



O'CONNELL ST PRIMARY SCHOOL PARRAMATTA

FORMER OLD KINGS SCHOOL SITE
STATEMENT OF HERITAGE IMPACT

SSD APPLICATION: REVISED 22.09.16

FOR THE DEPARTMENT OF EDUCATION
& COMMUNITIES

22.09.2016

tonkinzulaikhagreer HERITAGE

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1.0 INTRODUCTION

1.1 BACKGROUND

This Statement of Heritage Impact has been prepared to support a State Significant Development (SSD) Development Application (DA) lodged under Part 4 of the EP&A Act (1979) for the adaptive reuse of the Old Kings School site in Parramatta as the O'Connell Street Primary School. The new school will cater for 1000 students and the new Hall will also service a range of community events and uses. The school has been commissioned by the Department of Education and Communities (DEC) and is due to open in July 2017.

The Old Kings School site is situated between O'Connell Street and Marist Place, Parramatta, overlooking the Parramatta River. The site contains a collection of buildings dating from 1836 to 1971 and includes buildings of exceptional heritage significance. The site also contains some highly significant landscape elements such as a large oval to the south that fronts the Parramatta River. The entire site is listed on the *State Heritage Register (NSW)*. The Kings School occupied the site from 1836 until 1964 when it was sold to the NSW Department of Health and adaptively re-used to accommodate the Marsden Rehabilitation Centre until 2002, which resulted in a loss of original internal fabric. The original Headmaster's Residence (Building A) and the main school building (Building B) were refurbished in 2003. Building A has recently been vacated following its use as professional office spaces. Building B has also been recently vacated following occupation by the Heritage Division of the NSW Department of Environment and Heritage. The other buildings on the site have been unoccupied since 2002.

The *New Primary School, O'Connell Street, Parramatta, Masterplan Study* prepared by the Government Architects Office in 2014, formed the basis of the brief for this project. Tonkin Zulaikha Greer Architects subsequently prepared a detailed *Options Study*, which assessed the potential heritage impacts of seven options for accommodating the proposed school on the site. (Refer Appendix).

The proposal [as lodged earlier](#) involves the adaptive reuse of Buildings A, B, C, D and construction of a new Hall on the site of Buildings F, G and H. Some 'above ground' demolition works, involving demolition of structures of moderate or lesser significance, and removal of certain hazardous materials, were included in an Early Works package undertaken in early 2016. The [current application under consideration](#) involves removal of slabs and below ground works in these same areas, to enable the adaptive re-use of the buildings and required upgrade of site services and associated landscaping to proceed.

[This amended Statement of Heritage Impact accompanies revised architectural drawings, which include the upgrade and extension of the mechanical services throughout the buildings, as well as the removal of the perimeter fence to the east, west and south sides of the adjacent Oval. 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.](#)

The proposal is generally in accordance with the policies contained in the 1994 Peddle Thorp *Conservation Management Plan* as amended by Godden Logan Mackay in 2004 and the *Masterplan Guidelines* prepared by Tanner Architects in 2006. The proposed adaptive re-use of the Former Kings School site as the O'Connell Street Primary School is considered to be a compatible use that will have minimal impact on the heritage significance of the place.

Address:	3 Marist Place, Parramatta NSW 2150 24A O'Connell Street, Parramatta NSW 2150
Real Property Description:	Parish of Field of Mars, Cumberland County Lot 1, DP 1112822, Lot 6, DP 1182647
Heritage Listings:	The property is listed on the NSW State Heritage Register as both Former King's School Group (SHR 00771) and Marsden Rehabilitation Centre (SHR 00826). The listing for the Marsden Rehabilitation Centre is broken down into several sub-listings (refer appendix).
Authorship:	Julie Mackenzie BSc(Arch)BArchMHeritCons, Registered Architect NSW Challis Smedley, BArch(Hons)MHeritCons, Registered Architect NSW Rebecca Zulaikha, BFA(Hons)BLArchCHeritCons.
Photographer:	Tonkin Zulaikha Greer Architects (unless noted otherwise)
For:	Department of Education and Communities (DEC)

1.2 LIMITATIONS

Assessments of cultural significance made by others have been adopted for this report. In the opinion of the author, the recommendations in this report would not be materially altered by any further primary research.

1.3 TERMINOLOGY

This *Statement of Heritage Impact* has generally been prepared in accordance with the Heritage Office and Department of Urban Affairs and Planning publication, *Statements of Heritage Impact*, revised in 2002 (published as part of the *NSW Heritage Manual*). In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardized terminology for conservation processes and related actions should be adopted. The terminology in *The Burra Charter* is a suitable basis for this.

The following terms apply to the historic fabric of the site and are included here to assist in understanding of the intent of the conservation requirements in this section.

- *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- *Fabric* means all the physical material of the place including components, fixtures, contents, and objects.
- *Conservation* means all the processes of looking after a place so as to retain its cultural significance.
- *Maintenance* means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.
- *Repair* involves restoration or reconstruction.
- *Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.
- *Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- *Reconstruction* means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- *Adaptation* means modifying a place to suit the existing use or a proposed use.
- *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- *Compatible use* means a use, which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- *Setting* means the area around a place, which may include the visual catchment.
- *Related place* means a place that contributes to the cultural significance of another place.
- *Interpretation* means all the ways of presenting the cultural significance of a place.

1.4 THE STUDY AREA

The site is bounded by O'Connell Street to the west and Marist Place to the east. The southern boundary of the site fronts the Parramatta River, adjacent to the public riverside walk. The northern boundary is adjacent to St Patrick's Cathedral and grounds. (Figure 1) The proposed site for the new primary school is defined in Figure 2 below. The site covers an approximate area of 24,700m.



Figure 1: Location Plan showing subject site.
Source: Google Maps 2015



Figure 2: Aerial Photograph showing subject site.
Source: Google Maps 2015

1.5 BUILDING IDENTIFICATION



Figure 3: Building Identification Plan.
Source: Tonkin Zulaikha Greer Architects, 2015

The buildings have been numbered in accordance with the *Master Plan* and associated studies prepared by the NSW Government Architects Office in 2014. The *Conservation Management Plan* has a slightly different nomenclature, which is cross referenced and further explained in Section 7 of this report.

2.0 STATUTORY CONTEXT

2.1 THE HERITAGE ACT 1977

The *NSW Heritage Act 1977* (the *Heritage Act*) provides protection to items of environmental heritage in NSW. Under the *Heritage Act*, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the *NSW State Heritage Register (SHR)* and are given automatic protection under the *Heritage Act* against any activities that may damage an item or affect its heritage significance.

The *Heritage Act* also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the *Heritage Act* (as amended 2009) defines 'relic' as follows:

"relic means any deposit, artefact, object or material evidence that:
(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
(b) is of state or local heritage significance."

Under Section 57 of the *Heritage Act*, approval is required for works to an item listed on the SHR. Division 3, Subdivision 1 sets out the method by which approval should be sought and determination made. For works to a SHR item, a Section 60 application must be made for works that are not exempt under Section 57(2) of the *Heritage Act*.

Sections 139-145 of the *Heritage Act* prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit. Excavation permits are issued under Section 140 of the *Heritage Act*, or Section 60 for sites listed on the *State Heritage Register*. An Archaeological Research Design must support Excavation Permit Applications.

If the proposed works are minor and would have minimal impact on the heritage significance of the place or site, they may be granted an exception or exemption under Section 139 (4) of the *Heritage Act*. The works proposed do not qualify for exemption from approval under Section 57(2) of the Act.

This Statement of Heritage Impact has been prepared to support a State Significant Development (SSD) Development Application (DA) lodged under Part 4 of the EP&A Act (1979).

2.1.1 The State Heritage Register

The *State Heritage Register (SHR)* was established under Section 22 of the *Heritage Act* and is a list of places and objects that are considered important to the people of NSW. The SHR is administered by the Heritage Branch of the Office of Environment & Heritage and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

Sites or relics that are listed on the SHR (or are the subject of an Interim Conservation Order) are provided statutory protection under the *Heritage Act*. A Section 60 application can be determined by the Heritage Council of NSW, or in some cases the Heritage Division under delegation.

The proposal is located within the curtilage of SHR listed 'Kings School Group' (Former) (#00771) and 'Marsden Rehabilitation Centre Group' (#00826) and therefore subject to the provisions of the *Heritage Act*.

The subject property is situated in close proximity to Parramatta Park and Old Government House, both of which are also listed on the SHR (#1547), and any impacts on the visual relationship between these properties are also assessed.

2.1.2 Section 170 Register

The *Heritage Act* requires all government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act*, government bodies must establish and keep a register which includes all items of environmental heritage listed on the SHR, an environmental planning instrument or which may be subject to an interim heritage order that are owned, occupied or managed by that government body. All government agencies must also ensure that all items entered on its register are maintained with due diligence in accordance with *State Owned Heritage Management Principles* approved by the Minister on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of identified sites, items and objects and are based on relevant NSW heritage legislation and statutory guidelines.

The subject site is located within the curtilage of 'King's School Group (Former)' (#2242625), which is listed as an item of State Heritage Significance on this *Register*. Any works carried out within the curtilage of the former King's School site should be recorded and the Section 170 Register listing updated upon completion. As the site is to be re-established as a Primary school, it is likely that the listing will be transferred from the NSW Department of Health to be updated and maintained by the NSW Department of Education.

2.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

2.1.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979 (EP&A Act)* establishes a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The *EP&A Act* requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The *EP&A Act* also requires that Local Governments prepare planning instruments, such as *Local Environmental Plans (LEPs)* and *Development Control Plans (DCPs)*, in accordance with the *Act* to provide guidance on the level of environmental assessment required.

2.1.2 Secretary's Environmental Assessment Requirements (SEARS)

The Secretary's Environmental Assessment Requirements (SEARS), under Section 78A(8A) of the *Environmental Planning and Assessment Regulation 2000*, identify clear requirements in relation to Key Issues pertaining to the site. In terms of Heritage, the requirements are;

7. *Include a Heritage Impact Statement (HIA), prepared by a suitably qualified and experienced heritage consultant, that addresses:*

1. *Impacts of the proposal on the heritage significance of former Kings School Group (SHR00771) and its later function as the Marsden Rehabilitation Centre (SHR00826) and Parramatta Park and Old Government House (SHR1547).*
2. *Compliance with the endorsed Former Kings School / Marsden Rehabilitation Centre Conservation Management Plan and Archaeological Assessment (GML Heritage, 2004 and 2005);*
3. *Comments provided by the Heritage Council at its meeting on 4th November 2015; and*
4. *Any impacts to key views to and from heritage items in the vicinity (incl. conservation areas), and wider heritage impacts to the area surrounding the site, by way of a Visual Impact Assessment.*
5. *Provide an historical archaeological assessment prepared by a suitably qualified and experienced historical archaeologist. The assessment should identify the location and significance of any relics and associated deposits within the site, and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, the significance of the relics should be considered in determining an appropriate mitigation strategy.*

8. Aboriginal Heritage

Where relevant, the EIS shall identify Aboriginal cultural heritage values for the site and address impacts on Aboriginal cultural heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

2.3 ABORIGINAL ARCHAEOLOGICAL HERITAGE

Archaeological and Heritage Management Solutions (AHMS) have prepared *an Aboriginal Heritage Impact Assessment Report* to accompany the proposal. This report predicts the location, distribution and significance of Aboriginal archaeology on the site, identifies the potential impacts of the proposed development and recommends mitigation measures. Aboriginal Stakeholders have been consulted in accordance with procedures set out in the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW, 2010).

The report contains a summary of the legislative context in relation to Aboriginal cultural heritage as follows:

Legislation	Description	Relevant to Subject Area?	Details
Commonwealth			
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Protects Aboriginal places on the World, National and Commonwealth registers. Places obligations on Commonwealth agencies undertaking work that impacts natural and cultural heritage.	No	-
<i>Native Title Act 1993</i>	Administers rights and interests over lands and waters by Aboriginal people. Often used in NSW to identify relevant stakeholders for consultation.	No	A search identified no active or finalized claims.
<i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984</i>	Protection of areas identified by Aboriginal people as of high significance and under threat.	No	-

Legislation	Description	Relevant to Subject Area?	Details
State (NSW)			
<i>National Parks and Wildlife Act 1974</i>	Provides blanket protection for all Aboriginal objects. Includes processes and mechanisms for development where Aboriginal objects are present or likely to be present.	Yes	While elements of this Act do not apply to SSD projects, the consideration and protection of Aboriginal objects must still be considered.
<i>Environmental Planning and Assessment Act 1979</i>	Requires assessment and management of Aboriginal heritage through a range of environmental and approval contexts.	Yes	See Section 1.1 of AHMS report for details.
<i>Aboriginal Land Rights Act 1983</i>	Allows transfer of ownership of vacant crown land to a Local Aboriginal Land Council.	No	A search identified to active or finalized claims (Appendix 2 of AHMS Report).

2.4 HISTORICAL ARCHAEOLOGICAL HERITAGE

Archaeological and Heritage Management Solutions (AHMS) have prepared a Statement of Heritage Impact to accompany the proposal entitled *Old Kings School, Parramatta: Statement of Heritage Impact, Historical Archaeology*. This report identifies areas on the site that are of historically archaeologically significance, identifies potential impacts of the proposed works and recommends mitigation measures.

The report contains a summary of the legislative context in relation to historical archaeological heritage as follows:

Legislation	Description	Relevant to Subject Area?	Details
Commonwealth			
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Protects heritage places on the World, National and Commonwealth registers.	No	The study area does not include any places of identified historical heritage value that are listed on the World, National or Commonwealth heritage registers.
State (NSW)			
<i>Environmental Planning and Assessment Act 1979</i>	Requires assessment and management of environmental heritage through a range of environmental and approval contexts.	Yes	The project is currently seeking approval as a State Significant Development under Part 4, Division 4.1 of the Act.
<i>Heritage Act 1977</i>	Conserves the environmental heritage of New South Wales and regulates development impacts on the state's heritage assets.	Yes	Permits and/or consents under the Heritage Act 1977 in relation to any impact on historical archaeological relics would be required until such time that the project is confirmed as a State Significant Development.
Local (Parramatta Council)			
<i>Parramatta Local Environmental Plan (LEP) 20011</i>	Conserves the environmental heritage of the City of Parramatta.	Yes	The subject area occupies the location of Parramatta LEP Heritage Site #100826/#100771.
<i>Parramatta Historical Archaeology Landscape Management Study (PHALMS)</i>	Statutory control used by the Parramatta Council to determine whether development applications need archaeological investigations.	Yes	The subject area is on the PHALMS Archaeological Management Unit (AMU) 2866, in an area rated to have High and State significant archaeological potential.

2.5 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The current study area falls within the boundaries of the Parramatta Council local government area. Amendment No.10 to Parramatta Local Environmental Plan 2011 (PLEP 2011) came into effect on Friday 18 December 2015. The amendment consolidated Council's two LEPs by including the land previously covered by Parramatta City Centre LEP 2007 within PLEP 2011. A new part (Part 7) of PLEP 2011 now contains special provisions relating to the City Centre. The site is located within the curtilage of the Marsden Rehabilitation Centre and in close proximity to a number of State Heritage Items listed in *Schedule 5 – Environmental Heritage of Parramatta LEP 2011*.

Item #	Item	Significance
#I00826 / #0771	Marsden Rehabilitation Centre (and potential archaeological site)	State
#I00596	Parramatta Regional Park	State
#I00238	St Patrick's Cathedral, presbytery (and precinct and potential archaeological site)	State
#I732	Parramatta Dam archaeological site weir	State
#I686	Alfred Square (and potential archaeological site)	State
#I736	Former St Andrew's Uniting Church, hall (and potential archaeological site)	State
#A12	Parramatta hospital archaeological site (opposite side of the River)	State
#I00059 / 0828	Brislington property, Moreton Bay Fig tree and potential archaeological site	State

Table 1: Table of heritage items, including the subject site and those in the vicinity listed in *Parramatta LEP 2011*.



2.6 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* is the Australian Government's key piece of environmental legislation. The EPBC Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. Under the EPBC Act 1999, nationally significant heritage items are protected through their listing on the *Commonwealth Heritage List* or the *National Heritage List*.

Old Government House and the Government Domain (#105957) are listed on the *National Heritage List*. They are located within Parramatta Regional Park across O'Connell Street to the west and south west of the subject site.

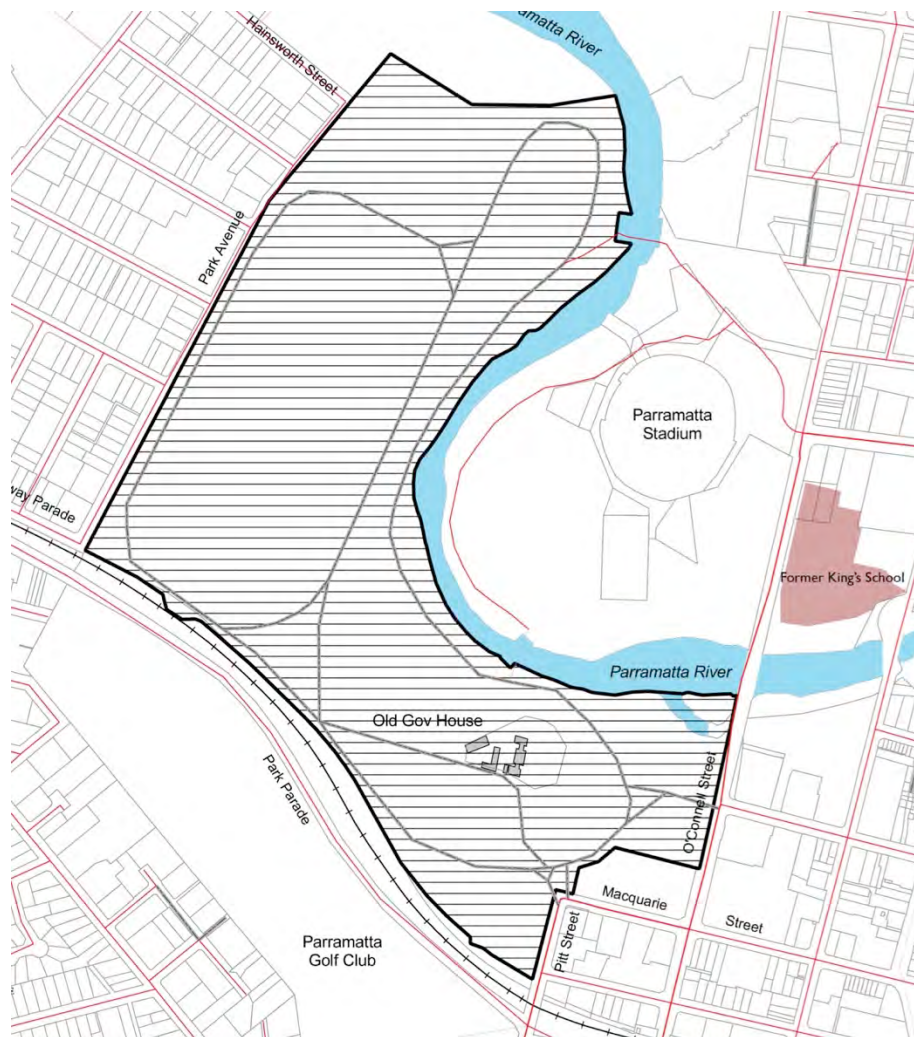


Figure 5: showing proximity of Old Government House to subject site.

Hatched area shows extent of National Heritage listed area.

Source: Map from Australian Government Department of the Environment with TZG Architects overlay, 2015.

<https://www.environment.gov.au/heritage/places/national/old-government-house>

¹ <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

2.7 NON STATUTORY LISTINGS

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, however demonstrates the recognised heritage value of items.

2.7.1 Register of the National Trust

The *Register of the National Trust* was established in 1949 and is maintained by the National Trust of Australia. Following its survey and assessment of the natural and cultural environment, the National Trust of Australia (NSW) maintains a Register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worth of conservation.²

Currently, there are some 12,000 items listed on the Trust's *Register*. They are said to be Classified and Marsden Rehabilitation Centre (Former King's School) Group is included on this *Register* as item #S8886.

2.7.2 Register of the National Estate

The *Register of the National Estate* is a list of some 13,00 places of natural, Indigenous and historic significance throughout Australia that was originally established under the *Australian Heritage Commission Act 1975*. The *Register of the National Estate* ceased to be a statutory register in 2012 and is now maintained on a non-statutory basis as a publicly available archive and educational resource.³ Kings School Group (Former) is listed on the *Register of the National Estate* as item #14290.

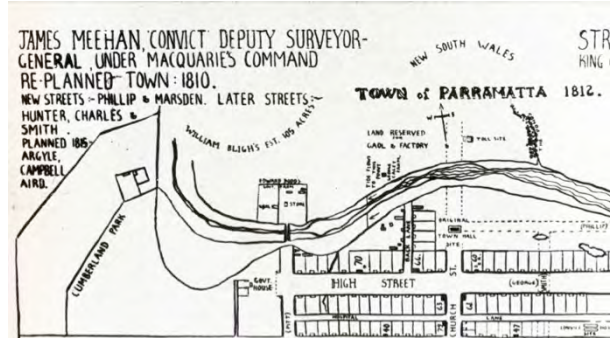
² <http://www.nationaltrust.org.au/nsw/heritage-register>

³ <http://www.environment.gov.au/topics/heritage/heritage-places/register-national-estate>

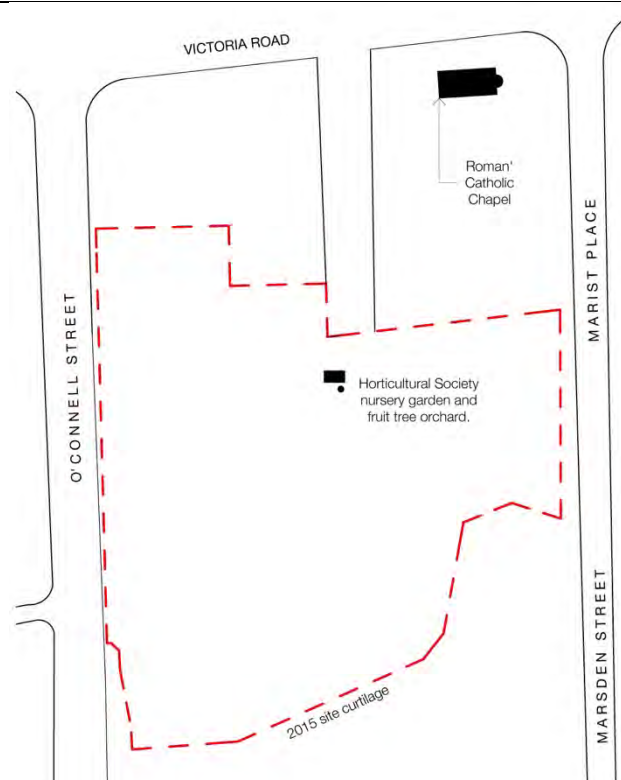
3.0 HISTORICAL CONTEXT

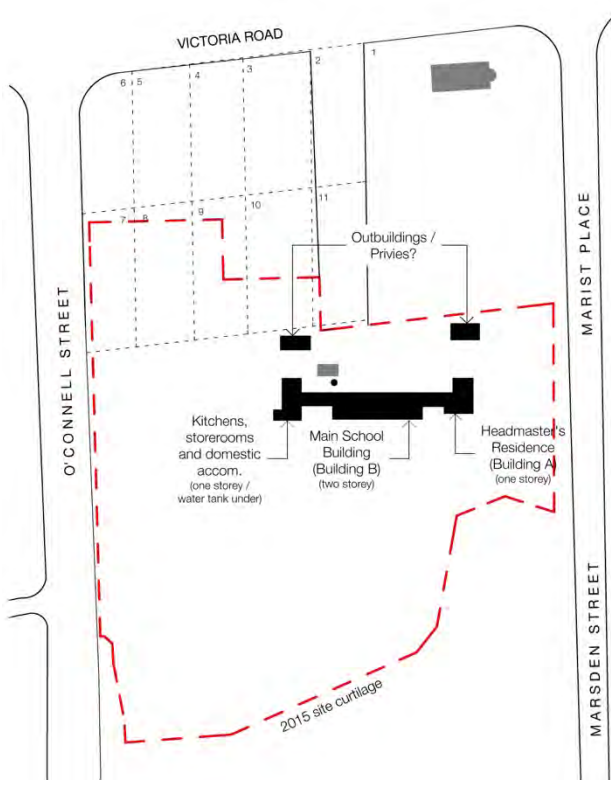
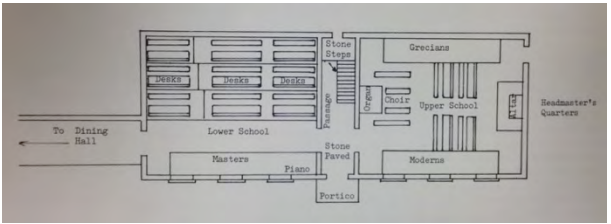
3.1 CHRONOLOGICAL HISTORY

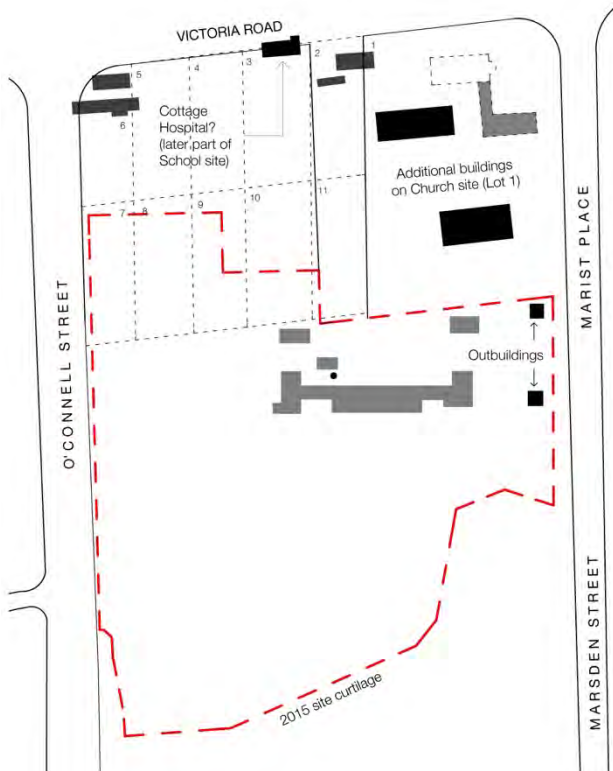
The following chronological summary of the history of the former King's School site is based on the information contained in the *Marsden Rehabilitation Centre (Former King's School) Parramatta Conservation Plan* prepared by Peddle Thorp Architects in 1994 and the *State Heritage Register* listing for the King's School (Former) Group #00771, supplemented by other primary research. Building references in the left column refer to current building nomenclature.

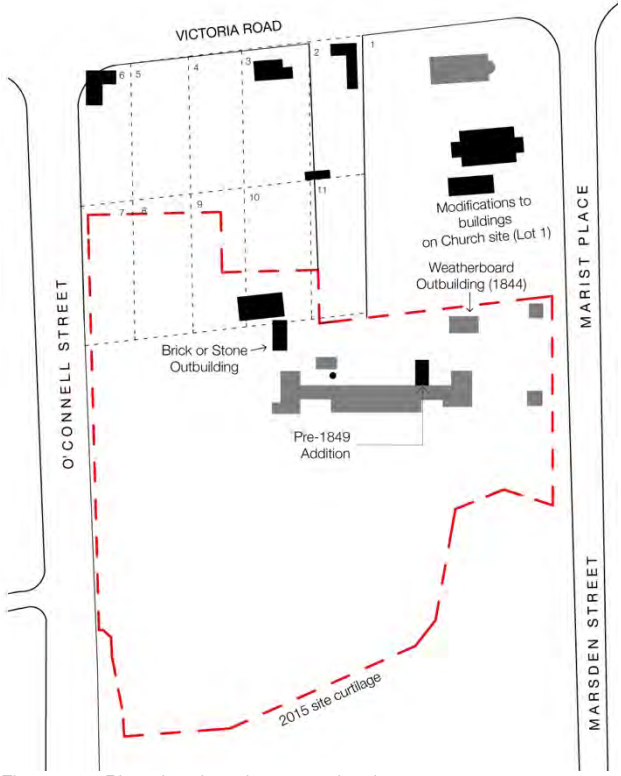
Date	Event	Image and/or Source
1806	The Old Kings School site was originally part of a 105 acre grant given to William Bligh by Governor King, known as 'Mount Betham'.	 Figure 6: Macquarie, Lachlan, 1761-1824 & Bligh, William, 1754-1817 & Bathurst, Henry Bathurst Earl, 1762-1834 1915, <i>Plan of the Township of Parramatta in New South Wales 1814 (Extract)</i>, State Library of NSW, Digital Order No. a1528520, Call No. M2 811.1301/1814/1
c1811	The land was shown as 'in cultivation.'	 Figure 7: Town of Parramatta 1812, Parramatta City Council Archives. http://arc.parramacity.nsw.gov.au/wpcontent/uploads/2014/10/Parramatta-Town-Map-1812_Meehan_LSP00431.jpg
1819	Bligh's grant was resumed by Governor Macquarie and the land divided and granted for other purposes.	<i>Marsden Rehabilitation Centre (Former King's School) Parramatta Conservation Plan</i> prepared by Peddle Thorp Architects for NSW Health Department, May 1994, p8.
c1823	The Agricultural and Horticultural Society was given some of the land to establish a nursery garden and fruit tree orchard.	<i>CMP</i> , 1994, p8.

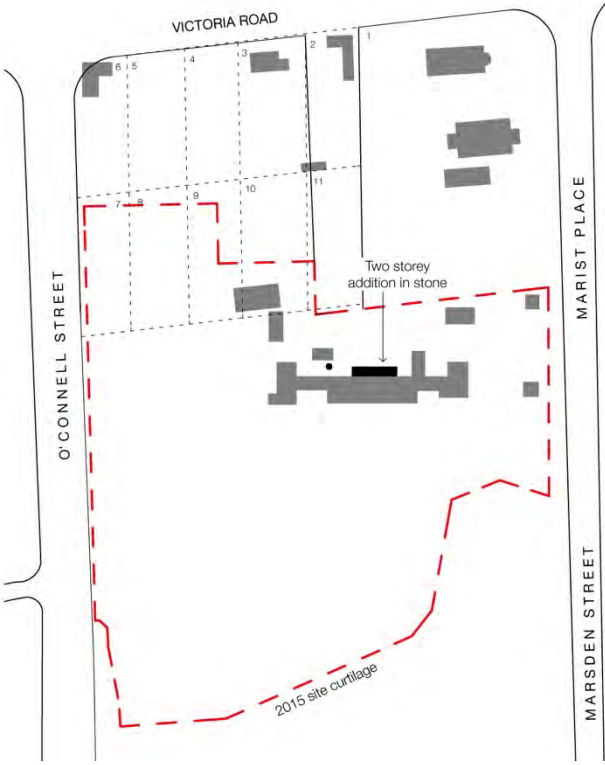
Date	Event	Image and/or Source
	The Society cleared, fenced and constructed necessary buildings. By 1833 competition with other commercial nurseries in the area had deemed it unprofitable for the Society's nursery to continue operations. The extent of the Society's buildings on the land is unknown, however included 'suitable buildings', a water tank and trenching for crops.	
1830	Archdeacon Broughton put forward a proposal to Governor Darling to establish 'The King's School' at Sydney and Parramatta.	CMP, 1994, p21.
1831	Plans were approved for the establishment of a building and grounds for a School. The building was to be of the ' <i>plainest and most economical description.</i> '	
1832	The King's School at Parramatta initially opened in rented premises at 'Harrisford House' on George Street, Parramatta. The Legislative Council put aside £1200 to establish a new school building. The Trustees of the Clergy and School Lands' Corporation who administered church property at this time commissioned Architect John Verge to prepare plans for a new school building. In December Verge submitted two designs for the school, one Gothic and one Grecian. The estimated cost for both designs was in excess of the allocated budget. The Archdeacon and his fellow trustees were mindful of the connection between the architectural style of a building and the status of the activities it contained. They wrote to the Colonial Secretary pointing out the need for '<i>some architectural pretension to vaunt the importance of education.</i>' The matter was referred to the Colonial Architect, Ambrose Hallen, who criticised Verge's plans and submitted his own with an estimated cost of £4000, which was considerably in excess of previous plans. Verge was paid for his designs but they no longer survive. It is not clear to what extent, if any, these influenced Hallen's subsequent design.	 Figure 8: Harrisford House, the site of the first King's School, at George Street, Parramatta. Source: Parramatta Heritage Centre website http://arc.parracity.nsw.gov.au/blog/2014/10/08/the-first-kings-school-harrisford-house-parramatta/  Figure 9: Elevations Through Time, 1832 – The Building In George Street, rented 1832 - 1855, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets. Please note that this is not the subject site. Kings School Group (Former), NSW Environment and Heritage Office, Database Number 2242625. CMP, 1994, p21-33.

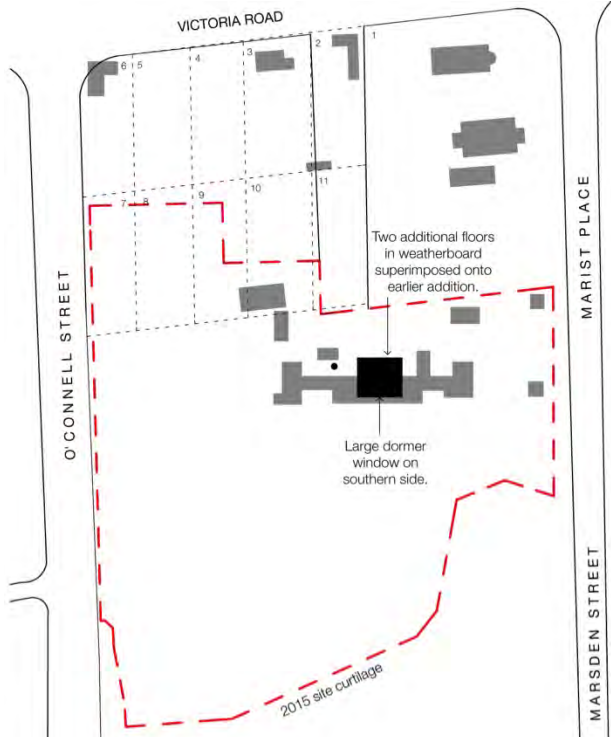
Date	Event	Image and/or Source
1833	The Agricultural and Horticultural Society resolved to give up land to the Clergy & School Land Corporation for a sum of £300. Approximately six acres of land was reverted back to the Crown and then regranted to the Commissioner of Clergy and School Lands Corporation. The river formed the southern boundary of the site. Tenders were called for the construction of the school in October and November 1833.	CMP, 1994, p8.
1834	The Headmaster of The Kings School, Mr. Forrest received from the Surveyor General <i>'the house and ground lately belonging to the Agricultural and Horticultural Society'</i> .	 Figure 10: Plan showing phases of development, c1834 Tonkin Zulaikha Greer Architects, adapted from 1994 Conservation Management Plan. CMP, 1994, p8.
1836	Building commenced in 1834 following a successful tender for £2350, and was completed in January 1836 - ready for occupation. The architect was Ambrose Hallen. Captain Westmacott, ADC to Governor Bourke, laid the foundation stone. Masons and artisans employed on the work were from Scotland. The original building comprised a two storey stone main building with shingle roof and stone slab floor.	 Figure 11: Elevations Through Time, 1836 – Built at Government Cost on Granted Land. Rev. Robert Forrest, Headmaster 1832 – 1836 & 1848 – 1855, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets. CMP, 1994, p10.

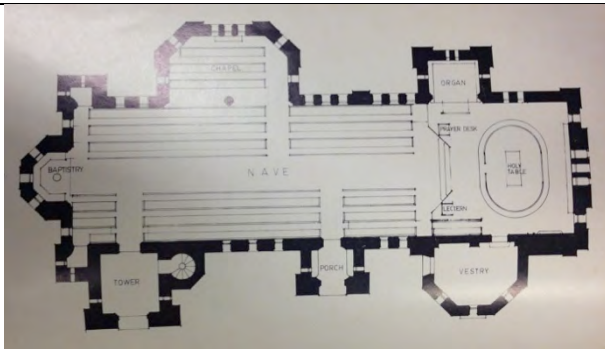
Date	Event	Image and/or Source
B	On ground level were two large rooms (45ftx30ftx18ft high), separated by a corridor. The room to the east was utilised as a classroom and to the west was the Dining Hall with a flight of stone steps leading to two dormitories above. An eastern and western wing was located at both sides of the main building. The eastern wing was the Headmaster's Residence and the western wing was used for domestic purposes, such as kitchens, storerooms and domestic accommodation. A 12 inch hammer-dressed drain carried water from the water closets and privies thirty feet beyond the building. Washing facilities were primitive. The boys washed in a wooden tub at the back door and other ablutions were carried out in the river. Water for domestic use came from the river and was stored in an underground brick tank 16ft in diameter and 16ft deep with a domed top (this was located under the floor of the later Dining Hall just in front of the stage). The east side of the main school building was the Upper School whilst the west side was the Lower School.	 Figure 12: Plan showing phases of development, c1837. Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>.  Figure 13: Floor Plan of school classroom 1836, Lloyd Waddy, <i>The King's School 1831-1981</i>, p73. CMP, 1994, p22.

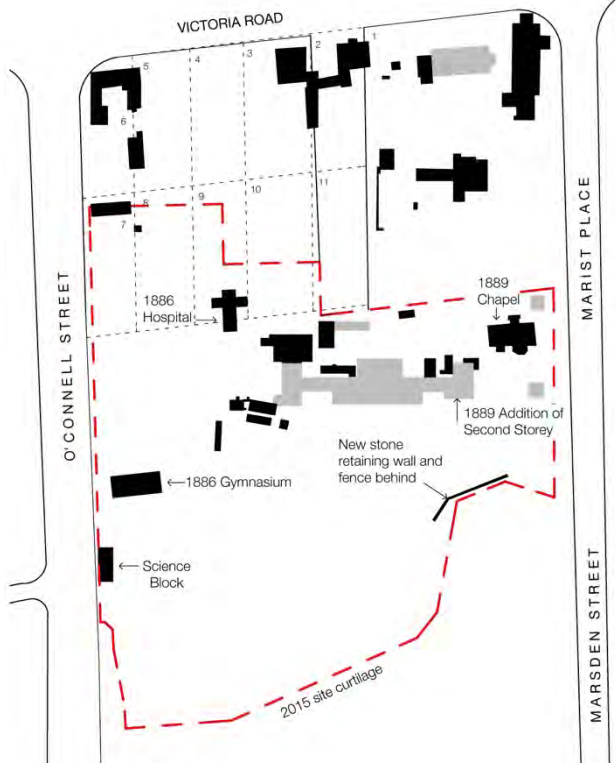
1840	Extensions to the Catholic Church located to the north of The King's School were constructed before 1839. Two other two-storey buildings were constructed on the Church lands c.1840 as shown in the watercolour image below.	 Figure 14: Plan showing phases of development, c1840 Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>.  Figure 15: Water colour of the King's School and the Catholic Church by a 'visiting lady English Artist', c.1840, reproduced in the King's School Magazine, September 1956, p72.
1843	The School was temporarily closed due to an epidemic of scarlet fever. The School roll before the epidemic was 70 students and went down to only 12 the following year.	CMP, 1994, p23.

1845	Allotments 9 and 10 purchased as additional land for The King's School.	 Figure 16: Plan showing phases of development, c1844-45, Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>. CMP, 1994, p8.
1850 BUILDING B	A Deed of Grant was issued to the Trustees as the site for The Kings School. Additions to the original building were made during the first few years of headmastership of Reverend Frederick Armitage, and included: • Additional accommodation for boarders in rented houses (location unknown). • Two storey stone addition to the main building on the north side. • A temporary classroom was constructed – (demolished in 1869 when the school was re-opened. The materials were used to build new dormitories at this time).	 Figure 17: Front elevation of King's School, c1850. Source: King's School Archives. CMP, 1994, p8.

1852 BUILDING B		 1852 EXTENSIVE ADDITIONS AT BACK AND REPAIRS 1852 - 1864 Figure 18: <i>Elevations Through Time, 1852 – Extensive additions at back, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.</i>  Figure 19: Plan showing phases of development, c1855-60, Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>.
1858	School roll included 100 boarders and 20 day boys.	CMP, 1994, p24.
1859 – 1862	The school roll declined - reason unknown.	CMP, 1994, p24.
1864 BUILDING B	The roof of the main building was recorded as collapsing (location unknown). The school was closed and pupils temporarily moved to Macquarie Fields (St Mark's Collegiate College).	CMP, 1994, p24.
1869 BUILDING B	January – The school reopened following restoration of the building. The works most probably included partitioning two of the original dormitories on the first floor, forming four compartments each with twenty beds. The scope also included replacement of the original stone flagged floors on the ground floor of the main building with wooden flooring, the casing in of the stone staircase in cedar	

	and installation of a large water tank in the roof, to which water was pumped from the underground tank at the western end of the building.	Figure 20: View of school from the river 1869, Lloyd Waddy, <i>The King's School 1831-1981</i> , p73.
1871 BUILDING B		 Figure 21: King's School c1871, prior to the additions. Source: King's School Archives.
1874	Two allotments of land on the Victoria Road frontage were purchased by G.F. Macarthur then vested in the Bishop of Sydney as trustee for The King's School, comprising Allotment 3 and part of Allotment 4.	CMP, 1994, p9.  Figure 22: Plan showing phases of development, c1879-81 Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>.
1881 BUILDING B	The School Council was inaugurated c1879 -1881. By 1881 an addition to the main building included two floors superimposed on the two-storey addition on the north side of the building. The addition was a weatherboard structure with a timber balcony on the north side and west end. The southern	 Figure 23: <i>Elevations Through Time, 1882 – Additions by Rev. Macarthur 1858 1886 – considerable alterations at back, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.</i>

	extension of the top floor carried under the roof of the main building with a large dormer window constructed in the centre of the main roof (above the main portico). Under the eaves of the dormer and central to them was a large bell with a flag pole vertically above.	
1886	The Gymnasium and Cottage Hospital was constructed out of timber weatherboard. Prior to the construction of the Cottage Hospital, a cottage on the school grounds on Victoria Road was used as a hospital. This was then used as residence for the Assistant Masters. The School library was established.	 Figure 24: Cottage Hospital (photo dated c1909). Source: King's School Archives. CMP, 1994, p25
1887	Lady Carrington laid the Foundation stone of the Chapel.	 Figure 25: Floor plan of Chapel, King's School Magazine 1955-56, Parramatta Heritage Centre. CMP, 1994, p25.
1888	Gas was installed on the site.	CMP, 1994, p25.
1889	The Chapel was opened in February 1889, built in the Moorish Gothic style. The School roll included 138 boarders and 34 day boys. Blacket Brothers completed a second-storey addition to the Headmaster's Residence. The Dam in front of the school failed and the island was swept away by severe flooding.	 Figure 26: The Chapel, King's School Magazine 1955-56, Parramatta Heritage Centre. CMP, 1994, p25.

1890 BUILDING A	The diagram to the right shows the addition of the first floor to the Headmaster's Residence.	 Figure 27: Elevations Through Time, 1890 – Additions 1886 - 1888, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.
1891	Relocation of the school to a larger site was considered. Draft plans for rebuilding the school were submitted to Council by Sulman & Power. Pre-1892, Allotments 5,6,7 and 8 were purchased by the Council of The King's School.	 Figure 28: Plan showing phases of development, c1886-95 Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>.
1893	The School Council was incorporated by an Act of Parliament.	CMP, 1994, p26.
1896	The School Museum was established in an unknown location (later moved to Building C group).	 Figure 29: The Coombes Museum, <i>King's School Magazine 1955-56</i>, Parramatta Heritage Centre. CMP, 1994, p26.

1898	The original grant plus allotments 3, 4, 9 and 10 were purchased under the <i>Real Property Act</i>. Incandescent gas burners were installed. Cyril Blacket was appointed as School Architect for future repairs and improvements to school buildings.	<i>CMP</i>, 1994, p9 and p26.
1899 BUILDING A BUILDING B BUILDING C	Second storey addition to the Headmaster's Residence completed. Sulman releases School Council from any claim concerning plans previously submitted in connection with alteration of school buildings. Blacket submitted a report urging the rebuilding of the Dining Room and Kitchen with plans for remodelling the school buildings in sections at a total cost of £4,700. He is instructed to prepare a plan for a new Dining Hall, Kitchen and Servants Quarters. October – The School Council undertakes the construction of a new wing and tenders are called (assume associated with new facilities as outlined above). November – The tender of WM Noller was accepted and contract signed.	 Figure 30: The King's School, c1899. Source: The King's School Archives. <i>CMP</i>, 1994, p26.
1900 BUILDING C	The New Dining Hall with dormitories above was completed (on site of previous single storey Dining Hall on west side of main building). Quarters for domestic staff were built in an unknown location.	<i>CMP</i>, 1994, p26.
1902 BUILDING C	A new three-storey block containing Armoury (ground floor), Science Room (second floor) and Museum (third floor) was completed to the west of the new Dining Hall. Prior to construction of this building the science room was a detached wooden building towards the river in front of the school. The exact date of construction of this building is unknown. Designs, estimates and tenders were called for development of the school along the riverfront, however it was not approved.	 Figure 31: View of School, c1902. Source: King's School Archives. <i>CMP</i>, 1994, p26.

1906	The diagram to the right shows the additions for the Dining Room, and further additions for the Armoury, with Science Room and Museum above.	 Figure 32: <i>Elevations Through Time, 1906 – Additions 1896 - 1906</i>, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.  Figure 33: <i>The King's School, Parramatta</i>, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.
1907	Blacket's appointment as School Architect was terminated. Mr Oakes filled the position.	<i>CMP</i>, 1994, p26.
1908 SITE OF BUILDING F	The swimming baths were completed (dug out by students). The Chapel was extended 19ft in timber. December – J W Hill was appointed as School Architect.	 Figure 34: Swimming bath, photo taken by Mr A. Gough, <i>King's School Magazine 1955-56</i> Source: Parramatta Heritage Centre.<i>CMP</i>, 1994, p26.
1909 BUILDING C	The School Dining Hall was extended northwards 30-40ft, and a dais was built in the extension. Dormitories above the Dining Hall were converted into classrooms and a set of external timber stairs were constructed providing access to the two classrooms at the northern end. The Reference Library and Museum was constructed between the Dining Room and the Armoury block. An imposing staircase accessed the Museum. The buildings were sewered.	<i>CMP</i>, 1994, pp26-27.

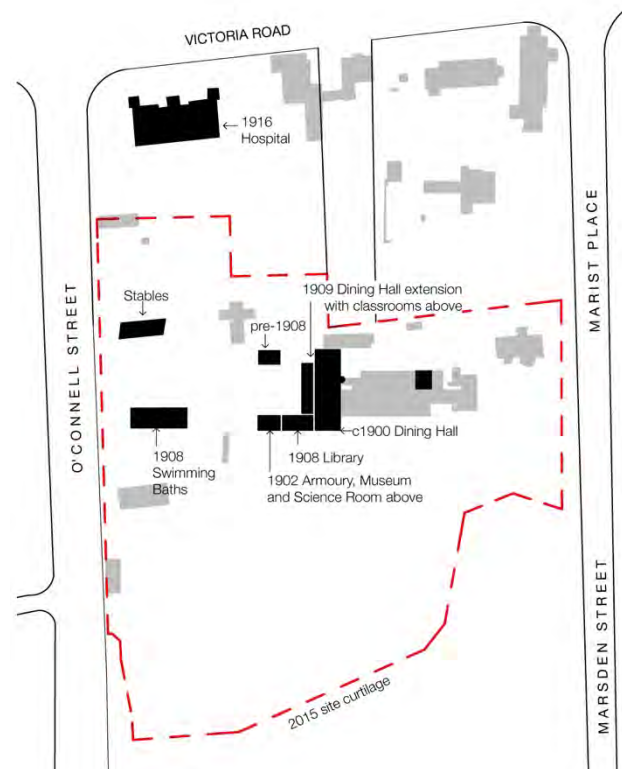


Figure 35: Plan showing phases of development, 1900 – 1920
Tonkin Zulaikha Greer Architects, adapted from 1994 *Conservation Management Plan*.



Figure 36: External stairs in courtyard (access to ablutions block), undated. Source: King's School Archives.

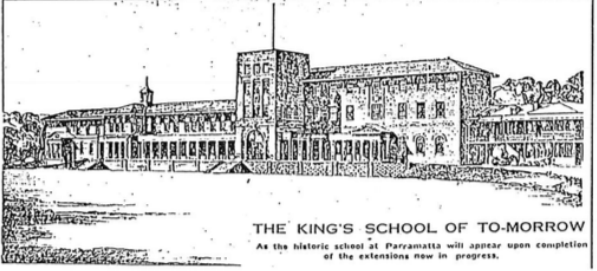
1910 BUILDING C	Urinals and other facilities were built to the north of the Armoury, within the courtyard area formed by the new buildings.	 Figure 37: The Swimming Pool, 1911, note the proximity of the Tuck Shop in the right foreground, and buildings in Group C to the rear, King's School Magazine 1955-56 Source: Parramatta Heritage Centre.  Figure 38: King's School c1910. Source: King's School Archives. CMP, 1994, p27.
1912	The school roll included 210 boarders.	CMP, 1994, p27.
1913	JW Hill resigns as School Architect after objecting to School Council interference. The issue appears to have been in relation to Council instructing the builders Parry & Stevens with regards to 'balcony timbers'.	CMP, 1994, p27.
1916 BUILDING B BUILDING C	The Walter and Eliza Hall Hospital was opened (later used as Masters' Apartments-location unknown). The earlier Cottage Hospital became Residence of Master in Charge of the School House. The William Stewart Corr Memorial Clock was placed on the portico of the main building. Electric lighting was installed (extent unknown, assumed across the site).	 Figure 39: Elevations Through Time, 1916 – Additions 1906 - 1916, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.

		 Figure 40: Memorial clock in portico of main building. Source: Kings School Yearbook 1955-56. <i>CMP</i>, 1994, p27.  Figure 41: Start of 100 yards swimming championship c1918. Source: King's School Archives.
1919 – 1932 SITE OF BUILDING F	Extensive building activity and remodelling included the construction of a timber classroom block at the rear of the Main Building (known as 'Taronga Block') and three other classrooms on the lawn south of the tennis courts.	<i>CMP</i>, 1994, p28.  Figure 42: View of swimming pool, dated 1919-1926. Source: King's School Archives.

		 Figure 43: Plan showing phases of development, 1920s, Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>.
1920 BUILDING B	The School House Master's Cottage (former Cottage Hospital) was converted into physics and chemistry laboratories.	 Figure 44: North side of Main School Block (Building B) showing additions, c1920. Source: King's School Archives. <i>CMP</i>, 1994, p28.
1921 BUILDING F	A new Gymnasium was built replacing an earlier timber building.	<i>CMP</i> , 1994, p28.
1922	The Chapel extension was dedicated. The school roll included 301 boarders and 58 day boys.	<i>CMP</i> , 1994, p28.

1923 BUILDING C	A substantial western addition to the main block was constructed, containing three classrooms, a book room, a fiction library, a dental surgery and a tuck shop.	CMP, 1994, p28.
1924 – 1925 BUILDING B BUILDING C	Alterations and additions by Architects, F. Moorehouse and R M Isaacs, and builder, C A Millyard were undertaken, including; • Remodelling and addition of a third storey to the Main School Building in stone. • Removal of the wooden superstructure and additions and replacement with a brick addition on the north side of the main building with a colonnade on the ground floor and wide balconies on the upper floors. • The two-storey addition to the main building was extended in brick at the east and west ends. • The interior corridor between the 'upper' and 'lower' schools (in the main hall at ground level) was removed and the whole of the ground floor of the main building was converted into a large Assembly Hall. • The ceiling of the 'upper' and 'lower' schools (main hall) was raised about 5ft. The eastern end of the Assembly Hall was used as lounge for boarders. Former dormitories on the first floor were converted into classrooms with a similar use on new third floor. The brick addition at the back provided a mezzanine floor and two floors above were used for domestic purposes. Modifications to the Dining Hall and domestic block included extending the Dining Hall southwards and remodelling the floor above the Dining Hall for dormitories. A glassed in balcony was constructed along the western side of the dormitory. The school roll included 336 boarders and 72 day boys.	 Figure 45: Dining Hall, c1920. Source: King's School Archives.  Figure 46: Main School Building (right) showing brick additions, and Chapel (rear) c1930. Source: Kings School Archives. CMP, 1994, p28-29.
1926	Extensive brick paving was carried out around the buildings.	CMP, 1994, p28.

1929 BUILDING G	Two fives courts were built in the grounds, on the O'Connell Street boundary.	 Figure 47: Tennis Courts on the raised and levelled site north of the school buildings, c1930. Source: King's School Archives. CMP, 1994, p28.
1931 BUILDING B	The upper level of Building B on the northern side appears to have been used as an ancillary space for the adjacent dormitory.	 Figure 48: School House, King's School c1931. Source: King's School Archives.
1932	The elevation shows the full extent of Buildings A, B and Group C as completed in 1932. The Chapel remains to the north east of Block A.	 Figure 49: <i>Elevations Through Time, 1932 – Additions 1919 - 1932</i>, Kings School Group (Former), Land & Property Information, NSW Government – Heritage Sites and Assets.  Figure 50: View of King's School, c1930. Source: King's School Archives.

1933 BUILDING D	A Masterplan was developed for the present and future needs of the school by Power, Adam & Munnings. Only one aspect of this Masterplan eventuated; the construction of the new dormitories on the O'Connell Street frontage, known as the School Houses, 'Baker and Forrest'.	 THE KING'S SCHOOL OF TO-MORROW As the historic school at Parramatta will appear upon completion of the extensions now in progress.  "King's" Plans Extensive Additions The Council of The King's School has recently adopted a building plan which embraces extensive additions and alterations to the school. As a first step it is intended to erect a dormitory block to house 128 boys. The new building will be "T" shaped and will contain sleeping, dressing, and preparation rooms, extensive shower and bathing accommodation, staff quarters and other facilities. The boys' sleeping quarters and the preparation and dressing rooms will be in that portion of the building facing O'Connell Street and overlooking the Parramatta Park. The remainder of the plan comprises remodelling of the existing main school, the enlargement of the dining room, an enlarged and modern kitchen and the erection of a large Assembly Hall and administrative offices. When completed the southern aspect of the school will be most impressive. A roadway will sweep right along the front of the building providing excellent through traffic between the streets running along the eastern and western sides of the school. The King's School is now approaching its 102nd anniversary of its foundation, and notwithstanding the very difficult times through which Australia has recently passed, the prospects for the future are most encouraging. After launching the school on its second century, the Rev. E. M. Baker, M.A., who had been headmaster since 1919, resigned on account of illhealth, and the Rev. C. T. Parkinson, M.A., took over the headmastership from the beginning of the current year. Figure 51: <i>King's Plans Extensive Additions</i> in Country Life, 8 December 1933. Source: The King's School Archives A4606. CMP, 1994, p28.
1934 BUILDING D BUILDING B BUILDING C	Construction of new quarters was undertaken for boarders facing O'Connell Street (school houses Baker and Forrest). The building was ready for occupation in 1934 and was designed by architects Power, Adam & Munnings. The interior of the Main Building was remodeled. Works included; • The western wall of the upper school was replaced and became the library; • The lower school took in the width of the corridor at its eastern end and became the Assembly Hall. • The corridors of the above floors were moved southwards about 8ft adding to the Masters' and Matron's quarters to make them suitable as classrooms; • The sewing room, work and locker room on top floor on north side of the building plus adjoining balcony were converted into a chemistry laboratory. • Dormitories above the Dining Hall were converted into a Physics Department; • The glassed in balcony on the west side of the dormitories became a special Gymnasium (later a Biology Laboratory). • The old Cottage Hospital, which had been science rooms was demolished as were temporary classrooms to east.	 Figure 52: Construction of School House Baker and Forrest, c1933 (Building D). Source: King's School Archives.

The Council Office was moved to the space occupying the former Reference Library (interior alterations for this purpose).

The Museum was moved and museum room was used as a workshop for the Technical Society (later art room, junior art room and then classroom).

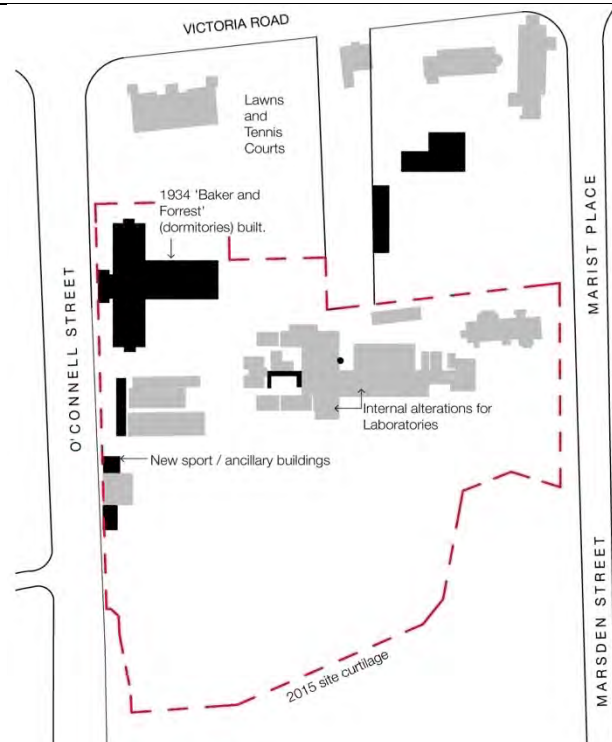


Figure 53: Plan showing phases of development, 1934
Tonkin Zulaikha Greer Architects, adapted from 1994 *Conservation Management Plan*.

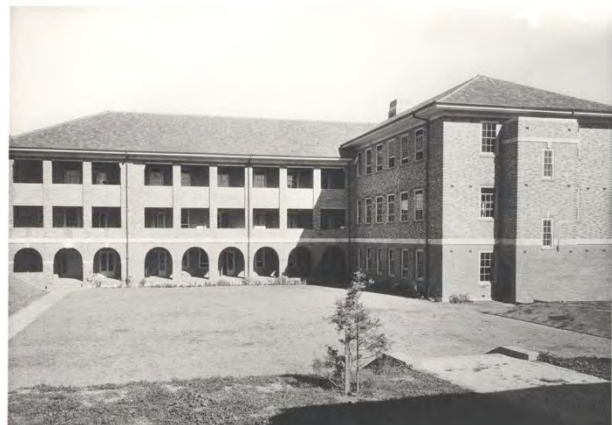


Figure 54: School House Baker and Forrest with bowling green, undated (Building D). Source: King's School Archives.



Figure 55: Washroom in Baker and Forrest school house, undated (Building D). Source: King's School Archives.

CMP, 1994, p29.

1938

BUILDING

D

The first aerial view shows the recently completed Baker and Forrest School House off O'Connell Street, with tennis courts to the rear. The buildings in Group C can also be clearly identified.

The aerial view below shows the arrangement of buildings around the pool (Building F), including the gymnasium.

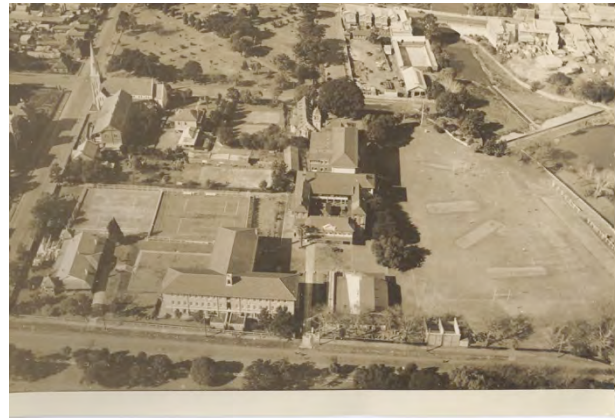


Figure 56: Aerial view above O'Connell Street, G. Herborn, 1938.
Source: King's School Archives A4607.



Figure 57: Aerial view above O'Connell Street, G. Herborn, 1938.
Source: King's School Archives A4607.



Figure 58: Aerial view looking south over site, G. Herborn, 1938
A4607.
Source: King's School Archives.



Figure 59: Aerial view looking north east across the site (taken from above the Parramatta River), G. Herborn, 1938.
Source: King's School Archives A4607.



Figure 60: Aerial view looking east across the site, G. Herborn, 1938.
Source: King's School Archives A4607.



Figure 61: Aerial view looking north with the Parramatta River in foreground and subject site behind, G. Herborn, 1938.
Source: King's School Archives A4607.

1939 –
1951

BUILDING

F

The Gymnasium was enlarged or rebuilt with an upper-storey for a handicraft department.

The Walter and Eliza Hall Hospital was converted into two flats for the accommodation of married masters.

The School Hospital was transferred to Thomas House. A classroom block comprising two classrooms was erected just inside the northern boundary.

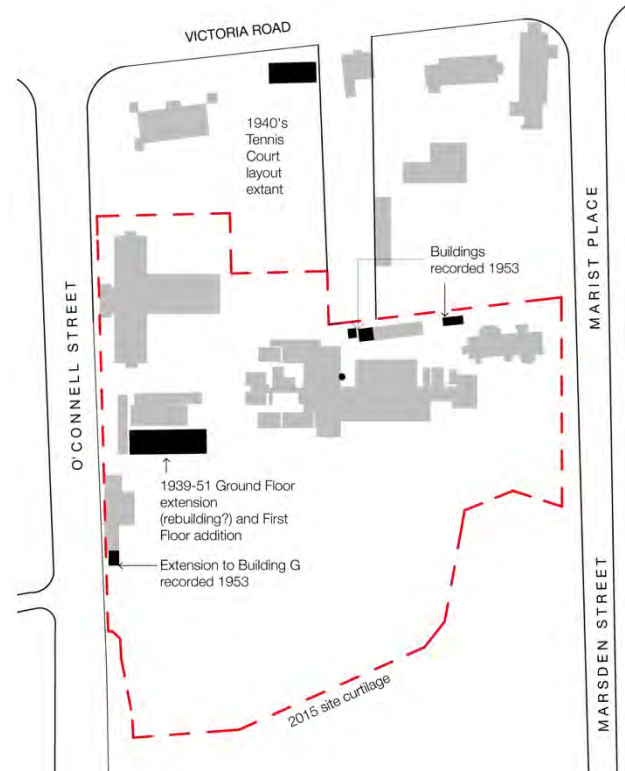


Figure 62: Plan showing phases of development, 1940s – 1950s
Tonkin Zulaikha Greer Architects, adapted from 1994 *Conservation Management Plan*.

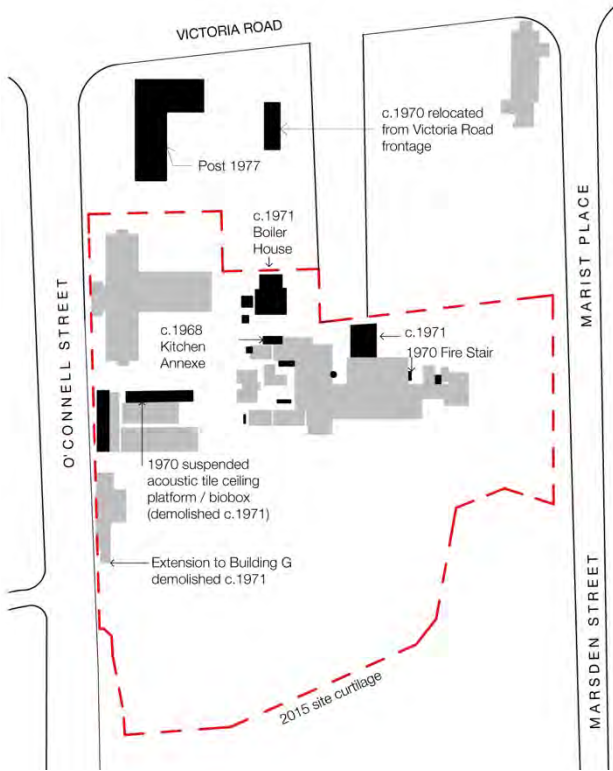
CMP, 1994, p30.

1954

The facilities were deemed inadequate for the school to function and provide for future growth and it became necessary to find a new location.

A bequest by Mrs Violet Macansh, the sister of the Futter brothers who attended during the 1880s-90s, provided for the purchase of the property 'Gowan Brae', and from 1955 the Preparatory School relocated to that site, at 87-129 Pennant Hills Road, North Parramatta.



		Figure 63: Photograph of library 1957, <i>King's School Magazine</i> 1955-56, Source: Parramatta Heritage Centre.  Figure 64: Photo of "Gowan Brae". Source: http://www.panoramio.com/user/466539/tags/North%20Parramatta CMP, 1994, p30.
1962 - 1968	In 1962 the first part of the Senior School moved to the new site, 'Gowan Brae' and by 1968 relocation of the entire school had taken place. The Chapel was methodically taken apart and reconstructed at the new site.	 Figure 65: Plan showing phases of development, 1960s – 1990s Tonkin Zulaikha Greer Architects, adapted from 1994 <i>Conservation Management Plan</i>. CMP, 1994, p31.
1964	In 1964 the old school site and buildings were sold to the NSW Department of Health for use as a training centre for the intellectually challenged known as the Marsden Rehabilitation Centre.	Kings School Group (Former) Source: NSW Environment and Heritage Office, Database Number 2242625.

1968 BUILDING C BUILDING E	The interiors of the buildings underwent considerable alterations by the NSW Public Works Department to make them fit for use as the Marsden Rehabilitation Centre. The main additions to the buildings at this time included the Boiler House, built to the north of the kitchen wing in 1971 and Jennings Lodge at the intersection of O'Connell Street and Victoria Road.	Kings School Group (Former), Source: NSW Environment and Heritage Office, Database Number 2242625.
1972	The Marsden Rehabilitation Centre moved onto the site.	<i>Marsden Rehabilitation Centre Group</i> listing, NSW Environment and Heritage, p16.
1994	The Marsden Rehabilitation Centre (Former King's School) Conservation Plan was prepared by Peddle Thorp Architects for the NSW Health Department.	
2002	Marsden Rehabilitation Centre was progressively closed and Building's C, D, E, F, G and H were vacated.	
2003 BUILDING A BUILDING B	The Marsden Rehabilitation Centre was wound back and most of its clients were relocated to alternative community based accommodation. Where previously the Centre had catered for 150 clients, it had only 25 by 2003. As a result many of the buildings became redundant. The original Headmaster's Residence (Building A) and the Main School Building (Building B) were refurbished. Building A was leased as professional office space whilst Building B accommodated the Heritage Division of the NSW Department of Environment and Heritage.	
c2004	The Marsden Rehabilitation Centre was officially closed.	
2005	Former King's School/Marsden Rehabilitation Centre, Conservation Plan Addendum prepared by Godden Mackay Logan for the NSW Department of Commerce. Endorsed by NSW Heritage Office, May 2005.	
2006	Revised Masterplan Guidelines for Marsden Rehabilitation Site, Parramatta prepared by Tanner Architects endorsed by NSW Heritage Office June 2006.	
2011	Former Marsden Hospital Parramatta (old Kings School), Heritage Impact Statement, Proposed Subdivision of NW Corner, Proposed Right of Way prepared by Public Works, Government Architects Office.	

2014 - 2015	The Department of Education acquired the site for the creation of the new O'Connell Street Public School. The NSW Government Architect's Office prepared a Masterplan for the site. Tonkin Zulaikha Greer Architects were engaged to design the new O'Connell Street Primary School on the site including the adaptive re-use of the buildings identified as having heritage significance.	
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Figure 66: Aerial view of subject site taken by Sky View Aerial, 2015.

4.0 FABRIC ASSESSMENT SUMMARY

4.1 BUILDING A

Heritage Significance: Very High

Construction Materials:

Roof	Corrugated iron sheeting. Copper rainwater disposal system (added later).
Walls	Dressed sandstone with coursing lines to upper floor brickwork from 1889.
Floor	Sandstone flagged verandah at ground level. Timber framed floors.
Structure	Timber framed roof and floors
Windows and Doors	Timber windows, doors and shutters
Verandah	Cast iron columns and balustrading dating from 1889. Timber decking to verandah on first floor not original.
Storeys	Two storeys
Interior (general)	Architraves, skirtings and internal doors have been removed and walls rendered and painted. Some plaster cornices and ceilings may survive beneath plasterboard ceilings.

The former Headmaster's residence was originally a one-storey dwelling built in 1836. A second storey was constructed with an encircling two-storey verandah in 1889. Early photographs suggest that the verandah extended around the northern side of the dwelling (since removed).

The residence was converted to administration offices when the Marsden Rehabilitation Centre occupied the site. The building was further refurbished in 2003 and has since been occupied and used as professional offices. It was recently vacated. The building is in good condition.

Early Works:

The Early Works package for the building included the removal of certain hazardous materials, with the exception of lead paint systems.



Figure 67: Building A Front elevation.
Source: TZG Architects, 2015.

4.2 BUILDING B

Building B1 Heritage Significance: Very High

Building B1 (1836) Construction Materials:

Roof	Terracotta tiles over timber framing. Roof to portico metal pan sheeting.
Walls	Dressed sandstone.
Structure	Timber framed roof and floors
Windows and doors	Windows multi-paned, double hung, timber framed – generally modified. Timber doors.
Floors	Stone flagging to southern terrace. Timber framed floors internally.
Interiors (general)	Architraves, skirtings and internal doors have been removed and walls rendered and painted. Some plaster cornices and ceilings may survive beneath plasterboard ceilings. Concrete stairs added.
Storeys	Three storeys

Building B2 Heritage Significance: High

Building B2 (1924 Addition) Construction Materials:

Roof	Timber framed with metal roof sheeting and fibre cement soffits. Copper gutters and downpipes.
Walls	Face red brick.
Structure	Timber framed roof and floors
Windows	Timber framed – multi-paned.
Storeys	Three storeys
Interiors	Flooring is carpet and vinyl. Rendered masonry walls, plasterboard ceilings and timber joinery.

Building B1 was the original King's School building dating from 1836, with a Greek Doric style portico. An additional stone storey was added to the building in 1925. Building B2 comprises a verandah, variously enclosed, that was added to the original school building in 1924. It was built around an earlier two storey addition to the main school building dating from 1860. Brick arches on the north elevation frame the colonnades at ground and first level.

In 2003 the combined building was refurbished and until recently it has been used as the offices of the Heritage Division of the NSW Department of Environment and Heritage. The building is in good condition and has recently been vacated. The building has a lift serving all four levels. The two parts of Building B are air-conditioned and currently fire isolated from Building C. There is a level change between the upper floor of Building C and the equivalent floor of Building B (approximately six steps).

Early Works:

The Early Works package for the building included the removal of certain hazardous materials, with the exception of lead paint systems.



Figure 68: Building B1 Front elevation.
Source: TZG Architects, 2015



Figure 69: Building B2 Front elevation.
Source: TZG Architects, 2015

4.3 BUILDING C GROUP

Building C Group Heritage Significance: High

4.3.1 General

The main wings of Building Group C were constructed in various stages over the period 1900 – 1923 and gradually enclosed a courtyard space. The wings of the Building C group are interconnected at various points, although there are significant level changes throughout the group.

The perimeter buildings generally comprise of thick, solid external masonry walls, with intermittent engaged masonry piers, and predominantly masonry internal walls. The masonry external and internal walls are considered to generally be loadbearing, supporting the masonry walls above, the suspended first and second floors, as well as the roof structure.

It is likely that the roof structure is generally of timber-framed construction, based on the age and construction type of the buildings and exposed timber roof trusses in west-end building.

The ground floor structures vary throughout and require further investigation. The footings appear to be shallow, probably generally reinforced concrete or masonry strip footings, based on the building's age, pattern of cracking/distress in masonry walls and type of building construction. The footings are considered to be bearing on a reactive clay foundation.

Additional smaller structures and external steel stairways were added later within the courtyard and around the perimeter of the building, many of which dated from the period of use as the Marsden Rehabilitation Centre. There are ablutions areas, including toilets, showers and washrooms, scattered throughout the buildings. These all have tiled floors with set-downs to adjacent floors. The separate early works DA, which was lodged in early 2016, included demolition of intrusive additions to the north of Building C2 and structures of low significance and intrusive contained within the courtyard to ground slab level. It also included the removal of hazardous materials, with the exception of lead paint systems and eaves linings.

The Building C group is currently vacant. Several upper-storey doors and windows are missing, jammed or damaged resulting in pigeon infestation of the upper floors, particularly Building C2.

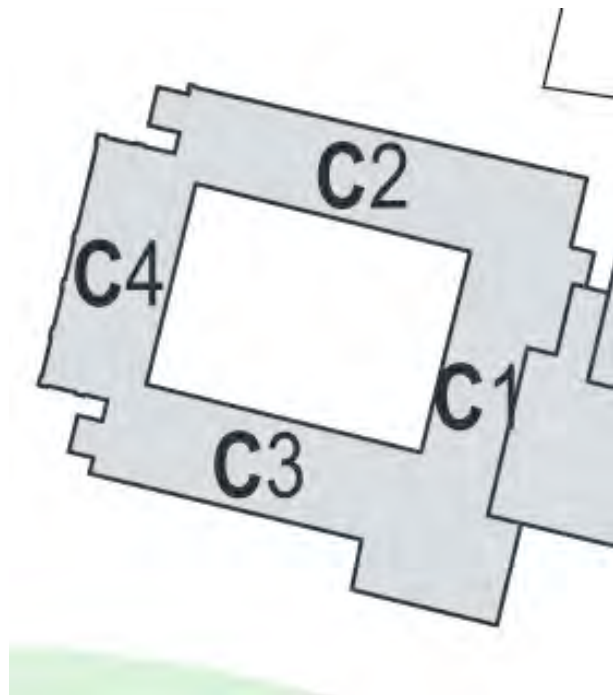


Figure 70: Building C plan.
Source: TZG Architects, 2015.

4.3.2 Building C1 (1900) Former Dining Hall

Building C1 Heritage Significance: High

Construction Materials:

Roof	Metal sheeting. Copper rainwater disposal system.
Walls	Painted rendered masonry. Fibre cement sheeting.
Floor	Concrete on ground level, timber above.
Structure	Timber framed roof and floors.
Windows	Timber framed – multi-paned. Palladian window to ground floor – south end. Timber awning windows and doors to courtyard.
Storeys	Three storeys
Interiors	Rendered walls and acoustic tile ceilings. Rooms on the upper floor are devoid of original mouldings and details. New plasterboard ceilings (noted 1994). Plasterboard partitions to top floor. Rendered masonry walls to ground and first floors.

The major portion of the dining hall was built in brick c.1900, and was later extended to the south in 1924. When the rendered and painted extension was added, the building was re-roofed with a single gambrel roof in contrast to the series of four gable roofs (east west orientation) of the 1900 building.

Extensive internal changes have been made to the former dining hall, including replacement of the original timber ground floor with reinforced concrete slab (c.1970). Additions that extended into the internal courtyard to enlarge the kitchen facilities were made to accommodate the Marsden Rehabilitation Centre.

The Hall is a double height space and does not connect with the first floors of the adjacent wings. Remnants of the original pressed metal ceiling are visible above the existing suspended ceiling. This ceiling also hides the original high-level windows. The Hall was more recently used as a theatre and as the set for a television series.

Abutting the west wall of the dining hall are extensions dating back as early as 1911. These three storey additions were gradual accretions through the 20-century. The upper floor of the dining hall was converted to dormitories c.1925. Balconies were added on the western side with full length glazing and paneled cladding. The servery and balconies were reconstructed in 1970 due to their poor condition. A concrete floor was installed at ground level and the balconies were enclosed on the upper levels.

Early Works:

The Early Works package for the building included the following:

- a. Removal of all redundant exposed services.
- b. Removal of the suspended ceiling to the former dining hall (not including significant remnant pressed metal ceilings discovered during HAZMAT investigations), as well as removal of the intrusive stage and non-structural walls at ground level.
- c. Removal of certain hazardous materials, with the exception of lead paint systems and eaves linings.

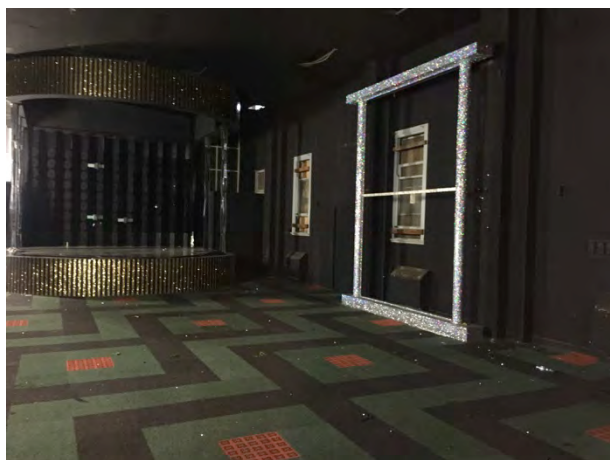


Figure 71: Building C Dining Hall.
Source: TZG Architects, 2015.



Figure 72: Former Dining Hall.
Source: GAO, 2015

4.3.3 Building C2 (1902-1908 / 1920) Northern Wing

Building C2 Heritage Significance: High

Construction Materials:

Roof	Corrugated steel over timber framing. Fibre cement eave soffit. Copper rainwater disposal system.
Walls	Red face brick walls
Floor	Concrete on ground level, timber above.
Structure	Timber framed roof and floors
Windows and doors.	Timber framed sash windows and timber doors.
Ceilings	Plasterboard
Storeys	Three storeys
Interiors	New stairs, bathroom fit-outs and partitions (c.1970) on the upper levels, now in dilapidated condition. New kitchen at ground level (c.1970) now in dilapidated condition.

This wing along the northern side of the courtyard was initially constructed between 1902 and 1908. It was extended in the 1920's to the east with a three-storey brick wing with a gable roof. The building had a two-storey verandah to the west and another addition to the north from 1911 until around 1963.

C2 contains the former kitchen of the Marsden Rehabilitation Centre on the ground floor and the upper floors were noted as being used for residential uses in the 1994 *Conservation Management Plan*. The building has been heavily modified internally. Today the wing is unoccupied and in a dilapidated condition, with pigeon infestations on the upper levels.

In 1970 a one-storey brick addition was built on the northern side of this wing with a flat metal roof. At the time this provided a new kitchen annexe and plant room. A metal sheeted plant room and associated ducting has been added since as a second storey addition at the eastern end. Demolition of this addition to ground slab level is proposed as part of the separate early works DA which was lodged in early 2016.

Early Works:

The Early Works package for the building included the following:

- Removal of all redundant exposed services.
- Removal of the kitchen annex structure to ground slab level, including exhaust and ducting. Salvage bricks and brick vents where possible. Board up secure and make weather tight any resulting openings.
- Removal of certain hazardous materials, with the exception of lead paint systems and eaves linings.



Figure 73: The northern side of Building C2.
Source: TZG Architects, 2015.

4.3.4 Building C3 (1902/1908) Southern Wing**Building C3 Heritage Significance: High****Construction Materials: Central Section**

Roof	Corrugated iron over timber framing. Copper rainwater disposal system. Formerly contained skylights.
Walls	Face brick walls with stone pilasters and sandstone plinth and details.
Floor	Concrete and timber (varies)
Structure	Timber framed roof and floors
Windows	Timber framed
Ceilings	Plasterboard
Storeys	Two and three storeys
Interiors	New concrete ground floor c.1970. Timber framed upper floor. 1970's renovations included the toilets at ground level and first floor level and the timber stairs. No visible evidence of original detailing exists.

The white building shown to the right of this group constitutes the former dining hall (refer Section 4.3.2 above). The two storey brick building in the centre dates from 1908. It was built to bridge between the dining hall (right) and the armoury building (left). The building now contains disused toilet facilities on the ground floor and a former activity room above. The façade is divided into three bays. A rusticated stone arch suggests a former doorway at ground level. The ground floor openings were significantly altered c.1970. An earlier photograph suggests a projecting bay was present at ground level containing highlight windows, windows and a doorway. Windows facing the courtyard were filled in c.1970.

Construction Materials: Western Section (Former Armoury)

Roof	Corrugated iron over timber framing. Copper rainwater disposal system.
Walls	Dark face brick walls with brick pilasters and decorative detailing. Sandstone mouldings at base of pilasters.
Floor	Concrete and timber (varies)
Structure	Timber framed roof and floors
Windows	Timber framed – double hung and round headed.
Ceilings	Plasterboard
Storeys	Two and three storeys
Interiors	All timber framed doors were repaired c.1970. Walls of the first floor were cement rendered, a new timber stair was built and the ground floor was fitted out with toilets.

The three storey building on the left hand side was built in 1902 to a design by Cyril Blacket. It was designed to accommodate an armoury on the ground floor, a science room above and a museum on the top floor. Today the building is unoccupied and contains toilets, a store room and a cleaner's room on the ground floor. The first floor contained former offices and the top floor was noted as being vacant in 1994.

During the 1970's renovations the building was substantially altered, particularly the openings in the southern wall. A new window opening was added to the west, sill heights were modified, and a new door and sidelight were added to the east. Two new window openings and one new door opening were made to the western portion of the north wall.

Early Works:

The Early Works package for the building included the following:

- Removal of all redundant exposed services.
- Removal of the ceiling linings to the central room with the raked ceiling on level 2.
- Removal of certain hazardous materials, with the exception of lead paint systems and eaves linings.



Figure 74: South face of Building C3. The two storey dining hall (white rendered building on right) was built first, followed by the three storey building on the left hand side. The central connecting building was the last completed. As a consequence, this wing is the most problematic for level differences across floors.

4.3.5 Building C4 (1923)

Building C4 Heritage Significance: High

Construction Materials:

Roof	Terracotta tiled roof with intrusive ventilators. Timber framing. Original louvres to gablet intact. Copper rainwater disposal system. Timber slatted eave soffits with decorative brackets.
Walls	Painted rendered brick walls. Several decorative details including brackets, pilaster capital mouldings, moulded window architraves and a pediment over the central western bay.
Floor	Concrete and timber (varies)
Structure	Timber framed roof and floors
Windows	Multi-paned, double hung, timber framed. Timber awnings over with decorative brackets.
Ceilings	Plasterboard ceilings on ground floor and timber boarded raked ceilings on first floor.
Storeys	Two storeys
Interiors	Fibre cement sheet soffits to passageways. Walls are painted render and ceilings are plasterboard. New partitions and amenities rooms built c.1970. The central stair is a later construction of concrete and steel. <i>*Asbestos cement sheeting was specified for partitions with a ceramic tile finish in the PWD drawings c.1970. Also PWD drawings should be checked for extent of asbestos specified.</i>

This two storey rendered building with neo-classical detailing was built in 1923. At the time it contained three classrooms, a book room, fiction library, dental surgery and a tuck shop. Several rooms were later used as offices.

The ground floor of Building C4 consists of two smaller rooms on each side of a central hall and stair. The upper floor extends beyond the ground floor on each side to create passageways leading into the internal courtyard.

The first floor is effectively one large open space with a timber boarded raked ceiling and exposed timber trusses. The condition appears sound. There is evidence that it may have subdivided in the past into two large rooms served by the central hall and stair. There is an internal connection to Building C3 from the first floor, with a level change of approximately six steps.

An awning extended across the western face of the building (c.1930's), later removed c.1970.

Early Works:

The Early Works package for the building included the following:

- a. Removal of all redundant exposed services.
- b. Removal of certain hazardous materials, with the exception of lead paint systems and eaves linings.



Figure 75: West face of Building C4. (Source: GAO)

4.3.6 Group C Courtyard

Group C Courtyard: Buildings demolished to ground slab level as part of the Early Works scope.

Construction Materials:

Floor	Concrete slab on ground.
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The Group C courtyard contained several 'back of house' additions, constructed in an ad-hoc manner over the last century. The additions had a mixed and inconsistent character. They included former toilets, change rooms and service structures associated with the kitchen. The courtyard floor remains and consists of a concrete slab on ground.

Intrusive metal stairs have been removed on the northern and southern sides of the courtyard. 'Lean-to' balconies with hopper windows have been removed along the western side of Building C1 (refer C1 description).

Several of the intrusive additions dated from the period of use as the Marsden Rehabilitation Centre.

Several upper-storey doors and windows to the Group C buildings surrounding the courtyard have been jammed or damaged, which has resulted in pest infestation of the upper floors of the surrounding buildings in Group C.

Early Works:

The Early Works package for the Courtyard included the following:

- a. Demolition of all intrusive structures and structures of little significance to ground slab level. Salvage of bricks wherever possible.
- b. Removal of all redundant exposed services.
- c. Removal of certain hazardous materials, with the exception of lead paint systems and eaves linings.

4.4 BUILDING D

Building D Heritage Significance: High

Construction Materials:

Roof	Terracotta tiled roof. Timber framing. Copper rainwater disposal system. Fibre cement and batten eave soffits.
Walls	Variegated face brickwork with a sandstone string course and other decorative features on the O'Connell Street façade. Dark red brick quoins, sills and head dressings.
Floor	Timber framed floors.
Structure	Concrete and brick.
Windows and doors	Multi-paned, double hung, timber framed windows (some replaced in the 1970's in aluminium). Terrazzo sills to windows. Timber boarded doors with fanlights on the ground and first floors.
Storeys	Three storeys
Interiors	Fibre cement / fibrous plaster and batten ceilings. Walls are painted render and brick. Vinyl on some floors. Timber skirtings and cornices. Expressed timber columns and beams with decorative mouldings. New bathroom fit-outs c.1970's. Original hot water radiators? Original timber stair at east end and later concrete stair at west end.

Building D was built in 1934 as a three-storey Georgian Revival dormitory building, to a design by Power, Adam and Munnings. The building has a 'T shaped' plan with a tiled roof and face brick external walls. A clock tower projects through the roof above the central bay to O'Connell Street.

The building generally consists of thick, solid external masonry walls and predominantly masonry internal walls. The masonry external and internal walls are considered to generally be loadbearing, supporting the masonry walls above, the suspended floors as well as the roof structure. The ground floor appears to generally be a suspended timber framed structure, with the exception of the wet areas. The masonry walls are typically supported on reinforced concrete strip footings. These shallow footings are considered to be generally bearing on a reactive clay foundation.

Work was carried out on Building D in 2011 to make it secure, and repair the windows and roof drainage. Several windows had their lead paint stripped from the external face and were re-painted. The copper gutters and downpipes were repaired and replaced where missing. The ground floor sections of the downpipes were replaced in cast iron, presumably to reduce the risk of theft whilst the buildings were unoccupied.

Early Works:

The Early Works package for the building included the following:

- a. Removal of all redundant exposed services.
- b. Removal of certain hazardous materials, with the exception of lead paint systems and eaves linings.



Figure 76: The O'Connell Street (western) elevation of Building D with single-storey toilet block at the front. (Source: Google street view).



Figure 77: The rear north-east corner of Building D. The top floor of the balcony is enclosed. The different floor levels on the upper floors between the two wings of the building can be clearly seen. (Source: GAO)

4.5 BUILDING E

Building E: This building was demolished to ground slab level as part of the Early Works scope.

Construction Materials:

Floor	Concrete
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Building E was added during the period of the Marsden Rehabilitation Centre use. It was not required for the proposed new school use as it was identified in the CMP as an intrusive element to the heritage significance values of the site. Demolition of this building to ground slab level was undertaken as part of the Early Works scope early in 2016.

4.6 BUILDING F

Building F: This building was demolished to ground slab level as part of the Early Works scope.

Construction Materials:

Floor	Cantilevered concrete slab balcony overlooking pool. Concrete on ground floor.
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Building F was a one-storey gymnasium (1921) that replaced an earlier timber gymnasium building of 1886. The 1921 building was of face brickwork, with a later second storey added in 1939 to provide a handicraft department. The first swimming baths were built in the location of the existing pool. Until the Marsden Rehabilitation Centre was closed, the ground floor functioned as a gymnasium.

In design and detailing Building F was similar to its counterpart, Building D. The flat roofed annexe to the west of the main building, and the adjacent brick wall extending north appear to have been built in the 1950's. Later on a skillion roof was added north of the main gymnasium for pool servicing. This addition has shiplapped boarding on the western boundary and rendered masonry walls to the east and north. Demolition of this building to ground slab level was undertaken as part of the Early Works scope early in 2016. The disused swimming pool on the northern side of Building F has been retained and is to be modified and re-used and modified as a stormwater detention tank.

4.7 BUILDING G

Building G Heritage Significance: Moderate

Construction Materials:

Roof	Metal clad skillion roof over timber framing.
Walls	Face brick walls. Timber framed and asbestos (assumed) clad garage to north.
Floor	Concrete
Structure	Brick and concrete (assumed)
Windows and doors	Timber framed windows and doors (c.1970). Earlier timber tilt-up doors. Hinged timber boarded doors.
Storeys	One storey

This is a single-storey building located on the O'Connell Street boundary. It was built in 1929 as 'fives courts' for the school and had garages added later. Together with Building H, Building G forms a continuous element in the streetscape. The street facade is face brick but is different from the adjoining Building H. It is likely that the building was converted for use as a workshop in the 1970's, when the roof, timber windows and doors were added.

The building is in a state of significant disrepair making access difficult. There are large heritage significant trees near the street boundary that bracket the building at the northern and southern ends.

Demolition of the roof of this building, as well as sections of wall on the eastern side are to be demolished to ground slab level. The remainder of the building is to be adaptively re-used.

4.8 BUILDING H

Building H: This building was demolished to ground slab level as part of the Early Works scope. Retaining walls at or below ground level have been retained.

Construction Materials:

Floor	Concrete
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This was a single-storey building located on the O'Connell Street boundary. It was built in the 1930s. The street facade was face brick but was different from the adjoining Building G. It is likely that the building was converted for use as a workshop in the 1970's, when the roof, timber windows and doors were added.

There are large heritage significant trees near the street boundary that bracket the site of this building at the northern and southern ends.

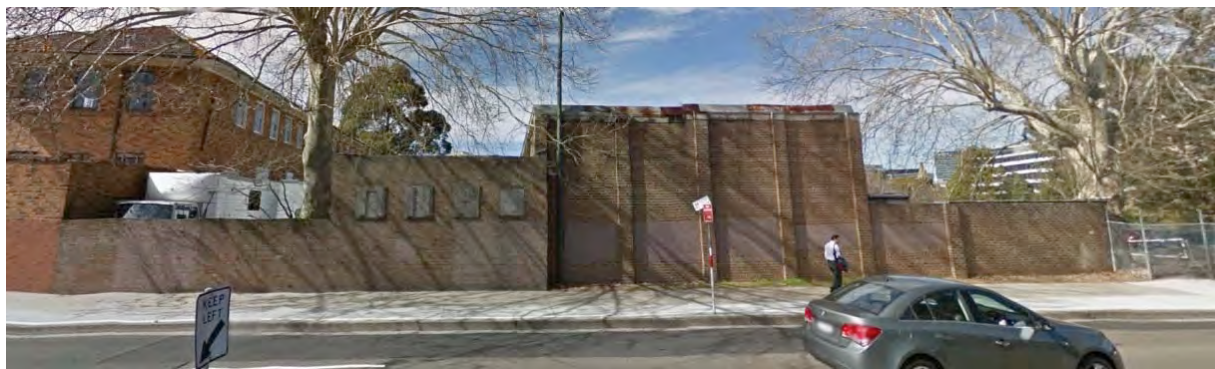


Figure 78: The brick O'Connell Street frontage of Building H and G with the two large heritage significant trees on each side. (Source: Google street view).

4.8 HAZARDOUS MATERIALS

A *Hazardous Building Material Audit Report* was prepared by SMEC dated 6 April 2016 following extensive site investigations.

4.8.1 Lead Based Paint Systems

Internal paintwork throughout the site contains lead. Based on the existing hazardous materials reports the level of lead in painted surfaces varies from building to building. The general intention at this stage is to encapsulate lead based systems in non-teaching areas, particularly in Buildings A and B. Classrooms (Home Bases) may require removal of existing lead paint systems. A detailed strategy for managing lead paint based systems is currently being developed by SMEC. The general intention is to achieve minimal intervention into existing paint systems in areas of high or very high significance.

The findings of the Hazardous Building Material Audit were summarised as follows:

4.8.2 Buildings A and B

Throughout Buildings A and B hazardous building materials appeared to have generally been removed during the 2003 refurbishment works.

- Asbestos fibres were detected in the roof void dust. The roof space has been cleaned out a part of the Early Works package (refer 4.8.1).
- Lead based paint systems were observed in various locations, mainly on external doors and window elements.

4.8.3 Building Group C

The Building Group C is a complex arrangement of buildings constructed throughout various periods in time. In general:

- Asbestos (ACM) linings were observed in some ceilings and wall linings, external cladding, and eaves.
- ACM pipe lagging (well contained) was observed at one location within the inner courtyard (since removed).
- ACM and seals were observed in some kitchen equipment (since removed).
- SMF pipe lagging was observed throughout the building complex, and SMF ceiling insulation was observed in some areas (since removed).
- Lead based paint systems were observed at various locations, mainly on external doors and window elements (refer 4.8.1).
- All light fittings are assumed to include PCB containing components (since removed).
- ACM, ceiling cavity and roof space dust, and PCB light fittings should be removed regardless of whether the respective elements require removal for reasons other than HBM management (since removed with the exception of eaves linings).

4.8.4 Building D

Building D is relatively consistent with regards to building elements and materials. In general:

- ACM linings were observed in most ceilings and some wall linings, external cladding, and eaves
- Asbestos fibres were observed in ceiling cavities, the roof space, and some riser ducts. It appears that asbestos lagging around some pipes may have been removed in the past (all since removed).
- ACM and seals were observed in the pipe manifold room (since removed).
- SMF pipe lagging was observed throughout the building, and SMF ceiling insulation was observed in some areas (since removed).
- Lead paint systems were observed at various locations, mainly on external doors and window elements (refer 4.8.1).
- All light fittings are assumed to include PCB containing components (since removed).
- ACM, ceiling cavity and roof space dust, and PCB light fittings should be removed regardless of whether the respective elements require removal for reasons other than HBM management (since removed with the exception of eaves linings).

4.8.5 Building E

Building E, the boiler house has been demolished to ground slab level.

4.8.6 Building F

Building F has been demolished to ground slab level.

4.8.7 Building G

Building G is a single level building. In general:

- Contains lead based paint systems on door frames (refer 4.8.1).
- Did not contain ACM or SMF
- All remaining lights in Building G are presumed to contain PCB (since removed).

Building H

Building H has been demolished to ground slab level.

The early works package was intended to cover the management of hazardous materials present on the site. It was limited to some extent by the feasibility of these works in relation to other aspects of the site such as Aboriginal and historical archaeology, and issues relating to access and containment of HAZMAT, as well as access to secure the site where linings were to be removed. Subsequently the scope was reduced and did not involve any ground disturbance or eaves lining removal. Below ground hazardous materials (if present) will be removed as part of the current proposal, and eaves linings will be replaced where necessary.

4.9 SUMMARY OF BUILDING CONDITION

The physical condition of each of the buildings on the subject site has been covered in detail in a separate report entitled Old Kings School Building Condition Assessment, prepared in December 2014 by the Government Architect's Office of the NSW Department of Public Works. Visual inspections were undertaken of accessible exposed building fabric from ground level and each of the floor levels within the buildings. Roof spaces, under-floor areas and other concealed areas were not inspected.

In summary:

The buildings were found to be structurally sound and suitable for adaptive re-use. Further detailed assessment of structural capacity for the proposed new uses will be required.

Buildings A and B were fully refurbished in 2003 and are have been recently vacated. These buildings were not inspected as part of the 2014 Condition Assessment but it was assumed that they would require relatively minor adaptation for school use. Certain hazardous materials have been removed as part of the Early Works scope (refer Section 4.8).

Buildings C, D and F are in a dilapidated condition due to neglect and disuse, however they appear structurally sound. These buildings also require upgrading to comply (or be deemed to comply) with BCA and fire safety standards and feature several floor level variations that present access and egress challenges, particularly Buildings in Group C. Window joinery requires repair, and some roof sheeting and a large part of the rainwater disposal system will require replacement.

New services will be required throughout, including lifts for access.

The Old Kings School Condition Assessment excluded landscape areas and elements. A team of landscape architects and arborists has assessed the condition of these landscape areas and elements (refer to Section 4.10 below).

Demolition of buildings in the courtyard of Group C, Building E, Building F and H to ground slab level was undertaken as part of the Early Works package in early 2016.

4.10 LANDSCAPE

The picturesque landscape setting is an integral part of the significance of the Old Kings School site. The main landscape feature of the site is the Oval, the former Parade ground of the school, which is set on a level terrace above the Parramatta River, below and to the south of the main building group.

A number of old and significant trees which relate to the occupation of the site by the Kings School (1834-1968) remain.

Ten identified trees are of regional or state significance: three plane trees (*Platanus x hybrida*), two carob bean trees (*Ceratonia siliqua*) possibly predating the school to the Horticultural Society period of the 1820s), one huge Morton Bay fig (*Ficus macrophylla*) growing on a sandstone retaining wall in the south-east corner above the Marsden Street weir road ramp, one hybrid kurrajong/Illawarra flame tree (*Brachychiton populneus x B. acerifolius* cv.), two huge camphor laurels at least from the 1880s from photographs, and one cotton palm (*Washingtonia robusta*).

Other mature plantings southeast of the Head Master's cottage include a bull bay/evergreen magnolia (*M. grandiflora*), laurustinus (*Viburnum tinus*), firethorn (*Pyracantha angustifolia*), large leafed Senecio (*S. petasites*), Canary Island date palm (*Phoenix canariensis*), the latter having been relocated in 2002 from near the entry gates on Marist Place to the south side of the Main School building, on the eastern side of the portico.

Under the 2 large camphor laurels on the eastern boundary, flanking a pedestrian path, steps and gate in the perimeter brick wall to Marist Place are paired plantings of *Cotoneaster* sp. and *Cordyline stricta*, and a ground cover of peacock iris (*Moraea iridiflora*). (Read, S., pers. comm., 5/2006).

Arborists, TCL Tree Solutions, reviewed the condition of the existing trees and their report accompanies the application.

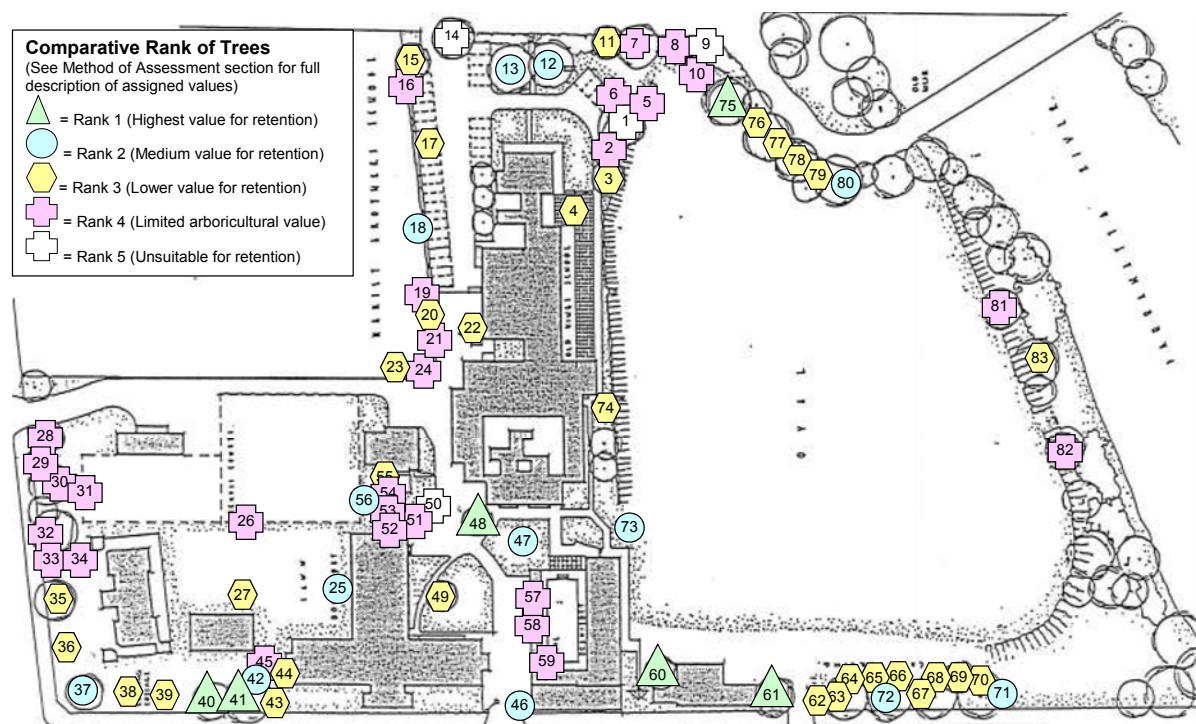


Figure 79: Site plan showing allocated tree numbers and locations (ranking based on arboricultural rather than heritage values). Source: Old King's School, Parramatta: Arborist's Report prepared by TCL Tree Solutions, 2015.

The landscape to the unoccupied areas of the site around buildings C, D and F is relatively degraded, with concrete aprons around most buildings.



Figure 80: Aerial of the site viewed from the south (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).

Source: www.skyaerial.com.au.



Figure 81: Aerial of the site viewed from the north (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).

Source: www.skyaerial.com.au.



Figure 82: Site viewed from south east corner of the Oval (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).



Figure 83: View to main building group from south west of Oval (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).



Figure 84: View to main building group from south of Oval (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).



Figure 85: Oval looking towards south west (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).



Figure 86: Privet hedge and front entry garden beyond.



Figure 87: Front entry garden Marist Place.

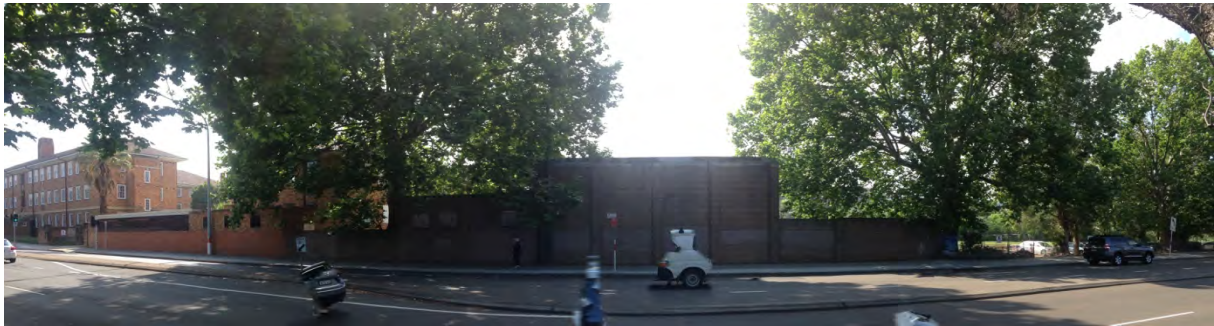


Figure 88: O'Connell Street streetscape (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).



Figure 89: View to Building C from O'Connell Street.



Figure 90: Courtyard between Buildings C, D and F.



Figure 91: Concrete apron to rear of Building C and Building E (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).



Figure 92: View to rear of Building D from neighbouring site (prior to Early Works package demolition of structures in the courtyard of Group C, Building E, F and H).

5.0 HERITAGE SIGNIFICANCE

5.1 HERITAGE SIGNIFICANCE

The site of the Former Kings School is listed on the *State Heritage Register* and the *S170 Register*. It is listed as the 'Marsden Rehabilitation Centre and Potential Archaeological Site' in the *Parramatta City Centre LEP 2007*. Full heritage listings are contained in the Appendices at the rear of this report.

Note: The Early Works Package involved demolition of several structures on the site and removal of certain hazardous materials.

5.2 ASSESSMENT OF HERITAGE VALUE

The former King's School site has very high heritage significance that applies to both the existing buildings and to the site generally, including its archaeology and landscape setting. Within this overarching grading of significance, each component of the site has been individually graded as having 'very high', 'high', 'moderate' or 'little' significance, as well as items identified as being intrusive to the general significance of the site, (as per the *Marsden Rehabilitation Centre Conservation Plan* prepared by Peddle Thorp Architects in 1994).

The *King's School Group (former)* is listed as having significance to the state of NSW under the *NSW Heritage Act* in the *State Heritage Register* (#00771) as follows:

"The area was originally occupied by the Dharug people. The historical development of the site spans almost 200 years, from early agricultural activities in this area, followed by occupation of the site by the Agricultural and Horticultural Society (Australia's first) (Charles, 1986)) for the purposes of forming a nursery garden and introducing fruit tree species into the colony. The history of the site is dominated by the development of the King's School, one of the major educational institutions in NSW throughout much of the 19th and 20th centuries (operating from this site from 1836 to the 1960s).

The King's School, run by the Anglican Church, was the first large public boarding school (secondary) to be established in the colony of NSW, and developed to become one of Australia's notable private schools. 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 19th century, and counts a number of notable Australians among its former students.

The potential archaeological resource at this site is very complex, with various phases of construction, expansion and demolition across the site, most of which occurred during the King's School phase. The King's School represented the dominant phase of development across the site and, subsequently, physical remains associated with this phase of development also dominate the potential archaeological resource at the site. The potential archaeological resource at the site may provide a tangible link to each phase of the historical development of the site. Investigation, analysis and interpretation of the potential archaeological remains across the site may provide information about the nature of the development and occupation of the site throughout the various phases of its history. Many of these remains would have potential to contribute substantial information to our understanding of the development and occupation of the site that could not be obtained from other sources, such as historical documentation. Owing to the continuous operation of the King's School on this site for 128 years, investigation of the remains of this occupation may provide a rare opportunity to investigate the development and changing operation of a major institution, allowing investigation of changes in material culture within the one context over time, including construction techniques, infrastructure technology, domestic and personal items of the inhabitants (students and staff), as well as developments or modifications in educational practices over time.

Archaeological evidence associated with the earliest phases of European occupation of this site (early agricultural activities of the Agricultural and Horticultural Society's occupation of the site) would be of high State significance for its ability to provide information about a poorly documented and understood phase of Parramatta and NSW's history. However, such evidence would be fragmentary at best, if it survives at all.

Archaeological evidence associated with the development and occupation of the King's School would also be of high State significance for its ability to provide information about a major institutional site over an extended period of time. Archaeological remains associated with the King's School would contribute to the historical significance of the site, providing a tangible link to this significant phase of the site's history, as well as information about the occupation and operation of the institution that could not be obtained from other sources.

Archaeological evidence associated with the development and occupation of the Marsden Rehabilitation Centre would be limited and would have little potential to provide information about the operation of this institution that could not be obtained from other sources. Archaeological remains associated with this phase of the site's history would have little or no significance. (Godden Mackay Logan, 2004)

The site of the former King's School Parramatta is very important in the history of education in the state. 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 developed during its tenure on the site into one of Australia's notable schools and thus gave community status to Parramatta as a regional town/city in New South Wales. The growth of the school is evident in the relatively intact exterior fabric of the buildings.

Many buildings were the work of prominent Australian architects: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams & Munnings, the successors of the earlier firm of (John) Sulman and Power. 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. The foreshore lands of the Marsden Rehabilitation Centre site are of significance at national, state and local levels, as:

- part of the territory of the Burramuttagal people;*
- part of the former Government Farms at Parramatta;*
- associated with the development of the horticultural industry and botanical exploration;*
- associated with important people and events in the development and settlement of Parramatta such as George Caley, Robert Brown and Francois Peron;*
- associated with the development of the setting for the King's School;*
- associated with the open space created by the natural flood zone along the Parramatta River*
(Zenscapes, 2005, p.26)

The major landscape significance of the site is the spatial relationship between the wall of the buildings and the river. The gracious setback of the buildings demonstrates the principle of picturesque siting, giving the building group a 'prospect'. This layout of the site greatly contributes to the understanding of the early development of Parramatta as an important centre in the Colony and the attitudes to particular landscape settings (Mathew & Associates, Landscape Report, in Peddle Thorp, 1994)

*The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and was used in the 1820s for the acclimatisation and development of exotic fruit trees when Australia's first Agricultural Society was formed in Parramatta (1822) and was given this land by its president, Governor Brisbane as an experimental garden to grow new varieties of plants and trees. (Peddle Thorp 1994:81) A number of trees over 100 years old remain from the School gardens, some rare in Sydney, such as the carob bean tree, *Ceratonia siliqua*. (A Brief History of Parramatta Park - Historic Parramatta Series, 1986: 9, Read, S. (pers.comm.))*

The Marsden Rehabilitation Centre Group is also listed as having significance to the state of NSW under the NSW *Heritage Act* in the *State Heritage Register* (#00826) with the same Statement of Significance as the above listing. Under this listing number, other specific listings cover particular aspects of the site in detail as follows:

Item name	SHR Listing Number	Statement of Significance
Marsden Rehabilitation Centre- Archaeological Sites	00826	<i>Of historical and archaeological significance as evidence of earlier occupation of the site since 1790. (of Marsden Street weir, bounding the site to the south).</i> <i>Scientific</i> <i>The weir is of local significance for its high potential for archaeological remains to occur beside the weir and along the northern river bank (part of the Marsden Rehabilitation Centre site (former King's School grounds/oval);</i> <i>Subsurface evidence may exist at this site which may contribute to our understanding of weir construction, refuse disposal, and European settlement and development in Parramatta (Stedinger & Associates, 2003)</i>
Marsden Rehabilitation Centre – Central Block	00826	<i>The site of the former King's School Parramatta is very important in the history of education in the State. The King's School occupied the site almost continuously from 1836 to 1964. It was the first large public boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales.</i> <i>The school developed during its tenure on the site into one of Australia's notable schools and thus gave community status to Parramatta as a regional town/city in New South Wales. The growth of the school is evident in the relatively intact exterior fabric of the buildings. The design of many buildings was by architects important to the architectural history of NSW: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams & Munnings, the successors of the earlier firm of (John) Sulman and Power. 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.</i> <i>The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and was used in the 1820s for the development of exotic fruit trees. (Peddle Thorp 1994:81)</i> <i>(Note: The above 'Statement of Significance' is taken from the Marsden Rehabilitation Centre (Former Kings School) Parramatta: Conservation Plan (1994), prepared by Peddle Thorp Architects for the NSW Health Department).</i>
Marsden Rehabilitation Centre – Dining Hall	00826	<i>Of high architectural and historical significance as part of the King's School, one of the oldest schools in Australia. Forms part of the significant group of hospital buildings.</i>
Marsden Rehabilitation Centre – Kitchen and Servant's Quarters	00826	<i>Of architectural and historical significance as part of the Kings School, one of Australia's oldest schools. Forms part of the significant group of hospital buildings.</i>
Marsden Rehabilitation Centre - Landscape	00826	<i>Of environmental significance to the setting of the Marsden Rehabilitation Centre. The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and</i>

Item name	SHR Listing Number	Statement of Significance
		was used in the 1820s for the acclimatisation and development of exotic fruit trees when Australia's first Agricultural Society was formed in Parramatta (1822) and was given this land by its president, Governor Brisbane as an experimental garden to grow new varieties of plants and trees. (Peddle Thorp 1994:81) Sporting activities were also considerably developed largely due to the enthusiasm of WR Burkitt. Rugby was introduced in 1870, the first tennis courts were constructed and the playing field in Parramatta Park was levelled, all with the assistance of boys from the school. There is little evidence of any significant attempt at landscape design in the grounds. The dominant landscape feature was the school itself in its setting. (Peddle Thorp 1995:40)
Marsden Rehabilitation Centre – Two Dormitory Blocks	00826	Of high architectural and historical significance as part of the King's School: one of the oldest in Australia. Forms part of the significant group of hospital buildings.

The site and other specific items are also listed as items of heritage significance on Parramatta City Council's *Parramatta Regional Environment Plan 1999*, as well as by other State and Local agencies. Please refer to the Appendix for all listing details.

5.4 HERITAGE CURTILAGE

The NSW Heritage Office publication *Heritage Curtilages* defines 'heritage curtilage' as the area of land surrounding an item or area of heritage significance that is essential for retaining and interpreting its heritage significance.

The proposed site is located within the curtilage of 'King's School Group (former)'. Other names for the site include Old King's School and Marsden Rehabilitation Centre.



Figure 94: King's School (Former) curtilage established by CMP.

Source: Old King's School, Parramatta: Preliminary Sampling Strategy SOHI prepared by Archaeological & Heritage Management Solutions for Tonkin Zulaikha Greer Architects, 2015.

5.5 MOVEABLE HERITAGE

Moveable Heritage is a term used to define any natural or manufactured object of heritage significance. It does not include archaeological relics found underwater or underground.⁶

Items of moveable heritage have not been identified during site visits to date. Future interventions in areas of heritage significance may reveal items of moveable heritage. If uncovered, such items will be managed in accordance with guidelines issued by the NSW Department of Environment and Heritage, including *Moveable Heritage Principles*, (NSW Heritage Office and Ministry for the Arts Moveable Heritage Project, Sydney 1999), and *Objects in their Place: An Introduction to Moveable Heritage*, (NSW Heritage Office) Sydney 2004.

5.6 ABORIGINAL HERITAGE

A report entitled, *Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report* (AHIA), has been prepared by Archaeological and Heritage Management Solutions (AHMS) to accompany the proposal. Potential impacts on Aboriginal cultural heritage associated with the proposed works are addressed within the document, in accordance with the *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*, and *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

Given the approval pathway being implemented for the project and / or the potential for Aboriginal objects to be harmed through the development, an AHIA was initiated to present the findings of Aboriginal community consultation and previous investigations regarding the Aboriginal cultural and archaeological heritage values of the subject area. It provides information on the location, distribution and significance of Aboriginal objects within the subject area; the likely harm to objects by proposed development; and recommendations for the management of such harm.

The key findings of the AHIA, as taken from the Executive Summary, are as follows:

1. The subject area is located on the northern bank of the Parramatta River, a natural resource which supported rich and diverse marine, plant and animal resources prior to European colonization and was thus central to the existence of the local Aboriginal people of the Burramattugal clan. While Aboriginal populations continued to occupy parts of Parramatta into the European period, there is no evidence of Aboriginal occupation or activity within the subject area during this time.
2. The majority of Aboriginal sites in Cumberland Plain are comprised of stone materials (artefact scatters and/or isolated finds), followed by potential archaeological deposits, grinding grooves and other un-defined site types. Proximity to water is an important factor in archaeological patterning across the Sydney region, with sites generally found within 100m, and larger, more complex and more densely clustered along larger/permanent water sources. Areas with no surface evidence can still contain sub-surface cultural materials.
3. The subject area is characterised by two soil profiles. In the north, the profile is likely to be shallow duplex soils some 70cm in depth. In the south, the soil profile is likely to be part of a deep (1m+) alluvial sand body overlain by ~70cm of modern fill or overburden. The divide between these two soil profiles runs broadly east-west immediately south of building 'F' in Figure 2. The deep alluvial soil profile is considered to be part of the wider Parramatta Sand Sheet, a well-documented deposit known to contain significant cultural material of great antiquity. An overlay of past activities (disturbance) and the depth of the soil profile indicates that much of the northern portion of the subject area - the duplex soil - has likely been heavily impacted. Localised disturbance is also evident within the deeper alluvial sand body, but in general this deposit has been largely unaffected by previous development.
4. Excavations within the Parramatta Sand Sheet have revealed complex but spatially discrete Aboriginal archaeological deposits. Previous investigations demonstrate intermittent occupation of the sand sheet since ~30,000 years ago (making it one of the earliest cultural deposits on the east coast of Australia). Earlier cultural deposits consist of low numbers of tuff artefacts indicative of low, highly mobile populations, which are replaced by increasing numbers of people producing large volumes of silcrete artefacts in the last few thousand years. More recent analysis suggests that the sand sheet was deposited between 20,000-10,000 years ago, and that portions of the sheet are culturally sterile.
5. The subject area has been heavily modified through development, especially in the northern sections. This has had an impact on the potential for surface and sub-surface cultural deposits, as well as other site types such as culturally modified trees. A lack of pre-or early European vegetation on the site reducing the potential for these latter site types to occur.

⁶ *Objects in their Place: An Introduction to Moveable Heritage*, (NSW Heritage Office) Sydney 2004, p.1

7. Based on the information above, an archaeological sensitivity model has been developed for the subject area (Figure below). The model identifies the southern portion of the site, most notably the playing fields, as having potential for the Parramatta Sand Sheet to be present, and therefore of high sensitivity. Areas in the vicinity of the sand sheet deposits and without visible signs of disturbance are identified as of moderate sensitivity. These include the car-parks, roads and pathways around the playing fields. All remaining areas are considered of low sensitivity, within which cultural materials are likely to be constrained to heavily disturbed artefactual material of limited significance.

AHMS have prepared a Predicted Archaeological Sensitivity map based on the key findings, as shown below. The map indicates that the southern part of the site, towards the Parramatta River, is the most sensitive part of the site from an Aboriginal archaeological perspective.

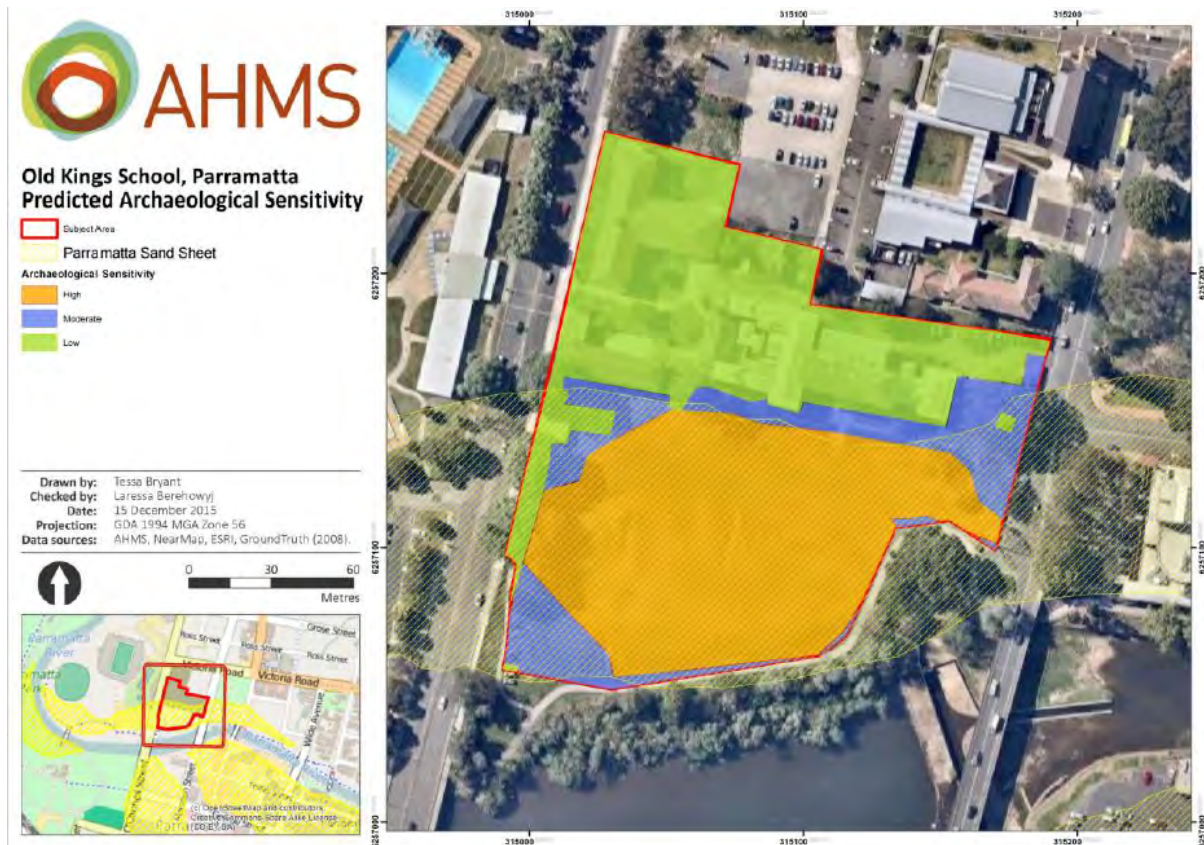


Figure 95: Plan of Predicted Archaeological Sensitivity (for Aboriginal Heritage).

Source: AHMS, April 2016, Old Kings School, Parramatta: Aboriginal Heritage Impact Assessment Report, p.42.

The key recommendations from the report, and potential impacts to the zones of sensitivity are covered in Section 7.3.33.

5.7 HISTORICAL ARCHAEOLOGY

A *Statement of Heritage Impact for Historical Archaeology* prepared by Archaeological and Heritage Management Solutions (AHMS) accompanies the proposal. The site is identified as an Archaeological Management Unit (AMU 2866) included in the Parramatta Historical Archaeology Landscape Management Study (PHALMS). This AMU has high archaeological research potential and is of State significance.

The survival of intact, significant archaeological deposits and features has been assessed as follows:

Phase 1 Early agricultural activity (Pre-1834)

including 1790s land grants, 'Mount Betham' estate, the Agricultural and Horticultural Society

- Low potential for survival of substantial remains, some potential for the survival of ephemeral remains including fence lines, paths, 'pine pits' and garden beds.

•

Phase 2 King's School (1834-1964)

- High potential for the survival of relics, deposits, services and subsurface structural elements;
- Survival is likely to be patchy with the highest potential for survival to be within the footprint of the early school buildings (both extant and demolished).

•

Phase 3 Marsden Rehabilitation Centre and Heritage Office (1964-2001)

- High potential for survival of relics, deposits, services and subsurface structural elements but considered to be of limited research value.

The potential archaeological resource is primarily associated with the King's School phase of development. There is, however, some potential for the survival of archaeological remains associated with pre-1834 agricultural phase. This may include former fence lines, evidence of former plantings and facilities associated with the propagation of plants. This is a poorly documented stage of the site's history and any associated physical evidence may be of State significance. However, any such surviving evidence is likely to be limited in extent and fragmentary in nature.

Archaeological evidence associated with the development of the King's School may also be of State significance for its position in the broader context of the school's development (extant structures and landscape). Surviving physical remains may provide a tangible link between the occupants of the site and the visible context. The north-west portion of the site may contain evidence of the private occupation of the lots created in the period after 1822. Only a portion of these lots extend into the subject area but include a number of dwellings and outbuildings. Any remains associated with these private allotments are likely to be of Local significance.

Any potential archaeological resources in the vicinity of Building E and the northern side of Building C are likely to have been compromised by cutting for the installation of the Boiler House (Building E) and for the installation of services. The gap between these two buildings appears to have been used as a corridor for a number of major underground utilities.

The potential for the survival of archaeological deposits with a significant research potential is reasonably high within the footprint of the early school buildings. During the later nineteenth century there were a range of ancillary buildings scattered through the school grounds. The survival of physical evidence for these structures is a possibility.

The locations of potential archaeological deposits are shown in the figure below. The deposits have been graded on their potential to be of State or Local significance.

⁶ AHMS, *Old Kings School, Statement of Heritage Impact, Historical Archaeology*, 2016, p.23.

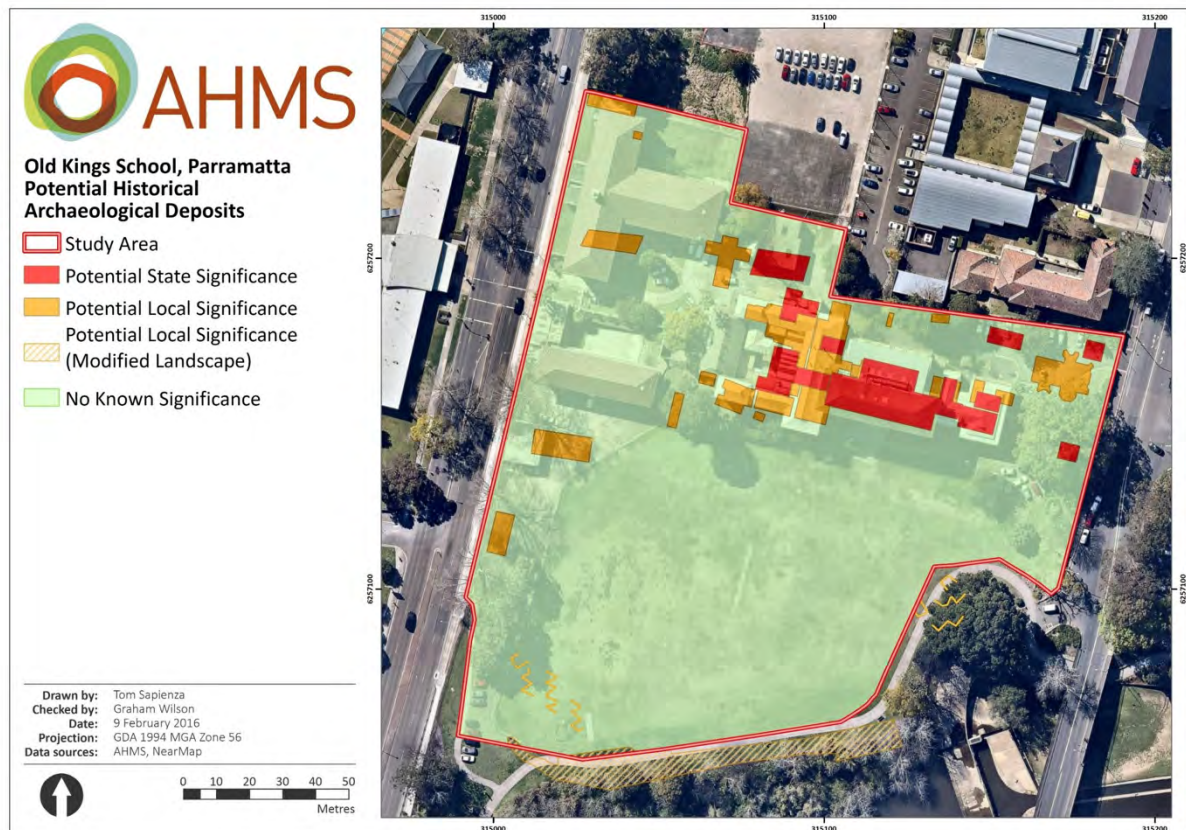


Figure 96: Location of potential significant historical archaeological remains.

Source: Old King's School, Parramatta, SOHI: Historical Archaeology, prepared by AHIMS, April 2016, p.25.

The potential for survival of archaeological remains and their research potential are set out in the table below:

Site	Potential Survival	Research Potential
Refurbishment of Buildings A, B, C and D	HIGH	HIGH
Demolition of intrusive additions to Building C	LOW - MODERATE	MODERATE-HIGH
Demolition of Building F, the former gymnasium	NONE - LOW	LOW
Partial demolition of Building G, the Five Courts	MODERATE	LOW
Demolition of Building H, the garages	NIL - LOW	LOW
Construction of seating steps below the current ground surface, to the north of the new hall	NONE - LOW	LOW
Construction of covered sports court to north of Building C	MODERATE - HIGH	MODERATE - HIGH
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).	LOW	LOW
Refurbishment of the carpark at the southern end of the O'Connell Street frontage	HIGH	LOW
Refurbishment of the Marist Place car park	HIGH	LOW-MODERATE

Figure 24: Potential survival of archaeological deposits remains and their research potential.

Source: Old King's School, Parramatta, SOHI: Historical Archaeology, prepared by AHIMS 2016, p.24.

6.0 DESCRIPTION OF PROPOSED WORKS

6.1 PROJECT BRIEF

The new school meets the following NSW Department of Education and Communities briefed requirements:

- 40 Homebases – classrooms with required support areas.
- Staff Administration Offices for the Head of School, Deputy Head of School and main Clerical services in Building A.
- Resource Centre (Library) in the major heritage space contained in Building B.
- Covered outdoor Sports Court to the north of Building C.
- New Hall on the site of Building F with ancillary spaces on the sites of Buildings G and H.
- Assembly area between the Buildings C, D and the new Hall.
- Main COLA to the north of the new Hall.
- New external veranda circulation to the courtyard of Building Group C.
- Linking covered ways as required for all weather circulation.
- Compliant DDA Access to required spaces.
- Functional line of security separating children from other areas.
- Integrated parking, delivery access, bus drop off and car drop off.
- Retention of built and landscape elements of exceptional and high heritage significance.
- New landscaping and fencing.

6.2 SUMMARY

The project involves the adaptive re-use of the Old Kings School site for a new primary school for the Department of Education and Communities (DEC) to accommodate one thousand students, to be known as the O'Connell Street Primary School.

Respecting the heritage significance of this State significant site, the proposal aims to retain and consolidate the existing layout of historic buildings and the relationship of open and built spaces. The proposed adaptive re-use of significant buildings addresses the requirements of the brief while retaining significant fabric wherever possible. Several site elements of neutral significance, or identified as being intrusive have been removed as part of the Early Works Package, including the demolition of structures within the Building C Group courtyard, Buildings E, F and H to ground slab level. The Early Works Package also involved the removal of some hazardous materials from Buildings A, B, C and D. It did not involve any ground disturbance.

The O'Connell Street Primary School, due to open in July 2017, will be the largest publicly commissioned primary school in NSW. The new school will contain:

1. 40 classrooms with over 4000m² of teaching space.
2. 500m² of administrative and staff space.
3. 12,000m² of oval space for joint school and community use
4. 1000m² of space for joint school and community use, eg; hall and library.

The proposed adaptive re-use of the site to accommodate the O'Connell Street Primary School is generally in accordance with Conservations Policies 7.3.1 '*General Policies*' and 7.3.2 '*Future Use*.' Contained in the 1994 *Conservation Management Plan*, as amended by Godden Mackay Logan in May 2005. Institutional use of the site is reinstated and the buildings are readily adapted to the proposed use for school facilities. Section 7 of this report assesses the proposed works to each part of the site in more detail in relation to heritage impact.

The Statement of Heritage Impact refers to the drawings prepared by Tonkin Zulaikha Greer Architects entitled O'Connell Street Primary School, State Significant Development (SSD) issue, [as previously submitted](#). [The following tables set out the proposed scope of works for each building and the site in general, as covered by the previous submission. In summary, the proposed works included:](#)

- Main site entry on Marist Place. Student entry off O'Connell Street and the Oval.
- Building A: Staff / Administration

- Building B: Library / Resource Centre at ground level, Home Bases and Common Learning on levels 1, 2 and 3.
- Building C: Staff Room and a Home Base in the old Dining Hall, Canteen, Home Bases and Special Programs surrounding the courtyard on ground level, with Home Bases and associated spaces on levels 1 and 2, including a lightweight addition to the north side on ground level and level 1 to accommodate Home Bases.
- Building D: Home Bases at ground level, Home Bases and Withdrawal Spaces on levels 1 and 2.
- A new covered Sports Court is proposed on the site of the Boiler House (Building E).
- Building F: Site of proposed new Multi-Purpose Hall (with facilities). New Covered Outdoor Learning Area on north side facing assembly area.
- The walls of Building G and the form of Building H are interpreted in the secondary wing to the Hall, which contains ancillary spaces.
- Associated landscaping.

Revisions and Additions to the Current Proposal:

This amended Statement of Heritage Impact accompanies revised architectural drawings, which include:

1. The upgrade and extension of mechanical services throughout the buildings, as follows:
 - Three additional roof cowls on the northern side of the roof to Building A, adjacent to an existing cowl. The existing gablet on the northern side is to be modified to accommodate a louvre grill for air intake.
 - Three additional roof cowls on the northern side of the main roof to Building B (not visible from ground level).
 - Three new roof cowls on Building C2, and two new roof cowls on Building C1. Note: These roofs currently contain several vents, cowls and projecting elements in poor condition. The existing gablets on Building C1 are to be modified to accommodate louvre grilles for extract air discharge.
 - Nine new roof cowls on Building D for air intake and extraction.
2. 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.

The work will be undertaken generally in accordance with the Policies contained in the *Conservation Management Plan, 1994* for the site, subsequent *2004 Addendum to the Conservation Management Plan*, and *2006 Masterplan Guidelines*, which are cross-referenced in the *Statement of Heritage Impact* which follows.



Figure 97: Artists impression from the south east corner of the oval
Source: Tonkin Zulaikha Greer Architects, 2016.

6.3 BUILDING A

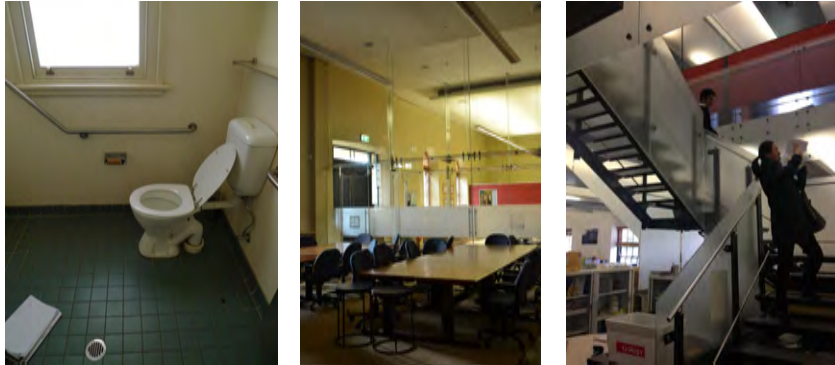
6.3.1 Proposed Works

Significance (Buildings and Landscape)	Very high
Proposed use	Adaptive reuse as School Administration Offices Retain existing significant landscaping, including trees, open spaces and view corridors and vistas. Upgrade access, egress and parking areas.
Demolition	- Removal of lightweight partition walls (2003). - Removal of plasterboard ceilings (2003). - Removal of redundant services (2003). - Removal of laminate joinery items (2003). - Removal of certain wet area finishes and fittings (2003).  The first photo shows a doorway with a red carpet and a dark wooden cabinet. The second photo shows a hallway with a red fire alarm pull station and a fire extinguisher. The third photo shows a storage area with shelves filled with boxes and a fire alarm pull station. Figures 98, 99, 100: Internal joinery, services and ceilings (2003) to be removed. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	- Verandah repairs, including replacement of decking on first floor. - Repair of wall vents. - Repairs to existing significant windows and doors. - Repair, treatment and repainting of cast and wrought iron elements. - Render repairs. - Removal of corrosive inserts and other redundant services. - Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. - Pigeon proofing, where required. - Replacement of corrugated metal roofing and reinstatement of vented gablets. - Repairs to existing copper rainwater disposal system. - Clean pigeon guano and install pigeon proofing. - Structural stonework repairs. *Note: The scope of works for stonework repair and conservation is to be assessed by a stonework specialist. - Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls.
Alterations + additions	- New lightweight walls. - Updated services. - New finishes and fittings to serve the administrative offices. - Replacement of suspended ceilings (2003) throughout. - In certain areas, new ceramic tiling and sanitary fittings to bathrooms. - New glass screen and doors fitted to existing masonry arch in the ground floor corridor. - New joinery to kitchenette and reception area. - Minor alteration to landscape levels adjacent to building. New access pathways linking buildings A and B in the landscape to the east and south of the building. - New internal and external lighting. - A new access ramp at the primary entrance (low impact / reversible). - Extension of the main stair balustrade handrail for compliance.

	Current revisions, which include: • Three additional roof cowls for mechanical ventilation on the northern side of the roof to Building A, adjacent to an existing cowl. The existing gablet on the northern side is to be modified to accommodate a louvre grill for air intake.
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6.4 BUILDING B

6.4.1 Proposed Works

Significance (Buildings and Landscape)	Very high
Proposed use	Classrooms (home bases) and associated facilities, including: • Ground Floor: Library / Resource Centre in main hall. Informal meeting and secondary spaces in room on northern side. • First Floor: Special Programs / Covered Outdoor Learning Area and uniform store. • Second and Third Floors: Home Bases and Common Learning Areas, with Practical Activity Spaces. Retain existing significant landscaping, including trees, open spaces and view corridors and vistas. Upgrade access, egress and parking areas.
Demolition	• Removal of redundant services from the building (2003). • Removal of ground floor glass screen walls (2003). • Removal of central glass stair (2003) from levels one and two and existing western fire stair (2003). • Removal of later infill panels (2003) and internal partition walls on upper levels. • Existing sanitary fittings and tiles to wet areas (2003). • Existing ceilings where required (2003). • Reinstatement of access in wall connecting to Building C Group at first floor level. • Removal of 2003 joinery elements.  The block contains three photographs. The leftmost photo shows a toilet in a small room with green tiled floors and white walls. The middle photo shows a modern interior space with large glass screen walls and wooden tables. The rightmost photo shows a staircase with a glass railing and a person walking up. Figures 101,102,103: Sanitary fittings, glass screen walls and the central glass stair (2003) to be removed. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	• Repairs to existing significant windows and doors. • Structural repair of cracked masonry. • Removal of corrosive inserts and other redundant services. • Render repairs, where necessary. • Repainting of painted surfaces. Includes removal and / or encapsulation of paint based systems. • Repair and replacement of soffits and barge boards (where HAZMAT present or requiring replacement). • Repointing of brickwork, where necessary. • Cleaning of stained exposed external walls. • Repairs to existing terracotta tiled roof, including repairs to existing ridge and hip tiles. • Repairs to existing copper rainwater disposal system. • Re-fixing of lightning conductors. • Clean pigeon guano and install pigeon proofing where required. • Some replacement of balcony decking on northern side. • Structural stonework repairs. *Note: The scope of works for stonework repair and conservation is to be assessed by a stonework specialist. • Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls.

Alterations + additions	• New lightweight (reversible) walls and doors to create the required internal spaces. • In certain areas new ceramic tiling and sanitary fittings to bathrooms. • Joinery to classrooms, practical activity rooms and kitchenettes, as well as minimal fixed joinery to the reinstated 'Resource Hub.' • New finishes and fittings to all rooms. • Replacement of suspended ceilings (2003) throughout. • Upgraded services as required, including new internal and external lighting. • New western fire stair, access and egress. • The refurbishment of the existing screened rooftop plant. • Minor alteration to landscape levels adjacent to building. New access pathways linking buildings A and B in the landscape to the south of the building. • New access ramps at the primary entrance (southern side). Current revisions, which include: Three additional roof cowls for mechanical ventilation, located on the northern side of the main roof to Building B (not visible from ground level).
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6.5 BUILDING GROUP C

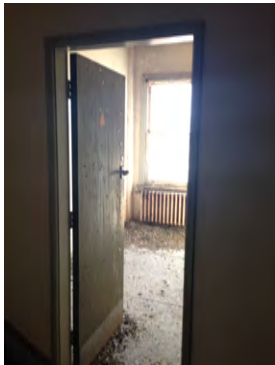
This large compound comprises a number of different buildings constructed over many years in complex arrangements and is identified as having 'high' heritage significance overall, however structures within the courtyard are identified to be of 'little' significance or as being 'intrusive'. Bricks salvaged from the early works package will be reused wherever possible in the new works.

6.5.1 Proposed Works to Building C1 (1900) Former Dining Hall

Significance	High
Proposed use	Classrooms (home bases) and associated facilities, including: - Ground Floor: Double height Staff Area and Home Base - First Floor: A new bridge structure is proposed through the library void to link Building B through to the proposed circulation around the perimeter of the courtyard of Buildings in Area C. - Second Floor: Four Home Bases with associated practical activity and withdrawal spaces.
Demolition	- Ground floor addition slab (facing courtyard) - Enclosed 'verandah' wall facing courtyard on three levels, including all windows and doors. - New openings in western side to connect to courtyard and external circulation on upper levels. - New opening in eastern wall to connect to Building B on all levels. - Remove existing corrugated iron roof (to be replaced). - Removal of intrusive internal fit-out and finishes. - Removal of partition walls on level 2. - Demolition of small entrance porch on eastern side at northern end. - Removal of lightweight walls on level two.  Figures 104, 105, 106, 107, 108: Enclosed verandah facing the courtyard, intrusive internal fit-out to the dining hall, the small entrance porch, partition walls on level two, and intrusive kitchen fit-out, all to be removed. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	- Repairs to original windows and doors. - Structural repairs to cracked masonry, if necessary. - Repointing and cleaning of brickwork. Removal of corrosive inserts and other redundant services. - Render repairs.

	- Repainting of painted surfaces. Includes removal and / or encapsulation of lead based systems. - Cleaning of stained exposed external walls. - Replacement of corrugated metal roof. - Repairs (and replacement where HAZMAT present) of soffits and barge boards. - Repairs to existing copper rainwater disposal system. Repainting of metal downpipes at ground level. Removal of redundant sewer lines and vents. - Clean pigeon guano and install pigeon proofing. - Some replacement of verandah decking on northern side. - Structural stonework repairs. *Note: The scope of works for stonework repair and conservation is to be assessed by a stonework specialist. - Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls. - Installation of cross bracing within the ceiling void on the second floor for structural strengthening.
Alterations + additions	- New lightweight internal walls, and external walls facing courtyard on level two. - New circulation bridge connecting Building B to the C Group Courtyard on level one, and new external circulation structures around the perimeter of the courtyard. - New ceramic tiling and sanitary fittings to bathrooms. - Joinery to classrooms, practical activity rooms and support spaces. - New floor finishes. - New plasterboard ceilings. - Upgraded services. - New internal and external lighting - Extend gablets to accommodate required vents where necessary. Current revisions, which include: - Two new roof cowls on Building C1. Note: These roofs currently contain several vents, cowls and projecting elements in poor condition. The existing gablets on Building C1 are to be modified to accommodate louvre grilles for extract air discharge.

6.5.2 Proposed Works to Building C2 (1902-1908 / 1920) Northern Wing

Significance	High Kitchen Annex – Intrusive
Proposed use	Classrooms (home bases) and associated facilities, including: - Ground Floor and First Floor: Home Bases – new lightweight addition on northern side to provide additional area. - Second Floor: Special Programs and Amenities
Demolition	- Removal of kitchen northern annex slab and part of ground floor slab. - Openings in northern wall on ground floor and first floor to new annex (salvage of bricks where possible). - Removal of all plant and existing services associated with kitchen. - Removal of timber framed floors to first floor and second floor and internal walls on levels one and two. - New openings southern elevation (courtyard). - Remove existing corrugated iron roof (to be replaced). - Removal of intrusive internal fit-out and finishes. - Removal of external steel framed fire stairs, and doors to fire stairs.      Figures 109, 110, 111, 112, 113: Intrusive kitchen fit-out (2003), typical walls and floors on second floor, sanitary fittings and the external steel fire stairs all to be removed. Note: Demolition of the kitchen annex on the northern side was included in the Early Works Package. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	- Repairs to original windows and doors. - Render repairs. - Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. - Repointing and cleaning of brickwork. Removal of corrosive inserts. - Salvage of bricks and wall vents for re-use wherever feasible. - Cleaning of stained exposed external walls. - Replacement of corrugated metal roof. - Repairs (and replacement where HAZMAT present) of soffits and barge boards. - Repairs to existing copper rainwater disposal system. Repainting of metal downpipes at ground level. - Clean pigeon guano and install pigeon proofing where required. - Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls. - Installation of cross bracing within the ceiling void on the second floor for structural strengthening.

Alterations + additions	• The replacement of some existing flooring on the ground, first and second floors, with a new concrete slab for improved structural stability, in and adjacent to the area of the new extension. • Contemporary addition to north over two levels – footprint similar to former kitchen annex to accommodate Home Bases. • New lightweight internal walls. • New doors. • Joinery to practical rooms and classrooms. • New ceramic tiling and sanitary fittings to bathrooms. • New plasterboard ceilings. • Upgraded services. • New floor finishes. • New internal and external lighting. • New windows to former fire stair door openings (west elevation). • Extend gablets to accommodate required vents where necessary. Current revisions, which include: • Three new roof cowls on Building C2. Note: These roofs currently contain several vents, cowls and projecting elements in poor condition.
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6.5.3 Proposed Works to Building C3 (1902/1908) Southern Wing

Significance	High
Proposed use	- Ground Floor: Canteen / Amenities - First Floor: Withdrawal Space, shared art room and amenities on first floor. - Second Floor: Shared art room and double height space retained on second floor.
Demolition	- Removal of part of timber framed floors to first floor and second floor. - Removal of some, generally non-load bearing internal walls. - Removal of internal stairs. - New openings northern elevation (courtyard). - Remove existing corrugated iron roof (to be replaced). - Removal of western fire stair. - Removal of doors to fire stair. Figures 114, 115, 116: The western fire stair, and internal floor and stair structures to be removed. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	- Repairs to original windows and doors. - Render repairs. - Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. - Repointing and cleaning of brickwork and stonework. Removal of corrosive inserts and other redundant services. - Cleaning of stained exposed external walls. - Replacement of corrugated metal roof. - Repairs (and replacement where HAZMAT present) of soffits and barge boards. - Repairs to existing copper rainwater disposal system. Repainting of metal downpipes at ground level. - Removal of redundant sewer lines and vents. - Clean pigeon guano and install pigeon proofing, where required. - Minimal stonework repairs and repointing. *Note: The scope of works for stonework repair and conservation is to be assessed by a stonework specialist. - Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls. - Installation of visible finely detailed cross bracing at ceiling level on the second floor for structural strengthening, as well as some concealed cross bracing within the ceiling void.

Alterations + additions	• New concrete slabs to first and second floors for improved structural stability and access. • New canteen window and access doors to northern courtyard elevation. • New lightweight internal walls. • New doors. • Joinery to practical activity and other spaces. • New plasterboard ceilings. • Upgraded services. • New sanitary fixtures and fittings to proposed wet areas. • New floor finishes. • New internal and external lighting. • New windows to former fire stair openings (west elevation). • Extend gablets to accommodate required vents where necessary.
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6.5.4 Proposed Works to Building C4 (1923)

Significance	High
Proposed use	• Ground Floor: Special Programs Areas and store. • First Floor: Double Home Base
Demolition	• New openings eastern elevation (courtyard). • Remove non-compliant concrete stair. • Removal of ground level flooring due to deteriorated condition (to be replaced). • New openings in ground floor walls, fabric to interpret former openings. The image block contains three photographs. The leftmost photo shows a concrete staircase with a metal handrail, set against a green-painted wall. The middle photo shows an exterior courtyard area with a concrete floor and a building facade in the background. The rightmost photo shows an interior wall with green and white paint, featuring large green graffiti letters 'MD TL'. Figures 117, 118, 119: The non-compliant concrete stair, the ground floor courtyard frontage and ground level flooring - in a deteriorated condition. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	• Repairs to original windows and doors. • Repairs to window awnings. • Render repairs. Removal of corrosive inserts and other redundant services. • Reinstatement of detail to columns to northern elevation. • Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. • Cleaning of stained exposed external walls. • New protective cappings and flashings to pediment mouldings. • Replacement of tile roof and replacement of roof vents in gables. • Repairs (and replacement where HAZMAT present) of soffits and barge boards. • Repairs to existing copper rainwater disposal system, with some replacement elements. • Clean pigeon guano and install pigeon proofing. • Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls. • Installation of finely detailed cross bracing at ceiling level on level one for structural strengthening.
Alterations + additions	• New lightweight internal walls. • New openings windows and doors to eastern courtyard elevation. • Joinery to special use spaces, and practical activity spaces as required. • New plasterboard ceilings at ground level. • Upgraded services. • New floor finishes. • New internal and external lighting. • Replacement of timber floor on ground level and structure as required.

6.5.5 Proposed Works to Group C Courtyard

Significance	Little
Proposed use	Outdoor space, including new covered external circulation, including walkway, stairs and ramps
Demolition	Ground floor slabs  Figures 120, 121, 122: Intrusive structures within the courtyard, and the existing concrete floor slab, to be removed. Note: Demolition of the intrusive structures within the courtyard was included in the Early Works Package. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	- Repairs to retained windows and doors facing courtyard (covered above). - Brick cleaning and repointing. Removal of corrosive metal inserts. - Render repairs. - Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. - Cleaning of stained exposed external walls. - Repairs to existing copper rainwater disposal system where required. - Clean pigeon guano and install pigeon proofing.
Alterations + additions	- New covered external circulation including walkway, stairs and ramps. - Landscape treatment to courtyard

6.6 BUILDING D

6.6.1 Proposed Works to Building D

Significance	High
Proposed use	Classrooms (home bases) and associated facilities, including: Ground Level: • Home Bases with Practical Activity and Withdrawal and associated facilities. First and Second Floors: • Home Bases, Practical Activity, Withdrawal Spaces and associated facilities. • Retain and upgrade as required existing amenities and stairs. New lift required
Demolition	• Internal floors and walls to eastern wing on three levels and amenities areas in the centre of the north / south wing. • Amenities on the ground floor. • New opening on eastern elevation of northern wing to ground floor. • Creation of central lift shaft extending through the building (not through the roof – overrun accommodated within roof space). Windows and doors in this area to be removed. • Removal of redundant sewer lines and vents. • Removal of roof over the former ablutions wing at ground level (western side). • Removal of louvre windows to level two verandahs on northern side.  Figures 123, 124, 125: Amenities on the ground floor, the louvre windows to the level two verandahs, and the typical internal floors and walls at level two, all to be removed. Source: Tonkin Zulaikha Greer Architects, 2016.
Conservation works	• Repairs to original windows and doors. • Brick repointing and cleaning. • Render repairs. • Repainting of painted surfaces. Includes removal and / or encapsulation of lead paint systems. • Repairs (and replacement where HAZMAT present) to soffits and barge boards. • Rainwater goods – repairs as required and repainting of existing down pipes at ground level. • Repairs to existing tile roof. • Repairs to existing copper rainwater disposal system. • Clean pigeon guano and install pigeon proofing. • Minimal stonework repairs and repointing. *Note: The scope of works for stonework repair and conservation is to be assessed by a stonework specialist. • Structural strengthening of existing timber floor structures to be retained, through the installation of galvanised ties to existing masonry walls.
Alterations + additions	• New concrete floors and columns to interior of east wing for structural stability. • New concrete floors to amenities areas on ground, first and second floors. • New lightweight walls to create new class rooms and associated facilities. • Joinery to classrooms and practical activity spaces. • New ceramic tiles and sanitary fittings to bathrooms. • Adjustments to landscape levels adjacent to building where damp proof course is breached. • Removal, alteration and replacement of some existing window openings and windows. New double glazing for acoustic performance to all windows on western side – internally fitted and reversible. • New plasterboard ceilings. • Upgraded services. New mechanical plant for Building D will be located at the Ground Level in the former single-storey toilet block facing O'Connell Street.

	• New floor finishes. • New internal and external lighting. Current revisions, which include: • Nine new roof cowls on Building D for air intake and extraction. The roof cowls are positioned to have a minimal impact on views toward the building from O'Connell Street.
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6.7 BUILDING E

6.7.1 Proposed Works to Building E

Significance	Intrusive
Demolition	Demolition of Building E (Boiler House) ground level slab and nearby 'in-ground' structures. Removal and capping off of redundant services.  Figure 126: Building E and adjacent 'in-ground' structures. Note: Demolition of Building E (to ground slab level) was included in the Early Works Package. Source: Tonkin Zulaikha Greer Architects, 2016.
Proposal	• New open area for sport, covered with steel roof to 7m height. • A new 2.15m high fence along the northern boundary. The fence sits on a concrete retaining wall, with contiguous piling. • New sports court to be excavated to achieve required levels.

6.8 BUILDING F

6.8.1 Proposed Works to Building F

Significance	Moderate
Use	Site for new School Hall
Demolition	• Demolition of Building F ground floor slab. • Retention of the swimming pool and retaining wall on northern side. • Removal and capping off of redundant services.  Figure 127: View across the existing swimming pool, to be retained and adaptively re-used. The floor slab of Building F is to be removed. Note: Demolition of Building F (to ground slab level) was included in the Early Works Package. Source: Tonkin Zulaikha Greer Architects, 2016.

Proposal	• New single-storey multi-purpose School Hall and associated facilities with steel roof and external verandahs. The facades of the new Hall and its adjoining western service wing will be face brick, with the verandas screened with steel mesh, which will be paint finished. • Adjoining store and facility wing along the O'Connell Street frontage. • Roof vents and photovoltaic panels for ESD requirements. • A new approx.200m2 COLA adjacent to the new Hall on the northern side. Part paved / part grass area. • Covered walkways or 'learning verandahs' to serve as additional COLAs. • Adaptive re-use of the former swimming pool as a stormwater detention tank.
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6.9 BUILDING G

6.9.1 Proposed Works to Building G

Significance	Moderate
Demolition	• Demolish remaining floor slabs if required for upgraded floor. • Demolish roof and small part of nib-walls facing east, if not already undertaken under Early Works package.  Figure 128: Building G is to be largely retained and adaptively re-used. Minor demolition works proposed. Source: Tonkin Zulaikha Greer Architects, 2016.
Proposed use	• Incorporation of part of existing building into new School Hall support facilities. • O'Connell Street façade and part of east / west walls to be conserved and adapted as a maintenance store and to enclose the courtyard.

6.10 BUILDING H

6.10.1 Proposed Works to Building H

Significance	Little
Demolition	• Demolition of Building H ground slab.  Figure 129: The ground slab of Building H is to be removed. Note: Demolition of Building H (to ground slab level) was included in the Early Works Package. Source: Tonkin Zulaikha Greer Architects, 2016.
Proposed use	• Incorporation of part of existing building into new School Hall support facilities. • Interpretation of former building in construction of ancillary wing containing plant, amenities and out of school hours care spaces.

6.11 EXTERNAL WORKS

6.11.1 Site Layout

The site layout has been designed to provide a high-quality and safe environment for children, meeting the overall design aims of the DoE, and reflecting the heritage significance of the place.

The eastern part of the site between Building A and Marist Place is 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. This requires a new opening in the existing brick boundary wall.

The Oval will be maintained essentially as it is, reflecting its primary heritage importance to the history of the site, however, the Department of Education required that it be fenced for child protection reasons.

The new Hall has been designed to have a distinct contemporary identity, while being complimentary to the existing buildings and landscape context. It has been carefully sited in order that views from the River and Oval towards the school respect the significant buildings arrangements of the site. Views to and from these buildings are improved through the demolition of Building F.

A secondary pupil entry is proposed to utilise the existing Kings School gates facing O'Connell Street. An administrative staff and visitor car park uses the existing layout, access roads and pavement off Marist Place.

The present informal car park accessed from O'Connell Street, accommodating approximately 40 cars, will be refurbished with new paving, marked spaces and the required accessible spaces. It will extend to the north to provide for the limited goods movements associated with the school, with a loading bay adjoining the bulk and garbage stores.

New Covered Links are proposed between Building C, the new Hall and Building D.

The new educational facility on the site of the Old Kings School provides an opportunity to create a variety of 'room' like gardens. These spaces will promote education through outdoor seating, interpretative gardens and a variety of formal and informal play-spaces.

6.11.2 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 Hall, in the area of Building H along O'Connell St references the 1930s wall adjoining Building F and the façade of Building G is retained. The new Hall will be lower and set back further than the existing Building F which is proposed to be demolished. Views to Building C are retained and views to Building D from the oval are improved.

To the east the new Hall will be visible, screened by existing and new landscape, in the distance of the complex beyond the projecting forms of Building C.

Existing significant trees and landscape features are generally retained.

6.11.3 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 and the sympathetically designed fence treatment.

6.11.4 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.

The proposal is accompanied by an Arborist's report.

6.11.5 Assembly Area

The major Assembly Court between Buildings C and D and the new Hall will be paved, with additional tree planting and an adjoining small amphitheatre facing the new Hall, part of which will be roofed as a Covered Outdoor Learning Area (COLA). This space will also be used for informal play and passive recreation and has a variety of seating proposed, which has shade from both existing and proposed tree planting. Significant trees are retained and the proposed paving and planting will improve the presentation of this central space and the site overall.

6.11.6 The Learning Garden

An outdoor classroom and play space to the north of Building D where children can grow and learn about Australian edible vegetables; both indigenous and introduced species. The garden 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.

6.11.7 Outdoor Covered Sports Court

To the north of Building C on the site of the demolished Boiler House (Building E) a new outdoor covered sports court is proposed for games and active play. It will be screened from the adjoining development to the north by a mesh ball screen with vines planted to soften the space. This flexible arena will provide the capacity for entire school events (such as assembly or presentations) and will also facilitate full court basketball games. A shade structure allows this space to be completely weather and UV proof. 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.

6.11.8 Foyer Garden

A 'front of house' space with bench seating will provide visitors with a waiting area for meetings with staff and teachers to the north of Building B. This area is within the secure school zone and will be gated to ensure security. The required fence to this area will need to be detailed in a sympathetic manner.

6.11.9 Formal Entry Garden

A structured garden that maintains its historical planting and pathway system to visually and physically connect Marist Place and Building A.

6.11.10 School Hub

An enclosed garden space, within the courtyard of Building C.

6.11.11 Hall Break-Out Garden

An intimate garden space that is framed by the proposed Hall and boundary wall to O'Connell Street. This space will provide seating and pockets of colourful planting surrounding an existing retained Oriental Plane (*Platanus orientalis*) tree.

6.11.12 Fencing

The Department of Education (DoE) require a 2150mm high security fence to be constructed around the primary secure area of the school to provide adequate child protection in accordance with relevant codes. This height fence is required to both prevent children leaving the site during school hours, particularly due to its open setting and proximity to the Parramatta River and to maintain site security.

Options have been considered for the alignment of the fence.

A presentation was made to the NSW Heritage Council on 5-May 2016 where the initial fencing scheme was presented. Following consideration of several options, 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.

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.

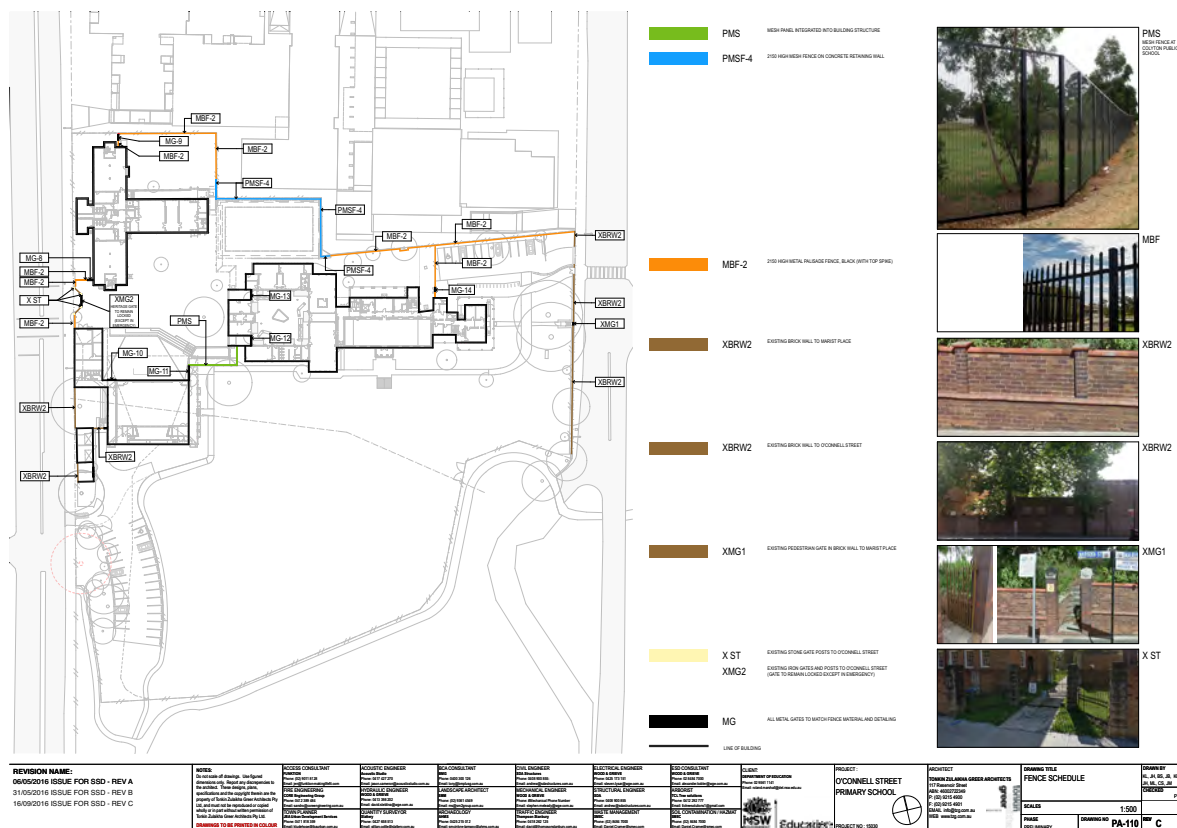


Figure130: Revised fence schedule, dated 16th September 2016.
Source: TZG 2016.



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