Heritage Council of New South Wales

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Our Ref: DOC17/608360

Mr Timothy Green
Planning Officer – Modifications
Department of Planning & Environment
Level 15, 320 Pitt Street
SYDNEY NSW 2000

By email to: Tim.Green@planning.nsw.gov.au

Dear Mr Green

Request for response to revised plans – O'Connell Street Public School Redevelopment (SSD 7372 MOD 2)

Reference is made to your correspondence received on 25 December 2017 requesting a response from the Heritage Council of NSW (the Heritage Council) to the submission of revised plans for the above proposal. Attached to your email were the following documents:

- Letter: *RE: SSD 7372 MOD 2 – O'Connell Street Public School- 3 Marist Place and 24A O'Connell Street, Parramatta*, prepared by Ethos Urban, dated 24 November 2017;
- Report: *O'Connell St Primary School Parramatta (Old Kings School Site) - Reconfiguration of Existing Roof Plant Platform - Revised Options Analysis and Statement Of Heritage Impact*, Prepared by Tonkin Zulaikha Greer Architects, dated 23 November 2017;
- Drawing: *Site Elevations North + South*, DWG No. PA-107, Rev E, prepared by Tonkin Zulaikha Greer Architects, dated 17 November 2017;
- Drawing: *Site Elevations East + West*, DWG No. PA-108, Rev E, prepared by Tonkin Zulaikha Greer Architects, dated 17 November 2017;
- Drawing: *Site Sections*, DWG No. PA-109, Rev E, prepared by Tonkin Zulaikha Greer Architects, dated 17 November 2017;
- Drawing: *Building A + B Roof Plan*, DWG No. PA-210, Rev E, prepared by Tonkin Zulaikha Greer Architects, dated 17 November 2017;
- Drawing: *Cover Page, Drawing List, Legend,* DWG No. PA-000, Rev F, prepared by Tonkin Zulaikha Greer Architects, dated 17 November 2017;
- Drawing: *Site Plan*, DWG No. PA-100, Rev F, prepared by Tonkin Zulaikha Greer Architects, dated 17 November 2017; and
- Drawing: *New Hall Roof Plan*, DWG No. PA-502, Rev D, prepared by Tonkin Zulaikha Greer Architects, dated 15 June 2017.

The Heritage Division as Delegate of the Heritage Council has previously provided comments on the SSD 7372 MOD 2 proposal to integrate solar panels to the roof of the new school hall and to expand the existing rooftop mechanical plant on building B.

The introduction of solar panels to the roof of the new school hall was considered to have an acceptable impact on the heritage significance of the site due to the location and nature of the proposed solar panels. No objection was raised in relation to the proposed solar panels.

Concern was raised over the northward expansion of the building B roof top mechanical plant as the increased bulk of the larger plant would have a major visual impact to the roofline of the core heritage building. It was requested that the proponent consider further options for the

relocation of the rooftop mechanical plant with the aim of removing the mechanical services from the roof in their entirety, due to the adverse heritage impacts.

During the assessment of the subsequent request for Response to Submissions, it was discovered the works to expand the mechanical plant had already been carried out prior to consent being granted. Following an investigation into the matter by the Department of Planning and a meeting between the Heritage Division, Department of Education, Root Partnerships and Tonkin Zulaikha Greer Architects, it was requested the proponents submit an options study to the Heritage Division to allow an assessment of the heritage impacts of each of the potential options to be undertaken.

The options study and revised proposal forms the basis of the current request from the Department of Planning for a response to the proponent's revised plans.

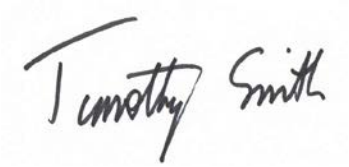
Of the five options considered, option 2 which proposes to remove the plant from the roof entirely and relocate it adjacent to building B, would reduce the plant's intrusion on the site's visual amenity significantly. This option would likely result in the least impact to the heritage significance of the site. However, it is noted the proposal would have other impacts in terms of acoustics and potential impacts to archaeological resources.

The proponents preferred option (option 5) proposes to reconfigure the existing mechanical plant by incorporating new condenser units to the south between the existing units and the rise of the building's roof. It is noted that this option would utilise the existing reticulation lines and infrastructure while increasing the capacity of the current air conditioning system. This option would result in a slight increase in the bulk of the approved plant and a significant decrease in the bulk of the illegally constructed plant that is currently situated on the roof. The physical impact of the expansion southward as described would have a minor and negligible impact to significant fabric.

On balance, the Heritage Division considers option 5 to be the most practicable due to the minor amount of modifications to existing services required to achieve the desired increase in capacity. Option 5 would have a slightly increased visual impact to the site over the approved plant, however this increase in bulk is considered to be minor and as the plant is located on the northern side of the building away from the most significant views of the site, the visual impact is considered to be acceptable.

If you have any questions regarding the above matter, please contact Gary Hinder, Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8547 or Gary.Hinder@environment.nsw.gov.au.

Yours sincerely



Tim Smith OAM
Director, Operations
Heritage Division, Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
13 December 2017