIA is a great certainty of any cultural deposits that may require management during development. An AHIA would provide greater certainty in the potential scope of works, such as archaeological salvage, and timing of any archaeological activities in future stages of the project. Alternatively, for sites that are actively being used (e.g. as a school in this case) where archaeological investigation may be disruptive or not feasible, there is often a preference to undertake on-site works closely aligned to the construction program, with initiation following the approval. If this latter option is preferred or in some cases required, it is recommended that as part of the approval, a heritage management plan is developed. This would be undertaken in consultation with DPE, OEH and the RAPs, outlining the investigation, salvage (if required) and management of any cultural deposits within the site. The management plan should also outline unexpected finds procedures for the remainder of the subject area and any further heritage requirements prior to, during and after the development. The heritage management plan and implementation of endorsed works would likely require several months to complete, and appropriate timing in the construction program should be included.

A heritage management plan will be required following any development approval due to the presence of cultural deposits within the subject area. This type of document is essential in the management of Aboriginal heritage prior to, during, and following the development. The report should be developed in consultation with DPE, OEH and the RAPs, and include:

- í Review of existing heritage information, and clear identification of the Aboriginal objects and/or sites within the subject area.
- í Undertake Aboriginal consultation with the DPE, OEH, and RAPs to develop and obtain approval for the plan.
- í Provide policies and procedures for managing heritage identified within the subject area.
- í Provide guidance on managing the compliance, monitoring and review of the plan.
- í Provide direction and guidance on unexpected Aboriginal finds during the project.

Key Recommendations:

1. Based on the available information, areas shown in Figures 13 and 14 that have high archaeological sensitivity are considered to have potential for deeply buried cultural materials to be present. Any deposits present are likely to be part of the Parramatta Sand Sheet, and are of high cultural and scientific significance. Some evidence, however, suggests that these deposits are in parts buried beneath a modern fill unit some 70cm in depth. Isolated Aboriginal objects of limited significance may be present within this fill. All development activities should avoid direct and indirect impacts to these cultural deposits. Where these impacts are unavoidable, investigation of the cultural deposits is required prior to development. Ideally, such works should be undertaken prior to any approval under Section 89J of the Environmental Planning and Assessment Act 1979 and integrated into the AHIA. Should this prove unfeasible, sub-surface investigation and salvage (if required) of these cultural deposits should form a condition of consent and be undertaken prior to the proposed development. A heritage management plan should be developed in consultation with DPE, OEH and RAPs to appropriately manage any archaeological investigation.
2. Based on available information, areas shown in Figures 13 and 14 as having moderate archaeological sensitivity are considered to have the potential for cultural materials to be present. These areas have been identified primarily due to the limited disturbance evident, but have some potential to encompass deposits associated with the Parramatta Sand Sheet, and of high cultural and scientific significance. Where impacts are identified, further investigation of these deposits is required prior to development. Ideally, such works should be undertaken prior to any approval under Section 89J of the Environmental Planning and Assessment Act 1979 and integrated into the AHIA. Should this prove unfeasible, further sub-surface investigation and salvage (if required) of these deposits should form a condition of consent and be undertaken prior to the proposed development. These works should be managed under a heritage management plan developed in consultation with DPE, OEH and the RAPs.
3. Areas shown in Figures 13 and 14 as having low archaeological sensitivity are considered to have low potential for Aboriginal objects to be present. These areas should be managed through the unexpected finds procedures under a heritage management plan developed in consultation with DPE, OEH and the RAPs.
4. Due to the proposed development having potential impacts to Aboriginal objects and/or sites, it is recommended that a heritage management plan is required following development approval. This plan should be developed in consultation with DPE, OEH and the RAPs to ensure appropriate investigation and management of cultural deposits across the site prior to, during, and following the development.
5. A copy of this assessment should be provided to the RAPs to review and provide comment on the findings and recommendations for integration prior to finalisation.

Following finalisation, a copy of the report should be lodged with the Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS), and each of the Aboriginal stakeholders.

7.12 MASTERPLAN GUIDELINES

Tanner Architects prepared *Masterplan Guidelines* for the site in 2006 for State Property, which were endorsed by the NSW Heritage Council in June of that year. The guidelines were produced to provide clarity and certainty for the future development of the site with a proper response to its heritage significance. The footprints of proposed development sites, floor space ratios and heights were determined by *Sydney REP No 28*, which has since been repealed.

The main difference between the guidelines and the GML *Conservation Plan Policy Addendum* is that these guidelines permit an overall new building width of up to 18m compared with the maximum of 12m in the Addendum. However, the guidelines require new building massing to be arranged so that the principal components of any building are no more than 12m wide.

The intent of the guidelines is to guide the design of new development to respect the site's heritage significance including retention of significant distant views across the site and the setting of significant buildings. The primary objective is stated as:

to ensure that the existing significant buildings remain visually prominent, that their landscaped setting is preserved and enhanced, and that the general character of the site (buildings in parkland setting) is maintained in new development.(p.1).

The guidelines do not restrict uses and apply to two sites for development:

Area 2: an L shaped area to the north west of the site and

Area 3: a triangular-shaped area to the south of the dormitory block on O'Connell Street

Area 2 has since been subdivided and sold to the Catholic Diocese and is not part of the current site.

Area 3 is the site of the proposed School Hall and is relevant to the current proposal.

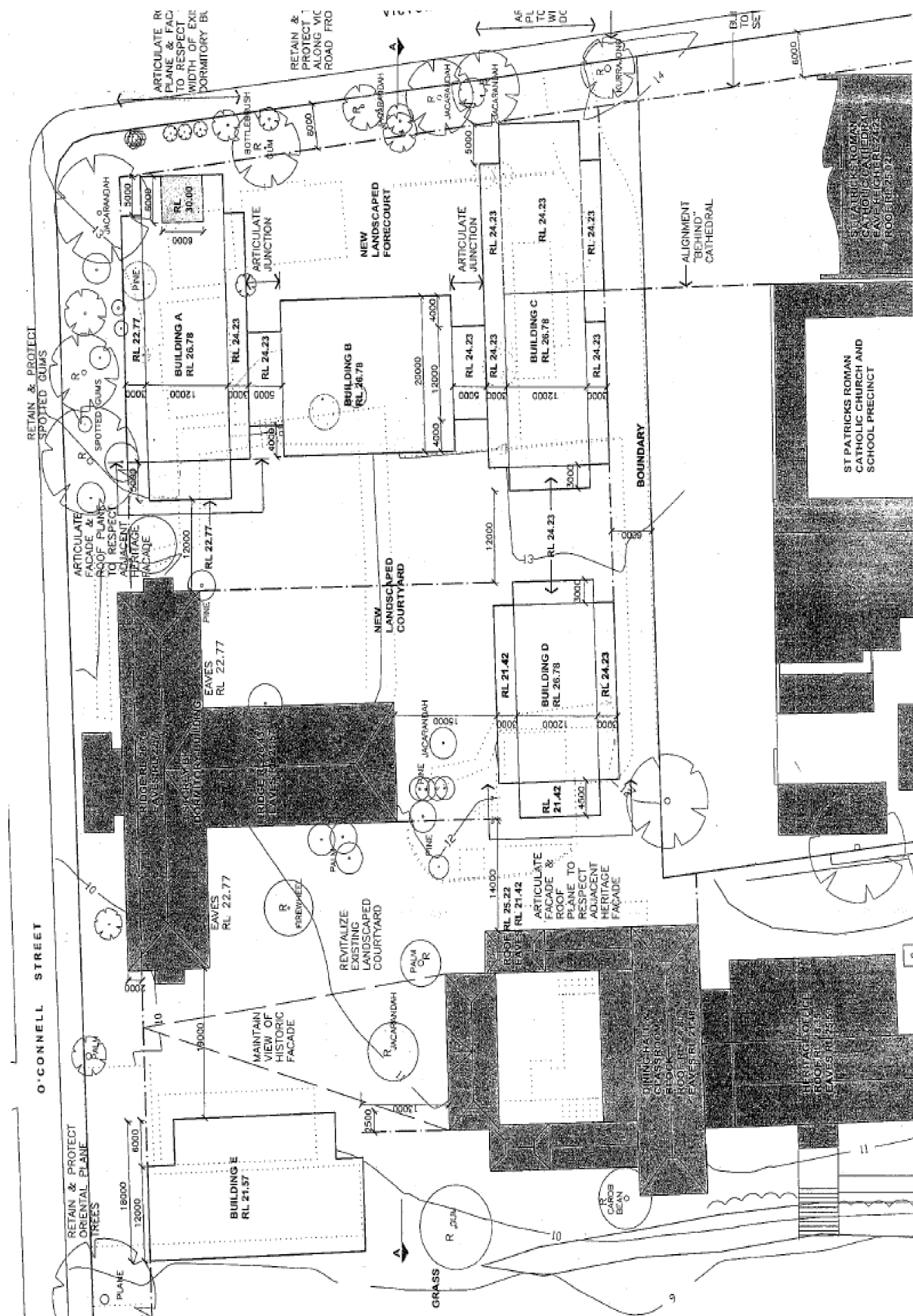
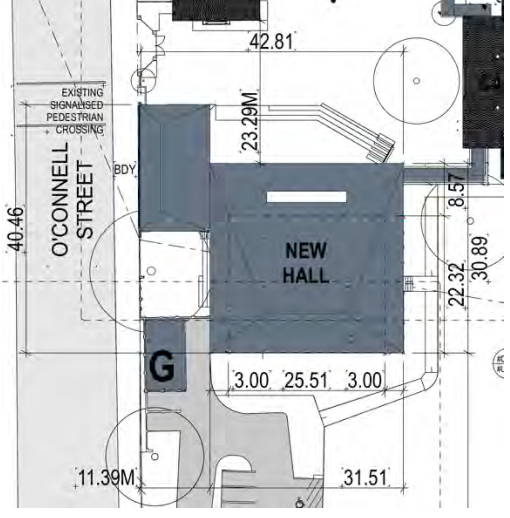


Figure 99: Plan showing guidelines for development.

Source: *Masterplan Guidelines*, prepared by Tanner Architects 2006.

The following table sets out the guidelines applicable to the current proposal and comments on the design response. It must be remembered that the guidelines were written prior to the subdivision of the site:

	Guideline	Comments
GENERAL	<i>The following general guidelines apply to the development envelopes for every new building:</i>	
Building Orientation	<i>The new buildings are to be oriented perpendicular and parallel to the existing Dormitory Building (Building D) and the Dining Room/Classroom Block (Building C)</i>	The new School Hall complies with this guideline.
Building widths	<i>Subject to Building Envelope Modelling, 18m maximum overall including balconies, pergolas etc</i>	The new School Hall does not comply with this guideline. The width of the new hall is 25.51m wide x 22.32 deep plus verandahs. This width is similar to the East/West wing of Building D. Including verandas and pergolas the new Sports Hall is 31.55m wide x 30.90 deep (this excludes the amenities wing connected to veranda). The building has been modeled and is considered to sit comfortably on the site, reading as a contemporary secondary element on the site.
Building and Wall Heights	<i>The building (or roof height) given in the site specific guidelines below for any building is the maximum height of the building (specified as the RL) at the top of the highest part of the roof.</i> <i>The wall height given in the site specific guidelines below for any building is the maximum height of the external wall (specified as the RL) at the perimeter of the building.</i> <i>If the wall height for a building at any point is less than the building or roof height at that point, any building wall above the maximum perimeter wall height must be set back at least 3m from the perimeter. Alternatively, a pitched roof complying with the setback requirements may be added above the wall height, with a ridge no higher than the maximum building or roof height.</i> <i>Additional setbacks may be required to comply with the Conservation Plan Policy Addendum.</i>	Noted Noted The bulk of the new School Hall is set back 11.39m from O'Connell Street, behind lower scale ancillary spaces that relate to the scale of former Buildings G and H. The new Hall has a pitched roof above the 6.95m wall height. The ridge has a maximum height of 9.60m, or RL 18.35, which is within the maximum 12m height limit defined by the GML Addendum, but located further south. This has little impact as the overall bulk of the new Hall is modest compared to that of the former Kings School buildings extent on the site. Noted
Building Separation	<i>12m minimum</i>	The new School Hall complies with this guideline.
Building Modelling	<i>New buildings shall be made up of principal components of comparable size to the existing building components on the site.</i>	The ancillary spaces of the hall are contained in a building envelope similar in scale to existing Buildings G and H. The footprint of the new School Hall is of a similar in width to Buildings B and C and the east west wing of Building D.
	<i>Principal building components shall be a maximum of 48m long and 12m wide, with a maximum wall height as specified in the site specific guidelines below for that point on the site. Where the wall heights differ on the long sides of the principal components the maximum wall height for calculating the secondary component volume can be the average of the two wall heights.</i>	The principal building component of the new School Hall is 25.51m wide x 22.32m deep (the total area is 31.51 wide x 30.89 deep). The overall footprint is thus less than the guideline, although the width exceeds it. This proportion is required to meet the functional requirements of the brief, which are for a hall to seat a substantial proportion of the school. The new School Hall is substantially lower than Building D and does not impinge on significant views which is demonstrated by the perspectives of the proposal.

	Guideline	Comments
		
	<i>An increase in building width can be achieved by the addition of secondary building components that are distinguished in length, width, height and form from the principal components of the building. The total volume of secondary components must be no more than 37.5% of the volume of the principal components of the building.</i>	Secondary building components align with the O'Connell street frontage of the site. They are distinguished by scale and materiality from the principal building form of the new hall. The volume of these secondary components is less than the maximum permissible.
	<i>An increase in building height above the principal components can be achieved by setting back the higher portion from the building perimeter as specified above.</i>	The bulk of the new School Hall is set back 11.39m from O'Connell Street, behind a lower scale ancillary wing that relates to the scale of former Buildings G and H.
	<i>Where both ends of a new building are obscured by other new buildings, it may be possible to increase its width to a maximum of 20m without the need for modelling through principal and secondary components as described above. Such a building must be no more than 25m long.</i>	The principal building component of the new School Hall is 25.51m wide x 22.32m deep, which exceeds this guideline. The size of the hall relates to its required capacity.
	<i>Where two principal building components are combined to produce L-shaped or T-shaped new buildings (as exemplified by the existing dormitory building), the principal components may be differentiated in length, height and width so that one is dominant over the other. The total length of the combined buildings shall not exceed 48m in one direction and 40m in the other.</i>	The hall comprises a block fronting O'Connell Street, verandas to the east and west and a covered outdoor learning area to the north. The combined width of the building is 42.81m (east-west) and combined depth is 40.46. The width is compliant with this guideline and the depth is within 0.46m of complying, the slight exceedance is resultant from brief requirements for the New Hall size.
	<i>Where more than two principal building components are combined, the principal building components at the junctions must be separated by a minimum distance of 5m, and connected only by small links located at least 6m above ground level so as to permit views between buildings. These links must be set back at least 4m from the perimeter walls of the principal components.</i>	The new hall and its adjacent ancillary wing form a T shaped building. The wings are separated by a 3m wide veranda, however, the hall reads as the principal building component, with the ancillary wing reading as the secondary component and hence this guideline is not applicable. Views between the building forms along the veranda are possible from ground level.
	<i>The traditional composition of all new buildings should arrange the subsidiary elements and use traditional solid to void ratios, horizontal and vertical projections and recesses such as columns, eaves and string courses, and deep opening reveals, so as to achieve a scale and grain of façade modelling that is similar to that of the dormitory building</i>	The scale and grain of the facades is in conformity with this guideline.
Car Parking	<i>Basement car parks should be located below each building in order to minimise surface car parking and to maximise deep soil planting for the landscaped courtyards.</i>	No basement parking is proposed.

	Guideline	Comments
<i>Landscaping</i>	<i>The existing significant trees are to be retained and protected. The new and existing courtyards shall be landscaped to create a garden setting to the buildings.</i>	Existing significant trees are proposed to be retained and protected and the landscape setting of the place will be enhanced by the works.
<i>Archaeology</i>	<i>Archaeology excavations shall be carried out in conjunction with the redevelopment as required under the NSW Heritage Act 1977 (as amended).</i>	Archaeological & Heritage Management Services (AHMS) have prepared an Aboriginal Heritage Impact Assessment and Historical Archaeology Statement of Heritage Impact to accompany the current proposal.
<i>Existing Buildings</i>	<i>The existing Dormitory Building (Building D) and the Dining Room/Classroom Block (Building C) shall be conserved and adapted to have an integral role in the re-development and this work shall be completed prior to the occupation of any of the new buildings.</i>	Buildings C and D will be conserved and adapted as classrooms for the new school.
<i>Design Guidelines</i>	<i>Architectural modelling and articulation of the facades and roof planes of the new buildings is required to relate to and respect:</i> <i>The width of the north-south wing of the Dormitory Building.</i> <i>The length of the north-south wing of the Dormitory Building. (Building D)</i>	To O'Connell Street, the ancillary wing of the new Hall is of a similar length to Building D and responds in scale and modelling. The width of the new hall is similar to that of the east west wing of Building D.
	<i>Architectural modelling and articulation of the facades and roof planes of new buildings immediately adjacent to the Dormitory Building and the Dining/Classroom Block is required to respect these heritage buildings.</i>	The overall form and modelling of the new Hall building and its facades respects the retained and conserved Old Kings School buildings. The new Hall is detailed in a simple contemporary manner, which is considered complementary to this historic setting with a traditional pitched roof. The new covered sports court and covered walkways are designed as simple contemporary elements which defer to their historic counterparts.
	<i>The design of any new development shall be harmonious with the existing significant fabric of the place and its surroundings, in terms of criteria or qualities of relatedness including:</i> <i>Character</i> <i>Scale</i> <i>Form</i> <i>Siting</i> <i>Textures</i> <i>Materials and colour</i> <i>Detailing</i>	The overall character, scale, form and siting of the new Hall building and its facades respects the retained and conserved Kings School buildings. The use of traditional roofing, masonry walling and steel veranda screens responds to the detail and materiality of the retained and conserved Old Kings School buildings.
	<i>The detailing of the new buildings shall respect the character of the existing heritage buildings, such as the robust character of their construction, modulation in plan, projecting eaves and shadow lines.</i>	Whilst clearly contemporary, the new Hall and other new elements respond in the architectural detailing and overall modulation to the guideline.
SITE SPECIFIC GUIDELINES	BUILDING ENVELOPES IN THE SOUTH EAST OF THE SITE ADJACENT TO THE EXISTING DINING HALL AND DORMITORY BUILDINGS	Site of new covered sports court. The proposal does not include a building in this location, rather a non walled – roofed outdoor area – a covered sports court and hence this guideline is considered to be less relevant.
<i>Significant trees</i>	<i>There are no significant trees identified in this area.</i>	Noted
<i>Building envelope controls</i>	<i>Maximum building width of 18m</i>	The size of the sports court is governed by playing areas. The roof measures 19.0m x 35.0m which slightly exceeds this guideline.

	<i>Maximum wall height of RL 21.24 to South and West</i>	The new covered sports court has a ridge height of RL 19.75, which is lower than the eaves height of Building C2 and much lower than the ridge height of the north south wing of Building D and hence complies with this clause.
	<i>Maximum wall height of RL 24.23 to North and East</i>	The outdoor sports court does not have walls. The maximum height of the sports court roof cover is RL 19.75.
	<i>Maximum building height of RL 26.78</i>	The sports court roof (RL 19.75) is lower than the eaves height of the existing Building C2 kitchen annexe and complies with this guideline.
	<i>Building setback above wall height at southern end within line corresponding to roof plane of northern roof of Dining Hall/Classroom Block (Building C)</i>	There is no alternate location suitable for a sports court on the site and the size of the sports court is governed by official playing areas. The roof has been designed to read as a contemporary lightweight, floating structure set against the solidity of the original buildings.
	<i>Minimum separation between new buildings is 12m</i>	The covered sports court roof is separated from Building C by 2.70m and Building D by 4.00m.
	<i>Minimum set-back from common boundary with Cathedral site is 6m</i>	The 6m setback suggested is not achievable due to the recent subdivision of the site.
	<i>The southern wall shall be no further south than the southern face of the east/west wing of the Dormitory Building.</i>	The covered sports court has no walls.
	<i>Ground Floor level of new building should relate to the existing ground floor level of the adjacent Dining Hall/ Classroom Block. (Building C)</i>	The level of the covered sports court relates to the existing level of Building C.
Specific Guidelines	<i>Architectural modelling and articulation of the facades and roof planes of the new building is required to relate to and respect the height of the immediately adjacent Dining Room/Classroom Block (Building C) and the adjacent Dormitory Block (Building D).</i>	
Landscape Guidelines	<i>A soft landscaped courtyard to the west of this building with deep soil plantings is required. Soft landscaping along the boundary with the Cathedral site, with deep soil plantings, is required.</i>	The landscape design proposes deep soil planting to frame thresholds and the existing Jacaranda (T47) within the garden area west of the sports court.
SITE SPECIFIC GUIDELINES	AREA 3: TRIANGULAR AREA TO THE SOUTH OF THE DORMITORY BLOCK ON O'CONNELL STREET	Site of new school Hall
	BUILDING ENVELOPES IN THE SOUTH WEST OF THE SITE TO THE SOUTH OF THE DORMITORY BLOCK ON O'CONNELL STREET	
Significant trees	<i>The Oriental Plane trees and the spotted Gums on O'Connell Street are to be retained and protected. An arborist shall advise on the preferred proximity of development to these trees.</i>	Both the arborist report dated 15/11/15 and the landscape design notes retention of all Oriental Plane trees and spotted Gums within this area.
	<i>Replacement of these trees at senescence with the same species is required, preferably of the same genetic stock.</i>	Noted.
	<i>The existing Jacaranda tree, Firewheel tree and Palm adjacent to Building D are to be retained and protected and integrated into the new landscape.</i>	These trees will be retained and protected.
Building Envelope Controls	<i>Maximum building width of 18m</i>	The proposed building exceeds this width however complies with other relevant guidelines. Perspectives of the proposal demonstrate that the new hall sits comfortably as a secondary contemporary element in this historic context.

	<i>Maximum building height of RL 21.57</i>	The proposed ridge height for the new hall is RL 18.35 which is below the recommended maximum.
	<i>Minimum separation from the existing Classroom Block is 13m</i>	The proposed new hall is sited to meet the intention of this guideline.
	<i>Setback from O'Connell Street is to align with setback of buildings in north west corner of the site.</i>	The ancillary parts of the hall are housed in a low scale building built to the O'Connell Street boundary that retains part of Building G and interprets the former alignment of Building H.
	<i>Maintain the existing views of the west face of the Classroom Block from the O'Connell Street entry gates.</i>	The existing views to the west face of Building C from the O'Connell Street gates are retained and improved. The new Hall is of a lower scale than Building F.
	<i>Siting is to relate to the general location of the existing swimming pool and gymnasium.</i>	The new hall is sited in the general location of the former gymnasium, with a covered outdoor learning area in the location of the swimming pool.
Specific Design Guidelines	<i>Architectural modelling and articulation of the facades and roof planes of the new building is required to:</i> <i>Relate to and respect the height of the immediately adjacent Dining Room/Classroom Block (Building C) and the adjacent Dormitory Building (Building D).</i> <i>Relate to and respect the width of the north-south wing of the Dormitory Building. (Building D).</i>	The pitched roof form responds to that of Buildings C and D. The overall character, scale, form and siting of the new Hall building and its facades respects the retained and conserved Kings School buildings. The use of traditional roofing, masonry walling and steel veranda screens responds to the detail and materiality of the retained and conserved Old Kings School buildings.
Landscape Guidelines	<i>The existing landscaped courtyards to the North and East are to be revitalised.</i>	Landscaping has been designed in accordance with this guideline.

7.12.1 Masterplan Guideline Amendments

Adjustments to the Tanner Masterplan were proposed in 2011 as part of the subdivision and sale of the north west corner of the site to the Catholic Diocese for use in conjunction with the adjacent St Patricks Cathedral complex. The shape of the development envelopes on the site of Building F and to the north of Building C were adjusted to be rectilinear, with no change to the maximum permissible heights and were included in the report entitled, Subdivision of Land, Former Marden Hospital Parramatta (Old Kings School Site), Heritage Impact Statement, Proposed Subdivision of NW Corner, Proposed Right of Way prepared in November 2011 by the Public Works, Government Architects Office.



Figure 142: Map showing adjusted guidelines for development showing recent subdivision boundary.

Source: Subdivision of land, Former Marden Hospital Parramatta (Old Kings School Site), Heritage Impact Statement, Proposed Subdivision of NW Corner, Proposed Right of Way, November 2011, Public Works, Government Architects Office.

7.13 SHR ASSESSMENT OF HERITAGE SIGNIFICANCE

The impact of the proposal is considered against the Assessment of Significance of the 'Kings School Group (Former)' extracted from the SHR listing as follows:

Criteria	Significance	Comment
SHR Criteria a) (Historical significance)	<i>The site was used early in the history of the colony (c1811) for cultivation.</i> <i>The King's School occupied the site almost continuously from 1836 to 1964. It was the first large private boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales. The school was one of the large institutions which shaped both the urban form and cultural framework of the regional town of Parramatta in the early nineteenth century.</i> <i>The design of many buildings was by architects important to the architectural history of New South Wales: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams & Munnings, the successors of the earlier firm of (John) Sulman and Power.</i> <i>The stonework of the original 1830s school building and its eastern wing is evidence of the relatively high level skills of the Scottish artisans who were brought to Australia following the depression in the British construction industry in the 1820s. (Peddle Thorp 1995:78)</i>	No traces of pre 1834 vegetation remain on site, however, the use of the site for cultivation will be interpreted in the Learning Garden proposed to the north of Building B. Old Kings School occupied the site from 1836 to 1964 and adaptive reuse of the site as a school will enhance its historical significance. The original buildings on the site are retained and enhanced by the proposal, respecting the historical connections they have with their original architects, who are acknowledged as important to the architectural history of NSW. The stonework to Buildings A and B will be retained as part of the work, with structural repairs included in the projects scope. The option for repair and conservation of the stonework is currently being considered by NSW Public Works. The proposal will have minimal impact on the historical significance of the place.
SHR Criteria b) (Associative significance)	<i>The former Kings School group of buildings has many associations with Australians of note. As one of the oldest schools in Australia, it has countless associations with former pupils who later achieved prominence in many fields. A small selection of notable former pupils of the Kings School while at the Marsden Street site include (years of attendance are shown in brackets).</i> <i>William John Forster, Premier of NSW 1859-60 (1833-1836)</i> <i>James Squire Farrell, Premier of NSW 1877-78 (1840-1843)</i> <i>Sir Charles Wade, Premier of NSW 1907-1910 (1877-1880)</i> <i>Rear Admiral Alec Doyle (1905-1907)</i> <i>Sir Nigel Bowen, Federal Minister and first Chief Justice of the Federal Court (1922-1927)</i> <i>J S White, grazier (1924-1931)</i> <i>Sir Marcus Loane, Sydney Anglican Archbishop, Anglican Primate of Australia (1927-1928)</i> <i>B Y Mills, inventor of the Mills telescope (1930-1936)</i> <i>Michael Blakemore, AO, theatre producer and director (1940-1946)</i> <i>Hon Doug Anthony, Deputy Prime Minister of Australia (1943-1946)</i> <i>M E H Howden discoverer of the antivenene for funnel web spider bites (1948-1953)</i> <i>David Campbell, poet (1952-1958)</i> <i>John Marsden, children's author (1962-1968)</i>	Associations with former Kings School pupils will be improved by the proposal to adaptively reuse the site as a new school. The works include the construction of a new Hall which will be available for use by the community outside school hours. Further it is hoped that Open Days will provide an opportunity for members of the public, including people with direct associations to Old Kings School, to visit the site and inspect the refurbished buildings. The proposal will have a positive impact on the associative significance of the place.
SHR Criteria c) (Aesthetic significance)	<i>The main building group, which includes the original buildings of the 1830s, is sited on a rise overlooking open, sloping land bounded by the Parramatta River. This spatial relationship between the river and the building group is an example of the picturesque siting principles of the 18th and early 19th centuries in Britain and Europe. Of the major public institutions along Parramatta River which were so configured in the early 19th century, only the former Female Orphan School (Rydalmere Psychiatric Hospital) and this site remain.</i>	The picturesque setting of the main building group, sited on a rise overlooking open, sloping land bounded by the Parramatta River is retained. The Department of Education require a 2150 high fence around the school. Impact mitigation measures include designing the fence as a contemporary element with

Criteria	Significance	Comment
	<i>The major elements of the main building group which faces the river are the original 1830s neo-classical style building and its eastern wing, the former headmasters residence. A sympathetically designed third storey was added to the main school building in 1925. Similarly, a second storey was added to the eastern wing (the Headmaster's residence) in 1889. While the well detailed Greek Doric style portico of the main building is visually overwhelmed by the third storey of 1925, and the eastern wing, encircled by a two storey verandah, presents as a Victorian house, the two buildings are harmonious in terms of form, colour, materials and texture. The original 1836 wing, which reflected the size and form of the eastern wing, was replaced by the present three buildings between 1900 and 1924 in a variety of styles and materials.</i>	maximum transparency, and installing it in a reversible manner, with minimal impact on potential archaeology. Buildings A, B and C are all retained and conserved by the proposal. This will improve the presentation of the Old Kings School building group when viewed from the river.
	<i>The architectural idiosyncrasy, however, is dominated by the formal strength of the siting principles. The dormitory block of the 1930s is a very good intact example of a Georgian Revival style institutional building. It is an important streetscape element of O'Connell Street. (Peddle Thorp 1995:79-80)</i>	Building D, the former dormitory block is retained and conserved by the proposal, respecting its streetscape presentation to O'Connell Street. Views to this building from the oval will be enhanced through the removal of Building F and replacement with the new school Hall, which is lower in height.
	<i>According to the 1996 Rezoning Study by Gutteridge Haskins and Davey prepared for the NSW Department of Health, no pre-1834 vegetation survives on the site. While the buildings retain their spatial relationship to the Parramatta River and picturesque setting, the river bank is highly degraded with weed infestation as a result of previous clearings.</i>	The riverbank is outside the subject site.
	<i>The site includes a number of old and significant trees which relate to the occupation of the site by the Kings School (ie post-1834). There are 10 identified trees of regional or state significance: three Chinese plane trees, two carob bean trees, one Morton Bay Fig, one Kurrajong, two camphor laurel trees and one cotton palm.</i>	Significant trees and landscape elements are retained with the exception of the Privet Hedge and Carob Bean trees. The Privet hedge (<i>Lugustrum</i> spp*) is proposed to be removed and replaced with a non-poisonous species of similar form. The arborist has identified the Carob Bean Tree T74 located near the south of Building C1 as in 'Poor' condition and noted that it has 'continued to decline since the 1994 report'. In light of this assessment, cuttings are proposed to be taken from the tree and a new row propagated, referencing the original line of Carob Bean trees. The original tree will be removed due to poor health.
	<i>The oval to the south of the buildings and overlooking the river has also been identified as of very high significance in relation to the historical development of the Kings School and for its contribution to the landscape and picturesque setting of the buildings.</i>	The oval and its contribution to the picturesque landscape setting of the Old Kings School site is retained and enhanced by the proposal. The perimeter fence to the Oval on the eastern, southern and western sides has been removed from this application. The fences following the Marist Place boundary wall and the O'Connell Street boundary to the north of the heritage gates have also been removed from this application. Impact mitigation measures for the remaining fences in the proposal include designing the fences as a contemporary elements with maximum transparency, and installing them in a reversible manner, with minimal impact on potential archaeology.
	<i>The 1996 Rezoning Study by Gutteridge Haskins and Davey also analysed views into and out of the site. The most significant views are those obtained from the Parramatta River with other minor views from O'Connell Street, Marist Place</i>	Significant views of the site are respected by the proposal as demonstrated by the View Study which accompanies the proposal.

Criteria	Significance	Comment
	<i>and the Marsden Street bridge also identified. Views out of the site and within the site are restricted mainly to the oval, courtyards and driveway access. The most significant are those associated with the oval.</i>	The new Hall has been designed to have minimal impact on significant views through careful consideration of height, bulk, form and by adopting a simple palette of materials which references its historic counterparts. Greater views of Building D from the oval are afforded through the demolition of Building F and construction of the new hall, which is of a lower height. Most of the site is in a state of disrepair at present. The proposal will enhance the presentation of the site within the public domain. The conservation works proposed will have a positive impact on the aesthetic significance of the place.
SHR Criteria d) (Social significance)	<i>The King's School had a long association of almost 130 years on the site with Parramatta itself and, indeed, gave community status to Parramatta as a regional town/city in New South Wales.</i> <i>Many former pupils of the Kings School have later become successful and prominent people, and notable figures have been associated with the administration of the school. The site has strong associations with former staff and students which is demonstrated by the Old Boys Union which was founded in 1893, the numerous gifts, donations, bequests and memorials provided by former students and their families, and the strength of the school's identity and ongoing sense of tradition.</i> <i>The significance of the former Kings School, the important collection of buildings, the grounds and landscaping has also been recognised in the number of heritage listings (State Heritage Register, NSW Department of Health s170 heritage register, Parramatta City Council LEP, Register of the National Estate, National Trust of Australia (NSW)).</i>	It is hoped that Open Days will provide an opportunity for members of the public, including people with direct associations to Old Kings School, including former pupils and staff, and people with associations to the Marsden Rehabilitation Centre to visit the site and inspect the refurbished buildings. The new school hall will be available for use by the community outside school hours. The proposal recognizes the significance of the site as a whole and will have a positive impact on the social significance of the place.
SHR Criteria e) (Research potential)	<i>The stonework of the original school building and eastern wing (1833-36) designed by the Colonial Architect, Ambrose Hallen illustrates the high technical skills of the Scottish masons who were brought to Australia following the decline of the British construction industry in the 1820s Of particular note is the Greek Doric style portico. The site was used in the 1820s by the Agricultural and Horticultural Society for a nursery garden which introduced exotic fruit trees into the colony. (Peddle Thorp 1995:81)</i>	The stonework of Buildings A and B is retained under the proposal. The proposal is accompanied by a Historical Archaeology Statement of Heritage Impact and an Aboriginal Heritage Impact Assessment which outline methodologies for dealing with potential archaeological finds, ensuring minimal impact to the research potential of the site.
SHR Criteria f) (Rarity)	<i>The picturesque siting of the main building group on the brow of a rise with open, sloping land overlooking the river is a rare, surviving example of this 18th and early 19th century siting principle along the Parramatta River. The buildings retain their spatial relationship to the Parramatta River and picturesque setting. (Peddle Thorp 1995:80)</i> <i>No pre-1834 vegetation survives on the site. The site includes a number of old and significant trees which relate to the occupation of the site by the Kings School (ie post-1834). There are 10 identified trees of regional or state significance: three Chinese plane trees, two carob bean trees, one Morton Bay Fig, one Kurrajong, two camphor laurel trees and one cotton palm.</i>	The rarity of the setting of the main building group is respected by the proposal.
SHR Criteria g) (Representativeness)	<i>The stonework of the original 1830s school building and eastern wing are representative examples of the relatively high masonry skills of the imported Scottish artisans of the 1820s and 1830s in the colony. (Peddle Thorp 1995:81)</i>	The stonework of Buildings A and B is retained under the proposal.
Integrity/Intactness:	<i>The exterior fabric of the buildings is relatively intact. (Peddle Thorp 1995:81)</i>	The exterior fabric of the buildings will be retained and conserved.

8.0 CONCLUSION

The adaptive re-use of the former Kings School site as the proposed O'Connell Street Primary School is an appropriate use for the site and will enable the heritage significance of the place to be retained and enhanced. The buildings have fallen into disrepair since they were abandoned in 2002. Their re-use will ensure that they are maintained for future generations.

The significant urban context of the site and its setting are retained and preserved. Significant plantings and landscape elements are retained by the proposal and key views respected.

The previously proposed perimeter fence to the Oval on the eastern, southern and western sides has been removed from this application. The fences following the Marist Place boundary wall and the O'Connell Street boundary to the north of the heritage gates have also been removed from this application.

In terms of heritage impact, the 'best fit' for the proposed school involves retaining and utilising as many existing significant spaces as possible. The required spaces for the new school are distributed across the site, with improved circulation linkages proposed, including the addition of the new hall. The adaptive re-use of the buildings identified as having 'very high' heritage significance will result in very few modifications to significant fabric. Double-height spaces are retained and appropriately re-used for the Resource Centre, Staff Room, and flexible open plan Home Bases.

The proposed connection between Buildings B and C at ground level and level one, and the establishment of a new bridge across the former Dining Hall, will allow Buildings A, B and C to be functionally connected and accessible. The removal of several intrusive structures and rooms of Low Significance from the Building C courtyard will create a pleasant, protected courtyard for school use, with efficient external circulation around the perimeter. The varying floor levels within the Building C group pose significant challenges for access and egress. Proposed modifications address this issue with minimal heritage impact to the external presentation of the building group.

While Building D is largely adaptable for Home Bases, the wing extending to the east contains several small rooms on all levels. The proposal aims to strike a balance by altering the east / west wing floors and walls, but retaining the fabric of the north / south wing. The external presentation of the building is not impacted upon, and will be retained and conserved. Other internal works to the north / south wing are minor and will provide accessible toilets and vertical circulation within the building. These works will have minimal impact on the significance of the place.

New services throughout the site will bring the school campus up to current standards. The addition of lifts, covered walkways and stairs will all have an impact on the visual presentation of the school precinct. This impact will be minimised by designing these elements to be light, steel framed secondary elements that are obviously contemporary, removable in the future, and respectful of the heritage significance of the place.

The new School Hall has been carefully designed and detailed to respond to the scale and materiality of the range of existing buildings on the site. In particular, its generous verandas, brickwork external walling and pitched roof form respond directly to the original Buildings A and B.

The proposed works will have minimal impact on the heritage significance of the site as a whole or the significant elements within it and adaptive re-use of the buildings will ensure their continued conservation for future generations. This SSD DA Application is therefore recommended for approval.

9.0 RECOMMENDATIONS

The proposed scope of works listed above is intended to involve minimal intervention into the significant built fabric in Buildings A, B, C and D. The proposed modifications generally affect fabric of 'moderate' or lesser significance, and are generally consistent with the policies contained in the 1994 *Conservation Management Plan* and 2005 *Addendum to the Conservation Management Plan* for the site.

The following recommendations are suggested to further mitigate any potential heritage impacts:

- Undertake works in accordance with the principles of the *ICOMOS Burra Charter* and the policies contained in the 1994 *Conservation Management Plan*.
- Follow the recommendations of the *Old Kings School, Aboriginal Heritage Impact Assessment Report prepared by AHMS* (April 2016) in order to avoid any adverse impact on this potential resource.
- Follow the recommendations of the *Old Kings School, Parramatta, Statement of Heritage Impact: Historical Archaeology*, prepared by AHMS April 2016 in order to avoid any adverse impact on this potential resource.
- Include repair and conservation works to all buildings, unless being assessed by others.
- Provide means of interpretation to communicate the site's heritage significance, including pre-contact, archaeological, landscape and built heritage.
- Prepare a photographic and written recording of areas affected (archival recording) for all buildings scheduled for demolition or partial demolition prior to carrying out the work.
- Salvage and store significant elements removed for use in future repair works.
- If fabric is uncovered that may potentially have heritage significance (previously unknown) inform the project team immediately and seek guidance on how to proceed.
- Design quality and detailing should reflect the recognized state heritage significance of the various buildings on the site.
- New work will be articulated from the old and distinctly contemporary, yet complementary. Clearly distinguish new alterations and additions to minimize impact.
- Cantilever walkway / circulation structures to avoid impact on heritage fabric – visually and structurally.
- Integrate services in the most discrete way possible. Minimise new openings in original fabric. New works to be reversible where possible.
- Fire and service upgrades must be carefully designed to minimise impact on significant fabric.
- Careful detailing of ceiling and window treatments for acoustic upgrade and thermal performance are required.
- Services to be run in concealed spaces where possible. Careful detailing required.
- Proposed landscaping works have been carefully designed to respond to both the original buildings and the context. Minimal above ground works are proposed to landscape areas identified as having very high, high or moderate significance.
- Site security fencing should be carefully positioned to minimize its impact on the setting, key views and significant fabric. Careful detailing is required to achieve this aim.
- All significant trees and landscape elements will be protected during the works. A longer term care and maintenance strategy for these elements will be required.
- An allowance should be made for a nominated Heritage Architect to inspect and report before, during and after completion of the works.
- Undertake necessary cleaning at the conclusion of the works.
- A Maintenance Schedule for the site should be prepared in accordance with guidelines issued by the NSW Heritage Division, and handed over to the Department of Education and Communities on completion of the project.

10.0 REFERENCES

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11.0 APPENDICES