



DRAFT

**O'CONNELL ST
PRIMARY SCHOOL
PARRAMATTA**

(OLD KINGS SCHOOL SITE)

EXTENSION TO EXISTING ROOF
PLANT PLATFORM + ADDITION OF
SOLAR PANELS TO SCHOOL HALL

STATEMENT OF HERITAGE IMPACT

FOR THE DEPARTMENT OF EDUCATION
& COMMUNITIES

8 JUNE 2017

tonkinzulaikhagreer HERITAGE

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1.0 INTRODUCTION

1.1 BACKGROUND

This Statement of Heritage Impact accompanies the proposal for the extension to the existing roof plant, located on the roof of Building B2, and the addition of solar panels to the roof of the new school hall at the Old Kings School site in Parramatta lodged under S60 of the *NSW Heritage Act 1977*.

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. The original Headmaster's Residence (Building A) and the main school building (Building B) were refurbished in 2003.

The adaptive re-use of the buildings on the site of Old Kings School Parramatta as the O'Connell Street Public School has been commissioned by the Department of Education and Communities (DEC) and is due to open later in 2017 and once complete will be the largest public commissioned primary school in NSW.

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.

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).
Authors:	Julie Mackenzie BSc(Arch)BArchMHeritCons, Registered Architect NSW Challis Smedley, BArch(Hons)MHeritCons, Registered Architect NSW Tonkin Zulaikha Greer Architects
Photographer:	Tonkin Zulaikha Greer Architects (unless noted otherwise)
For:	NSW 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

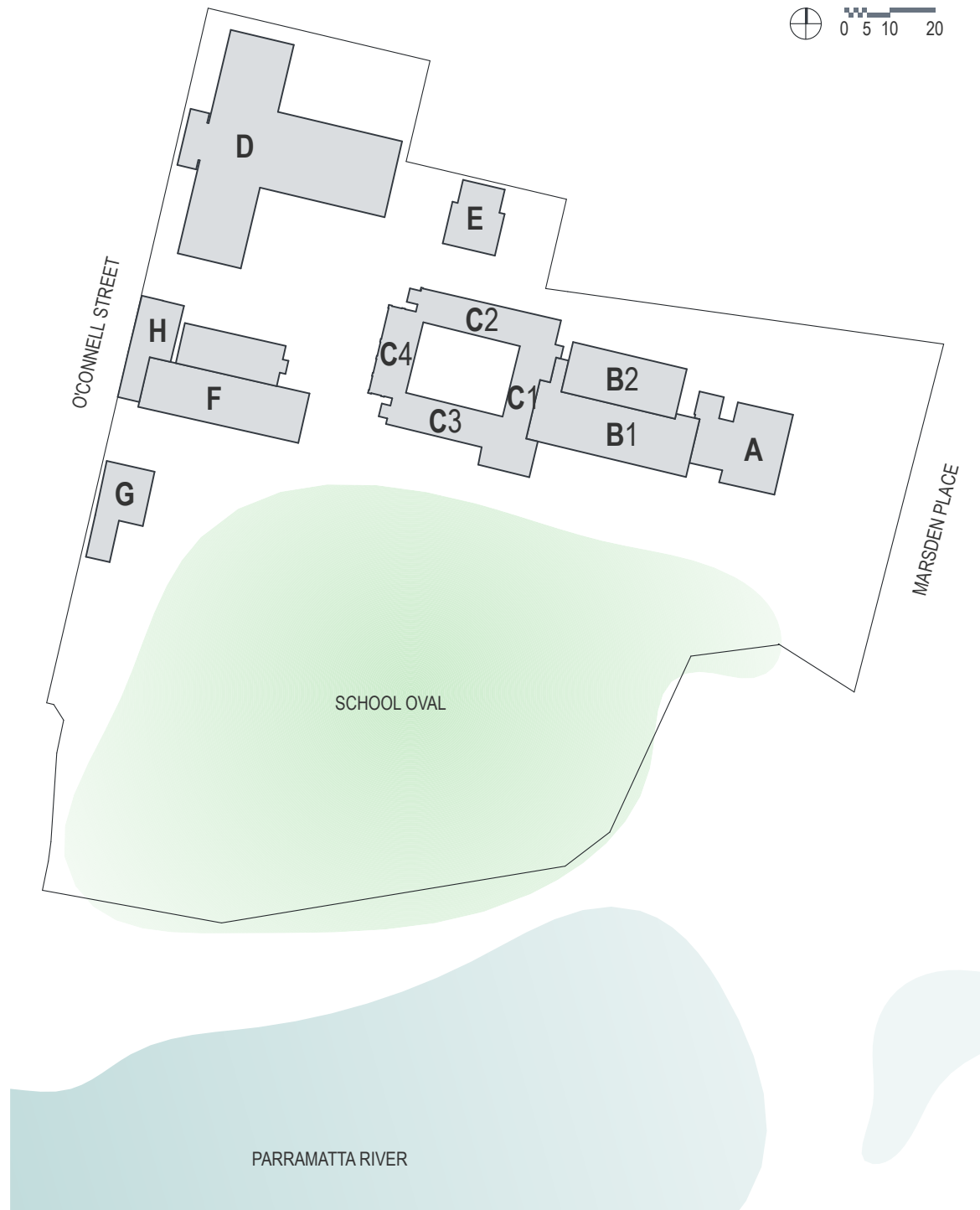


Figure 3: Building Identification Plan.
Source: Tonkin Zulaikha Greer Architects, 2015

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, and are lodged under Section 60 of the *NSW Heritage Act*.

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

2.2.1 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.

2.3 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
#100826 / #0771	Marsden Rehabilitation Centre (and potential archaeological site)	State
#100596	Parramatta Regional Park	State
#100238	St Patrick's Cathedral, presbytery (and precinct and potential archaeological site)	State
#1732	Parramatta Dam archaeological site weir	State
#1686	Alfred Square (and potential archaeological site)	State
#1736	Former St Andrew's Uniting Church, hall (and potential archaeological site)	State
#A12	Parramatta hospital archaeological site (opposite side of the River)	State
#100059 / 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*.



Figure 4: Detail of Parramatta LEP 2011 - Heritage map sheet HER_009 showing location of subject site shaded in orange and heritage items in vicinity of subject site.

2.4 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.

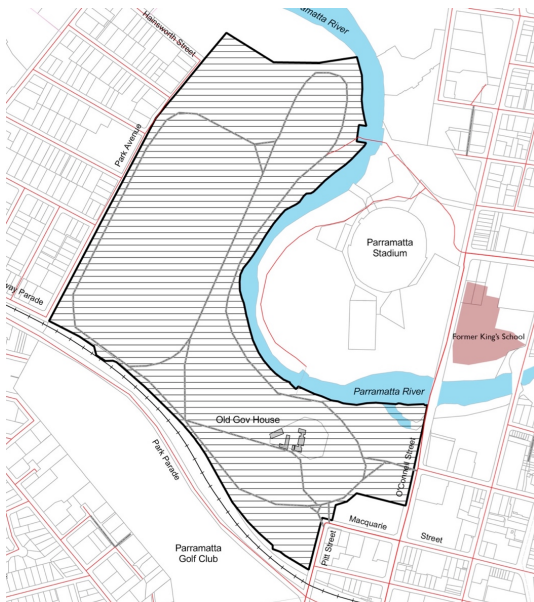


Figure 5: showing proximity of Old Government House to subject site.

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>

2.5 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.

2.5.1 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.

2.5.2 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 OF BUILDING B

A chronological summary of the history of the former King's School site is contained in the *Marsden Rehabilitation Centre (Former King's School) Parramatta Conservation Plan* prepared by Peddle Thorp Architects in 1994. The *State Heritage Register* listing for the King's School (Former) Group #00771 also contains a summary of the site's historical development.

A summary of the chronological development of the site was prepared by TZG Heritage for inclusion in the *Statement of Heritage Impact* for the SSDA, which received development consent on 21 February 2017. A selection of images related to the history of Building B are included below.



Figure 6: 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.



Figure 7: Front elevation of King's School, c.1850.
Source: King's School Archives. CMP, 1994, p8.



Figure 8: View of school from the river 1869, Lloyd Waddy, *The King's School 1831-1981*, p73.

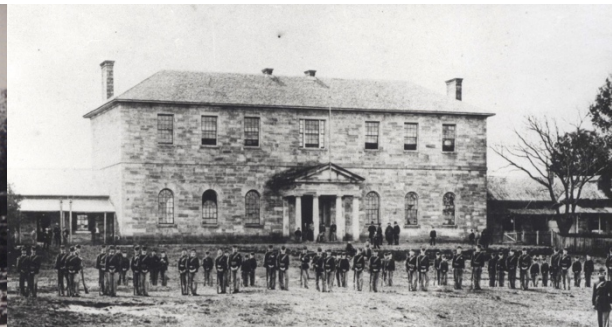


Figure 9: King's School c.1871, prior to the additions.
Source: King's School Archives.



Figure 10: The King's School, c.1899.
Source: The King's School Archives.

CMP, 1994, p26.



Figure 11: View of School, c.1902.
Source: King's School Archives.

CMP, 1994, p26.



Figure 12: King's School c1910.
Source: King's School Archives.

CMP, 1994, p27.



Figure 13: North side of Main School Block (Building B)
showing additions, c1920.
Source: King's School Archives.

CMP, 1994, p28.



Figure 14: View of King's School, c1930. Source: King's
School Archives.

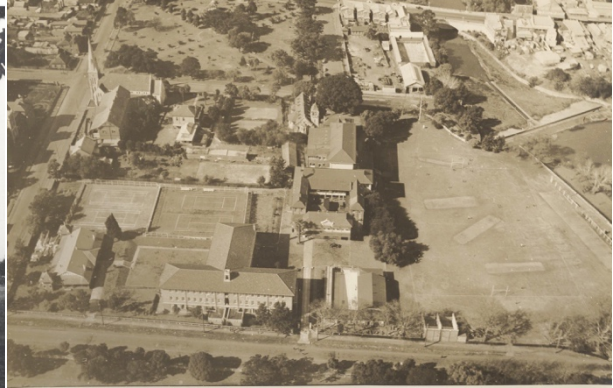


Figure 15: Aerial view above O'Connell Street, G. Herborn,
1938.
Source: King's School Archives A4607.



Figure 16: Aerial view looking south over site, G. Herborn,
1938 A4607. Source: King's School Archives.



Figure 17: 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.

4.0 FABRIC ASSESSMENT SUMMARY

4.1 INTRODUCTION

A detailed fabric assessment of both the buildings and landscape is contained in the *Statement of Heritage Impact* prepared by TZG Heritage for inclusion for the SSDA, which received development consent on 21 February 2017. The extract below relates to the fabric of Building B only.

4.2 BUILDING B

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.

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.



Figure 18: Building B2 Front elevation.
Source: TZG Architects, 2015



Figure 19: Building B1 Front elevation.
Source: TZG Architects, 2015

In 2003 the combined building was refurbished for use as offices for the Heritage Division of the NSW Department of Environment and Heritage. At this time, a lift was added and roof modifications were undertaken which included re-roofing and the addition of a roof access hatch and steel framed mechanical plant platform.

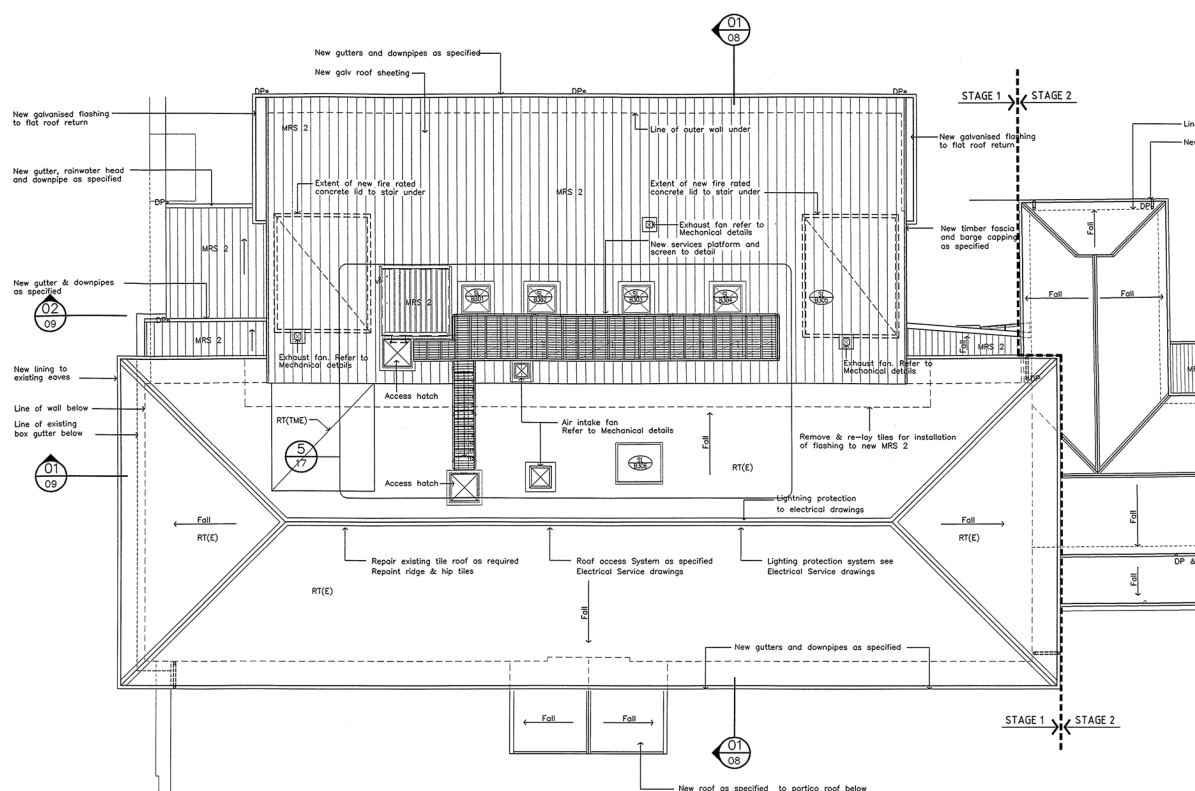


Figure 20: Part Roof Plan Building B, 2001. Source: Tanner Architects.

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*. Detailed information relating to the heritage significance of the site generally, and specifically the Oval is contained within the *Statement of Heritage Impact* (SOHI) for the earlier *State Significant Development Application*, prepared by Tonkin Zulakha Greer Heritage dated 22nd September 2016.

Note: The Early Works Package involved demolition of several intrusive structures and structures of low significance on the site as well as 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</i>

Item name	SHR Listing Number	Statement of Significance
		<i>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)</i> <i>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)</i>
Marsden Rehabilitation Centre – Two Dormitory Blocks	00826	<i>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.</i>

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.

5.3 LEVELS OF SIGNIFICANCE

The following graphic representation of Levels of Significance is adapted from the *Marsden Rehabilitation Centre (Former Kings School) Parramatta: Conservation Plan (1994)*, prepared by Peddle Thorp Architects for the NSW Health Department. The buildings are identified based on the 2014 *Master Plan* prepared by the NSW Government Architects Office, as shown below.

Note: Several buildings were demolished to ground slab level as part of the Early Works package, including;

- Buildings in the courtyard of Group C
- Building E and adjacent intrusive structures
- Building F
- Building H (with the exception of the street wall).



Figure 21: Levels of Significance Diagram

Source: TZG Architects, adapted from *Marsden Rehabilitation Centre CMP*, Peddle Thorp Architects, 1994.

6.0 DESCRIPTION OF PROPOSED WORKS

6.1 SCOPE OF PROPOSED WORKS

The proposed changes are highlighted on the attached S96 Application drawings.

Extension to Existing Roof Plant: Building B2

The proposed work involves the extension of the existing mechanical plant platform located on the northern roof of Building B, referred to as Building B2. The existing plant platform currently supports condensers and is constructed of galvanised steel with a mesh floor.

The extension to the plant platform is necessary to accommodate the new condensor units required to serve Buildings A, B and C of the new O'Connell Street Primary School. The extended platform has been detailed to match the existing and to provide safer roof access via the existing roof hatch. Powdercoated louvres are proposed to surround the platform to screen the condensers and minimise their visual impact. The height of the platform and units falls well below the existing main ridge level, and will not be visible from the primary river frontage .

Works approved in SSD 7372 in February 2017 included refurbishment of the existing plant platform and the addition of three roof cowls for mechanical ventilation on the roof of Building B2. The current application is for an extension of this plant platform to accommodate additional mechanical equipment.

Solar Panels to New School Hall (Photovoltaic Panels)

A new school hall on the site of Building F was also approved as part of SSD7372.

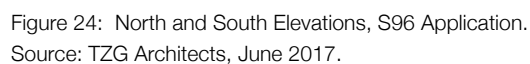
This application includes the installation of solar panels on the roof of the new school hall building. The panels are located on the northern side of the main roof of the hall behind Building G, the amenities wing which runs along O'Connell Street. The trees on O'Connell Street also screen this roof. The panels selected have a low profile and will be installed following the pitch of the roof, below the approved ridge height to minimise their visual impact from both the Oval and O'Connell Street.

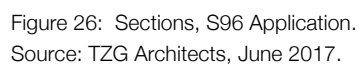
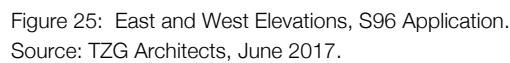
The photovoltaic system is required to be installed by the NSW Department of Education to offset the additional energy consumption required for air conditioning.



Figure 22: Proposed view along O'Connell Street.

The solar panels are proposed on the northern roof, behind the amenities wing, Building G, which runs along O'Connell Street.
Source: TZG Architects, 2017.





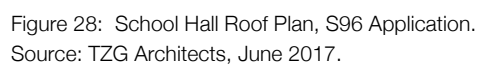
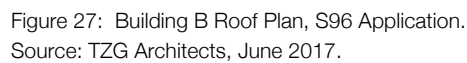




Figure 29: Existing view Marist Place
Source: TZG Architects, 2017.



Figure 30: Proposed view Marist Place
Source: TZG Architects, 2017.



Figure 31: Existing view O'Connell Street
Source: TZG Architects, 2017.



Figure 32: Proposed view O'Connell Street
Source: TZG Architects, 2017.

6.2 OPTIONS CONSIDERED

Options Considered for the Extension to Existing Roof Plant: Building B2

The roof platform accommodates condensers which serve Buildings A, B and C. Many options were considered for the location of these condenser units during the design process. It was noted that several options would have resulted in inefficient mechanical ventilation, with large amounts of ducting being required through significant spaces and fabric. The location of the new condensers adjacent to the existing has enabled this potential impact to be minimised, as existing services reticulation paths can be generally followed and extended where necessary.

Options considered included the following:

Roofs of Buildings A, B1 and C Group

These were discounted due to visual impact as well as resulting impacts on significant fabric, both internally and externally. Also the roof geometries prohibited the installation of the plant required.

Ground floor adjacent to northern carpark

This was discounted due to visual and functional impact at ground level. This option would also result in ground disturbance and hence have a potential archaeological impact.

Extension of Plant to Roof of Building B2 (proposed)

The proposed location is considered to be the most efficient from a mechanical point of view due to its central location, between the buildings served and its capacity to utilise existing services reticulation lines. Existing roof access is to be utilised and the proposal involves only a minor addition to the existing roof plant platform.

Of the options considered, the current proposal has the least heritage impact. The proposal includes screening of the condenser units which will further reduce the potential visual impact of the plant platform.

Options Considered for the Solar Panels to New School Hall (Photovoltaic Panels)

Two options were explored for the location of the solar panels. These included:

- On the ground adjacent to the northern carpark.
- The current location of the roof of the new hall.

The proposal to install the solar panels on the northern roof of the new school hall was selected because it was considered to have the least heritage impact.

7.0 ASSESSMENT OF HERITAGE IMPACT

7.1 GENERAL

Extension to Existing Roof Plant: Building B2

Approval was granted in February 2017 to upgrade the existing plant platform, located on the northern roof of Building B. The proposed extension of the existing roof plant platform will have minimal impact on the heritage significance of the site or Building B itself. The new condenser units are required to provide improved air conditioning to Buildings A, B and C.

In general:

- The bulk and scale of Building B2 will be only minimally affected by the new proposal. The primary frontage is unaffected by the proposal.
- The extended plant platform will be screened with powdercoated louvres to minimise its visual impact. Detailing will be contemporary, but complimentary to the existing platform to avoid confusion between old and new fabric.
- The height of the platform enclosure is well below the main ridge height of Building B1. As a result the new plant will not affect the primary view of the significant building from the Oval.
- Key views to and from the site are respected as demonstrated by the photomontages provided above.
- From the north the overall massing is similar to that of the existing roof platform. From the north, east and west the addition will be screened through the addition of powdercoated louvres that unify the composition.

Solar Panels to New School Hall (Photovoltaic Panels)

Approval was granted in February 2017 to demolish Building F and construct a new school hall on the site. The proposed installation of solar panels on the northern side of the main roof, behind the amenities wing and trees fronting O'Connell Street, will have minimal impact on the significance of the site. The solar panels will read as an integral part of the school hall, which is a contemporary addition to the site.

Low line panels have been chosen which will be installed on the northern side of the roof to ensure that they are not visible from the Oval. The panels selected have a low profile and will be installed to follow the pitch of the roof, below the approved ridge height to reduce their visual impact. The proposed solar panels will have minimal impact on the significance of the place.

7.2 HERITAGE IMPACT ASSESSMENT AGAINST CONSERVATION POLICIES

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



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

The following policies have been extracted from the *Marsden Rehabilitation Centre (former King's School) Conservation Plan (1994)*, and the *Conservation Plan Policy Addendum* to the above Plan prepared by Godden Mackay Logan in 2005. They relate specifically to the proposed extension of the existing roof plant on the northern roof of Building B2.

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

Policy No.	Policy	Comment
Development Character		
Policy 3.4.1	The design of any new development should be harmonious with the existing significant fabric of the place and its surroundings, in terms of criteria or qualities of relatedness such as: • height • proportions • rhythm and solids to voids/projections • materials • textures • colour • articulation by architectural details • forms	The height of the roof plant platform extension matches the height of the existing platform and is well below the ridge line of Building B1, protecting views from the primary river frontage. The roof plant platform has been designed as a contemporary secondary element, located in the least intrusive location, where disturbance of significant fabric is minimized. Materials match existing and comprise a galvanized steel frame and mesh floor. Powdercoated louvres are proposed to form a screen around the platform to unify the composition and minimize visual impact. The solar panels proposed to the approved new school hall will read as an integral part of this contemporary insertion. Low in profile, the panels will follow the pitch of the roof and have minimal visual impact, particularly as they are located behind the amenities wing, Building G, which runs along O'Connell Street and the existing trees which are to be maintained. The development character is maintained.

Significant Views

Policy 3.5.1	Significant views over the site, which were identified in the 1997 Parramatta Regional Environmental Plan (REP), include the following: • views along Parramatta River to the east and west, in particular the view of the historic school buildings fronting the oval (View No. 38); • views to the north and south along O'Connell Street, with glimpses of the cathedral spire possible between existing built and landscape elements, and views of the former classroom block possible from the stone entrance gates (View No. 48); • distant views from The Crescent, Parramatta Park (View No. 35); and	Impacts on these identified significant views to and from the site are negligible as a result of the proposal. The roof plant platform and solar panels have been located to minimise impacts on these key views.
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The following policies have been extracted from the *Marden Rehabilitation Centre (Former Kings School) Conservation Plan (1994)* by Peddle Thorp Architects. These policies, other than policies related to setting (18.1-18.7), were not amended as part of the Addendum above, and remain relevant for the subject site:

7.3.10 Roofs and rainwater disposal system

Policy No.	Policy	Comment
Policy 10.1	The existing original and early roof forms and structural framing should be retained.	Existing original and early roof forms and structural framing are retained by the proposal.
Policy 10.2	The roofs should be inspected regularly and given prompt maintenance as outlined in policies 7.1-7.4.	Roofs will be inspected regularly and given prompt maintenance in accordance with this policy.
Policy 10.7	Proposals for new features added to the roof should be reduced to a minimum. Such features, which include vents and arials, should be: • excluded from the outer slopes of the roof of a minimum height above the adjacent ridge line • of a colour and texture which minimises intrusion against roof and sky.	An extension of the existing roof plant platform on the roof of Building B2 is proposed. The size and bulk of the roof platform has been kept to minimum and the proposal to screen the area with powdercoated louvres aims to lessen its visual impact.

Policy No.	Policy	Comment
Policy 10.8	Conduits, pipes or other service elements should not be carried through or across roof cladding.	Conduits, pipes or other service elements will not be carried through or across the significant roof cladding.

7.3.13 Painting

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

7.3.14 Integration of Services*Reticulation of Services*

Policy 14.1	Vertical and horizontal channels for reticulation of services to floors and rooms should be located and designed in a way that will have the minimum adverse effect on fabric and spaces of significance. This may be through, for example, the horizontal reticulation in ceiling spaces or by using one room (of least significance) to provide reticulation facilities for adjacent rooms.	Service runs will be rationalized and designed to have minimal impact on significant fabric and spaces. Services will be run in concealed spaces such as ceiling and floor voids wherever practical. Wherever possible, existing service routes will be followed, to minimize impacts on significant fabric. Locating the new plant in close proximity to the existing ensures minimal disturbance of significant fabric for services reticulation. The new solar panels will be carefully integrated with the roof of the new school hall.
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Expression of Services

Policy 14.2	Service elements, such as air conditioning ducting and outlets, distribution boards, sprinkler pipes and heads, fire hose reels, speakers and security sensors, should be fitted unobtrusively to the rhythm, character and finish surfaces of the spaces.	Service elements will be carefully located to be as unobtrusive as possible and to have minimal impact on significant fabric and spaces. Wherever possible, existing service routes will be followed, to minimize impacts on significant fabric.
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7.3.18 Setting

Policy 18.3	Maintain views to the site from O'Connell and Marsden Streets to the main building group and the dormitory block from both northern and southern directions, uninterrupted by other development.	The views to the site from both O'Connell Street and the Oval to the main building group (Buildings A and B) and the dormitory block (Building D) are generally maintained. From the north, the view from the St Patricks Cathedral site will be minimally affected. The proposed roof plant extension will only minimally alter the height and length of the existing platform, and hence will not have a significant impact. The views from O'Connell Street and Marist Place will be minimally affected, however, given the central location of the plant platform, the impact will be minor. The solar panels to the roof of the school hall will be barely visible from the north along O'Connell Street, as they are located behind the amenities wing, Building G, and screened by the existing trees. They will be low in profile and follow the pitch of the roof so that they read as an integral part of the new building from within the site to minimize their visual impact.
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Specific conservation policies for items of significance, beyond the general policies above.

7.3.20 Building B - Main School Building

Policy No.	Policy	Comment
<i>Policy 20.1</i>	<i>Of very high significance, the exterior of the building should be returned to its 1925 form by the reconstruction of elements such as the roof cladding to the portico, the eaves soffits, the openings in the north stone wall, the restoration of the portico clock and the removal of paint from the exposed portion of the north wall.</i>	Building B was refurbished in 2003 and much of the work referred to in this policy was carried out at this time, or in the late 1990's. Repair and conservation works are currently being undertaken under the approved SSDA.

7.3.21 Building B1 - Additions to Main School Building

Policy No.	Policy	Comment
<i>Policy 21.1</i>	<i>Of high significance, the original exterior form of the building should be recovered progressively by:</i> <i>the removal of intrusive elements such as the 1970s external fire stairs, metal shed, mechanical service elements on the roof and within the verandas and infill panels to archways of ground floor colonnade and verandas.</i> <i>reconstruction in original materials and to original detailing of eaves soffits, windows and doors.</i>	Building B1 was refurbished in 2003 and much of the work referred to in this policy carried out at this time. The approved SSD involves further repair and conservation works to the exterior. The current proposal involves a simple extension to the existing contemporary roof plant platform and will have minimal heritage impact.

7.13 SHR ASSESSMENT OF HERITAGE SIGNIFICANCE

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

Criteria	Significance	Impact
SHR Criteria a) (Historical significance)	<i>The site was used early in the history of the colony (c1811) for cultivation.</i> <i>The King's School occupied the site almost continuously from 1836 to 1964. It was the first large private boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales. The school was one of the large institutions which shaped both the urban form and cultural framework of the regional town of Parramatta in the early nineteenth century.</i> <i>The design of many buildings was by architects important to the architectural history of New South Wales: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams & Munnings, the successors of the earlier firm of (John) Sulman and Power.</i> <i>The stonework of the original 1830s school building and its eastern wing is evidence of the relatively high level skills of the Scottish artisans who were brought to Australia following the depression in the British construction industry in the 1820s. (Peddle Thorp 1995:78)</i>	No impact
SHR Criteria b) (Associative significance)	<i>The former Kings School group of buildings has many associations with Australians of note. As one of the oldest schools in Australia, it has countless associations with former pupils who later achieved prominence in many fields. A small selection of notable former pupils of the Kings School while at the Marsden Street site include (years of attendance are shown in brackets).</i> <i>William John Forster, Premier of NSW 1859-60 (1833-1836)</i> <i>James Squire Farrell, Premier of NSW 1877-78 (1840-1843)</i> <i>Sir Charles Wade, Premier of NSW 1907-1910 (1877-1880)</i> <i>Rear Admiral Alec Doyle (1905-1907)</i> <i>Sir Nigel Bowen, Federal Minister and first Chief Justice of the Federal Court (1922-1927)</i> <i>J S White, grazier (1924-1931)</i> <i>Sir Marcus Loane, Sydney Anglican Archbishop, Anglican Primate of Australia (1927-1928)</i> <i>B Y Mills, inventor of the Mills telescope (1930-1936)</i> <i>Michael Blakemore, AO, theatre producer and director (1940-1946)</i> <i>Hon Doug Anthony, Deputy Prime Minister of Australia (1943-1946)</i> <i>M E H Howden discoverer of the antivenene for funnel web spider bites (1948-1953)</i> <i>David Campbell, poet (1952-1958)</i> <i>John Marsden, children's author (1962-1968)</i>	No impact
SHR Criteria c) (Aesthetic significance)	<i>The main building group, which includes the original buildings of the 1830s, is sited on a rise overlooking open, sloping land bounded by the Parramatta River. This spatial relationship between the river and the building group is an example of the picturesque siting principles of the 18th and early 19th centuries in Britain and Europe. Of the major public institutions along Parramatta River which were so configured in the early 19th century, only the former Female Orphan School (Rydalmere Psychiatric Hospital) and this site remain. The major elements of the main building group</i>	The picturesque setting of the main building group, sited on a rise overlooking open, sloping land bounded by the Parramatta River is retained. The proposed extension of the existing roof plant platform, designed in a contemporary yet complimentary manner, will have minimal impact on the aesthetic significance of the place.

Criteria	Significance	Impact
	<i>which faces the river are the original 1830s neo-classical style building and its eastern wing, the former headmasters residence. A sympathetically designed third storey was added to the main school building in 1925. Similarly, a second storey was added to the eastern wing (the Headmaster's residence) in 1889. While the well detailed Greek Doric style portico of the main building is visually overwhelmed by the third storey of 1925, and the eastern wing, encircled by a two storey verandah, presents as a Victorian house, the two buildings are harmonious in terms of form, colour, materials and texture. The original 1836 wing, which reflected the size and form of the eastern wing, was replaced by the present three buildings between 1900 and 1924 in a variety of styles and materials.</i>	The solar panels to the roof of the approved school hall will read as an integral part of this contemporary insertion and have minimal impact on the aesthetic significance of the place.
	<i>The architectural idiosyncrasy, however, is dominated by the formal strength of the siting principles. The dormitory block of the 1930s is a very good intact example of a Georgian Revival style institutional building. It is an important streetscape element of O'Connell Street. (Peddle Thorp 1995:79-80)</i>	No impact.
	<i>According to the 1996 Rezoning Study by Gutteridge Haskins and Davey prepared for the NSW Department of Health, no pre-1834 vegetation survives on the site. While the buildings retain their spatial relationship to the Parramatta River and picturesque setting, the river bank is highly degraded with weed infestation as a result of previous clearings.</i>	No impact
	<i>The site includes a number of old and significant trees which relate to the occupation of the site by the Kings School (ie post-1834). There are 10 identified trees of regional or state significance: three Chinese plane trees, two carob bean trees, one Morton Bay Fig, one Kurrajong, two camphor laurel trees and one cotton palm.</i>	No impact
	<i>The oval to the south of the buildings and overlooking the river has also been identified as of very high significance in relation to the historical development of the Kings School and for its contribution to the landscape and picturesque setting of the buildings.</i>	No impact
	<i>The 1996 Rezoning Study by Gutteridge Haskins and Davey also analysed views into and out of the site. The most significant views are those obtained from the Parramatta River with other minor views from O'Connell Street, Marist Place and the Marsden Street bridge also identified. Views out of the site and within the site are restricted mainly to the oval, courtyards and driveway access. The most significant are those associated with the oval.</i>	Significant views to and from the site are respected by the proposal. The view from the Oval is unaffected by the proposal. From the north, views of the extended roof plant platform will be screened through the addition of powdercoated louvres to minimize visual impact. Views from Marsden Street and O'Connell Street are minimally affected by the roof plant extension. Here again, views of the extended roof plant platform will be screened through the addition of powdercoated louvres. The solar panels will be barely visible from the north along O'Connell Street, as they are located behind the amenities wing, Building G and screened by the existing row of trees. They will read as an integral part of the approved contemporary school hall. The choice of low profile panels installed to match the roof pitch minimizes their visual impact within the site.

SHR Criteria d) (Social significance)	<i>The King's School had a long association of almost 130 years on the site with Parramatta itself and, indeed, gave community status to Parramatta as a regional town/city in New South Wales.</i> <i>Many former pupils of the Kings School have later become successful and prominent people, and notable figures have been associated with the administration of the school. The site has strong associations with former staff and students which is demonstrated by the Old Boys Union which was founded in 1893, the numerous gifts, donations, bequests and memorials provided by former students and their families, and the strength of the school's identity and ongoing sense of tradition.</i> <i>The significance of the former Kings School, the important collection of buildings, the grounds and landscaping has also been recognised in the number of heritage listings (State Heritage Register, NSW Department of Health s170 heritage register, Parramatta City Council LEP, Register of the National Estate, National Trust of Australia (NSW)).</i>	No impact
SHR Criteria e) (Research potential)	<i>The stonework of the original school building and eastern wing (1833-36) designed by the Colonial Architect, Ambrose Hallen illustrates the high technical skills of the Scottish masons who were brought to Australia following the decline of the British construction industry in the 1820s. Of particular note is the Greek Doric style portico. The site was used in the 1820s by the Agricultural and Horticultural Society for a nursery garden which introduced exotic fruit trees into the colony. (Peddle Thorp 1995:81)</i>	No impact
SHR Criteria f) (Rarity)	<i>The picturesque siting of the main building group on the brow of a rise with open, sloping land overlooking the river is a rare, surviving example of this 18th and early 19th century siting principle along the Parramatta River. The buildings retain their spatial relationship to the Parramatta River and picturesque setting. (Peddle Thorp 1995:80)</i> <i>No pre-1834 vegetation survives on the site. The site includes a number of old and significant trees which relate to the occupation of the site by the Kings School (ie post-1834). There are 10 identified trees of regional or state significance: three Chinese plane trees, two carob bean trees, one Morton Bay Fig, one Kurrajong, two camphor laurel trees and one cotton palm.</i>	No impact
SHR Criteria g) (Representativeness)	<i>The stonework of the original 1830s school building and eastern wing are representative examples of the relatively high masonry skills of the imported Scottish artisans of the 1820s and 1830s in the colony. (Peddle Thorp 1995:81)</i>	No impact
Integrity/Intactness:	<i>The exterior fabric of the buildings is relatively intact. (Peddle Thorp 1995:81)</i>	No impact. Existing significant fabric will not be impacted by the proposal.

8.0 CONCLUSION

The extension of the existing plant platform is required to accommodate additional air conditioning condensers to serve Buildings A, B and Group C of the new O'Connell Street Primary School. The size of the extended roof platform has been kept to a minimum and detailed in a contemporary yet complimentary manner to integrate with the existing platform. The new powdercoated louvre screens proposed will enclose the platform, unify the composition and ensure that the visual impact of the addition is minimal. The significant urban context of the site and it's setting are retained.

The location of the extended mechanical plant platform ensures that impacts on significant fabric are minimised. Existing service reticulation lines can be utilised wherever possible. Visual impacts are kept to a minimum.

The impact of the roof plant extension has been minimised by designing it as a light, steel framed secondary element that is obviously contemporary, removable in the future, and respectful of the heritage significance of the place.

The addition of solar panels to the roof of the new school hall is required by the NSW Department of Education to offset the additional energy consumption required for the school's mechanical systems. The location of the panels on the north side of the roof of the new school hall, behind the amenities wing which fronts O'Connell Street, Building G, screened by existing trees will ensure that any heritage impact is minimised. Low profile panels have been selected, that follow the pitch of the roof and below the approved ridge height to minimise their visual impact.

The proposed works will have minimal impact on the heritage significance of the site as a whole or the significant elements within it and the upgrade and adaptive re-use of the buildings will ensure their continued use and conservation for future generations. This S96/S60 Application is therefore recommended for approval.

9.0 RECOMMENDATIONS

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

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

- Undertake works in accordance with the principles of the *ICOMOS Burra Charter* and the policies contained in the 1994 *Conservation Management Plan*.
- Design quality and detailing should reflect the recognized state heritage significance of the various buildings on the site.
- New work will be articulated from the old and distinctly contemporary, yet complementary. Clearly distinguish new alterations and additions to minimize impact.
- Integrate services in the most discrete way possible. Minimise new openings in original fabric. New works to be reversible where possible.
- Fire and service upgrades must be carefully installed to minimise impact on significant fabric.
- Services to be run in concealed spaces where possible. Careful detailing required.
- An allowance should be made for a nominated Heritage Architect to inspect and report before, during and after completion of the works.
- Undertake necessary cleaning at the conclusion of the works.

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