

HERITAGE IMPACT STATEMENT



Operation of the External Lighting System Inner Sydney High School

October 2021 | J5104

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for an external lighting system to the northern, eastern and western elevations of the recently constructed 13 storey building identified within this report as 'Building 4' located within the Inner Sydney High School, Surry Hills, New South Wales. No changes are proposed to any of the other buildings on site.

The site is located within the City of Sydney. The principal planning control for the site is the *Sydney Local Environmental Plan 2012 (Sydney LEP 2012)*. The site is listed as a heritage item of local significance by Schedule 5 Part 1 of the *Sydney Local Environmental Plan 2012*

The site is assigned local significance. Under the provisions of Part 5.10 of the *Sydney LEP 2012*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This statement has been prepared at the request of the owner of the site and accompanies plans prepared by FJMT.

1.2 Authorship and Acknowledgements

This HIS was prepared by Louise Doherty, B. Sc. (Hons), Bldg Cons., and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

1.3 Limitations

A detailed site history using NSW LPI and Council records was not provided for. The history contained in this statement was prepared using the readily available resources listed under Section 1.6 below.

No Aboriginal or historical archaeology was carried out on the site.

Due to covid restrictions the interior of the existing dwelling was not inspected.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

An external site visit was undertaken in October 2021 and unless otherwise stated all photographs were taken at that time.

1.6 Documentary Evidence

1.6.1 General References

- *Conservation Management Plan: Former Cleveland Street Public School, 244 Cleveland Street, Surry Hills* (2016) by OCP Architects.
- *Heritage Interpretation Plan: Proposed Inner Sydney High School (2020)* by Weir Phillips Heritage & Planning.

1.6.2 Historic Plans and Photographs

- *NSW Lands Department, (Aerial Photograph over Surry Hills), 2020. SIX Maps.*

1.6.4 Planning Documents

- *Sydney Local Environmental Plan 2012.*
- *Sydney Development Control Plan 2012.*

1.7 Site Location

Inner Sydney High School, Surry Hills is located on the northwestern corner of Cleveland Street and Chalmers Street (Figure 1). The site is identified as Lot 8, D.P. 821649, Lot 1, D.P. 797483 and Lot 1, D.P. 797484.



Figure 1: Map of Inner Sydney High School. The site location is outlined in red.

SIX Maps, 2020.

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

Although an Aboriginal history is not provided for, it is acknowledged that the original occupants of present-day Sydney were the Cadigal or Gadigal people of the Eora Nation.

The following historical timeline has been prepared utilising the information contained within the 2016 Conservation Management Plan prepared by OCP Architects for the *Former Cleveland Street Public School, 244 Cleveland Street, Surry Hills* and the *Interpretation Strategy* prepared by Weir Phillips Heritage and Planning in November 2020.

1840	The site forms part of the Governments Cleveland Paddock set aside for National School in the Parish of St. Lawrence and for a Wesleyan Manse.
1850 and 1851	The survey prepared by Surveyor Burrows shows the land as undeveloped. Chalmers Street was, at this time, known as Castlereagh Street.
1855	Timber framed corrugated iron clad building was constructed to house a National School in Surry Hills.
May 1856	The new Cleveland Street National School opens .
1865	The site was surveyed, and was shown to contain the original iron building and a second building to the north. The survey also shows a Wesleyan Parsonage to the west of the school building. The Parsonage was not shown on the 1855 survey.
1865	The former Cleveland Paddock was officially dedicated on 22 December as the Prince Alfred Park,
1866	The <i>Public Schools Act</i> was passed creating the Council of Education which assumed control of the Denominational and National School Boards.
1867	The new headmaster, Mr. Frederick Bridges of the Cleveland Street school reported that his school, which was designed for 250 pupils, now housed 454 pupils. The buildings on site were described as being in a state of complete dilapidation. The Council of Education's architect, George Allen Mansfield, was asked to prepare plans for a new school building. Mansfield designed a brick building set on stone foundations set beneath a slate roof. Construction contracts were signed in September and the foundation stone was laid in November.
1868	Mansfield 's building was complete and the school opened in September. The school population at that time was 1100. In November, Mansfield was instructed to investigate the possibility of enclosing part of the covered playground under the school to provide additional classroom space.
1871	The school population was 1,480, with an average daily attendance of 1,100 to 1,200 students.
1886	An evening public school was opened at the school.
1890	Architect William Kemp prepared an addition to the Girls' School. The school site was enlarged through the resumption of the Wesleyan Manse adjoining the site to the west.

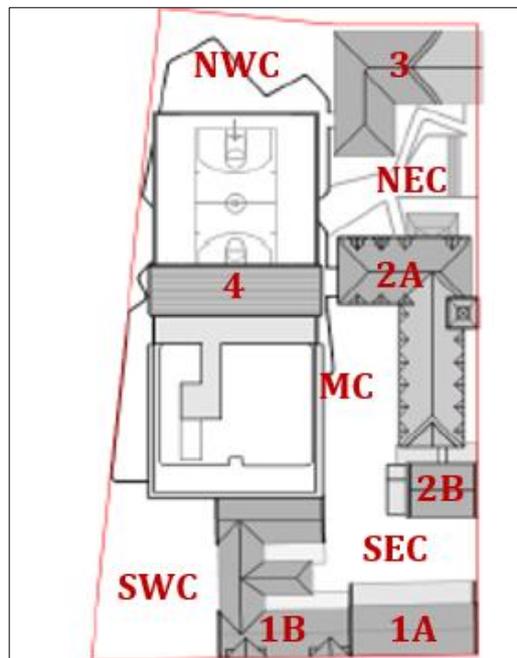
1891	In January, tenders were called for the construction of the new Girls' School. The successful contractor was J. Weekley of Newtown.
1893	A tender for the erection of a retaining wall and fence along Cleveland Street and the levelling of the ground was awarded in July-August.
1895	An additional masonry classroom designed by Kemp was erected in to house the girls who had been taught in basement classrooms during the winter. The Board of Health informed the school that the use of the basements of the school buildings for teaching purposes was to cease.
1901	The use of the basements gradually crept back in and the area under the Girls' School was enclosed for use as classrooms in February.
1907	Architect S. Wigram prepared a sketch plan for a new Infants' School to occupy the land between the Girls' School and Prince Alfred Park facing Cleveland Street. Construction of the school was approved in November.
1907	Architect W.L. Vernon signed plans for the proposed additions to the Boys' School. These works comprised an additional wing adjacent to Chalmers Street, between the Infants School and the original building.
1909	The additions to the Boys School were completed and the new infant school was officially opened.
1912	An Intermediate High School, providing education to the Intermediate Certificate standard, for boys and girls was established at the Cleveland Street School in January. Almost immediately expansion of class room facilities was required and the Government Architect, George McRae, signed a plan for a new building on 24 December, 1912.
1915	1,106 pupils were enrolled in the primary section and 460 high school students.
1924-25	A three storey brick building was constructed in the north eastern corner of the site.
1929	Only the Intermediate High School for boys operated at the school, alongside the primary departments
1936	Traffic noise from Cleveland Street was identified as an issue and sound proofing of the school was carried out.
1951	Cleveland Street was raised from an Intermediate Boys' High School to a Junior High School. This involved separating the primary department from the secondary department and isolating the secondary buildings from the remainder of the school. Separate headmasters were appointed. The Primary Department was renamed the Cleveland Street Primary School.
1958	A fire burnt out part of the school leading to rectification works.
1959	The old science block was demolished and replaced with more modern facilities.
1959	Plans for a new science room were finalised. The new block was, however, inadvertently built on the parkland leased from the City Council for use as a

	playground only. The problem was rectified in May 1964 when an additional area of 2 roods and 16 perches was dedicated for school purposes.
1966	Cleveland Street public primary school closed. The entire site was used as a boys' high school.
1967	Government Architect E.H. Farmer signed plans prepared by the Government Architects' Office in association with Spain, Cosh and Stewart, for a new science and classroom block plus alterations to the existing buildings.
1978	A special programme for Aboriginal boys commenced operation from the site and a reception centre for Secondary Migrant Pupils ran as an annex to the school.
1981	Cleveland Street continued to operate as a boys' high school until December.
2020	Cleveland Street School was redeveloped as a comprehensive school, opening as the Inner Sydney High School.

3.0 SITE ASSESSMENT

3.1 The Site Plan

For the following, refer to Figure 2, the site plan prepared by FJMT, which has been annotated to identify the buildings and courtyards described below.



Key	
1A	Building 1A (1891)
1B	Building 1B (1909)
2A	Building 2A (1867)
2B:	Building 2B (1924)
3	Building 3 (1924)
4	Building 4 (2020)
MC	Main Courtyard
NEC	Northeast Courtyard
SEC	Southeast courtyard
SWC	Southwest Courtyard

Figure 2: Site Plan.
FJMT. Annotations by WPH&P.

3.2 Location of proposed works

The proposed works are limited to **Building 4** which is a newly constructed multi storey building.

The building is divided into three main components- the podium, the studio and the tower. The finishes of the building include: ·

- Podium: Neutral pigmented off-form concrete or pre-cast concrete.
- Studio: finished in terracotta panels,
- Tower: A combination of full Height Tensile Webnet facade with angled external steel framed feature aluminium structure; all glass façade with steel mesh screen; aluminium framed floor by floor system; and perforated aluminium shading screen in front of aluminium framed system.



Figure 3:
The recently constructed Building 4.

3.3 Site description

The following brief site description has been prepared utilising the information contained within the 2020 Weir Phillips interpretation plan and the 2016 Conservation Management Plan prepared by OCP Architects. Detailed site descriptions can be found within those reports.

The northern and western boundaries of the of the site adjoin Prince Alfred Park; the eastern boundary is formed by Chalmers Street; and the southern boundary by Cleveland Street. The site is irregular in shape and approximately 5,800m² in size. The frontage to Chalmers Street is 100.835m in length, whilst the frontage to Cleveland Street is 61.165m in length.

The topography of the site is described by FJMT, as follows:

'Based on topographical survey information provided by Hill & Blume Consulting Surveyors Pty Ltd the site falls from south to north and an east to west direction. The highest point across the site is located along the southern boundary where the driveway access is located at RL 31.24 m AHD.

The lowest points across the site is located near the north west corner of the site with a finished level of approximately RL 26.70 m AHD.

With exception of the driveway access ramp and carpark the site comprises of two flat central play areas located between each of the existing buildings. Both play

areas sit approximately 1.0 – 2.5 m below the finished levels in Cleveland and Chalmers Street. These play areas are generally flat'.¹

The site is located below the level of Chalmers Street and at the level of Cleveland Street and Prince Alfred Park. Buildings 1, 2 and 3 are located on or close to the Cleveland and Chalmers Street boundaries. Building 4 is located close to the western boundary. Where buildings are not built to the Chalmers Street boundary, there is a stone block retaining wall along this boundary. The areas of wall correspond to the north eastern and south eastern courtyards. There is a short section of face brick wall above the retaining wall of the north eastern courtyard. Sections of wrought iron palisade fencing and modern steel palisade fencing surround the site, with substantial stone piers at intervals. There is pedestrian access into the site from Chalmers Street and vehicular and pedestrian access from Cleveland Street.

The open space on the site is occupied by hard surfaced courtyards. These spaces are identified in Figure 2 as the main, north eastern, south eastern, north western and south western courtyards. The following is noted:

- There is a large modern shelter structure in the north-western courtyard, a Moreton Bay Fig tree and a Queensland Kauri Pine.
- There is a group of mature trees, including two Moreton Bay Fig Trees in the south western courtyard.

3.2 Other buildings on site

The following provides a brief description of the older significant heritage buildings located on the site. It is noted that there no proposed changes to these buildings arising from the proposed application.

Building 1a was constructed in 1891. It was designed by William E Kemp. The two-storey building is constructed of sandstock brick with stone decorative elements. It is an example of the Victorian Romanesque Style with simple massing, parapeted pronounced gables, and regular vertical windows. The building is set beneath a corrugated custom orb roof with timber detailing and vents to the gable end.

Building 1b is comprised of the 1909 addition to Building 1a. It is also constructed of face brickwork with sandstone detailing. The roof is detailed to match Building 1a with the exception of a centrally located copper lantern.



Figure 4: View to building 1a and 1b from the junction of Chalmers Street and Cleveland Street.

Building 2a was constructed in 1867 to the design of George Allen Mansfield. The two-storey building brick and stone building was designed in the Victorian Free Gothic style. The building has single storey annexes to both the northern and southern ends.

The main entrance on Chalmers Street features a pointed stone arch and frame above which is a stone relief plaque displaying the year of its construction.

The lettering of the earlier name "Cleveland Street Boys High School" remains visible between a pair of string courses.

Building 2b was constructed in 1891. The two-storey building brick has sand stone string courses around the building. The building has a steeply pitched gable roof with masonry parapets to the east and west elevations. Timber eaves are visible along the side elevations. There is also a tall sandstone chimney on the northern side of the building, with chamfered corners and a series of moulded string lines.

building was designed in the Victorian Free Gothic style. The building has single storey annexes to both the northern and southern ends.



Figure 5: View to Building 2a and 2b.

Building 3 is located to the north eastern corner of the site. The three storey liver brick building was constructed in 1924. The building has a steeply pitched roof is clad with concrete tiles. There is a street facing gable addressing Chalmers Street. There is timber and render detailing to the gable infill. There are several chimneys rising above the roof which are detailed in a mix of brick, roughcast render, brick corbels and terracotta pots.



**Figure 6:
Building 3.**

3.3 The Surrounding Area

For the following, refer to Figure 15, an aerial photograph of the site and surrounding area. The arrow points to the site.



Figure 15: Aerial photograph of subject site and surrounding area.
SIX Maps, 2020.

The subject site is located in a mixed residential and commercial area. To the north and west lies Prince Alfred Park. Buildings typically range from one to five-storeys and vary in date and style from the Victorian period to the present day. The site has frontage to Cleveland Street and Chalmers Street.

3.3.1 Chalmers Street

Chalmers Street runs from Elizabeth Street through to Phillip Street. Chalmers Street adjacent to the site is four lanes wide. There are footpaths to either side. Street vegetation is irregularly spaced. This part of Chalmers Street is mixed in character, with buildings ranging from Federation and Inter-War period former warehouses to modern infill.

3.3.2 Cleveland Street

Cleveland Street is a busy thoroughfare that extends from Chippendale through to Anzac Parade. Adjacent to the subject site, the street is level and carries two lanes of traffic in either direction. There are footpaths on both sides and mixed street planting.

The character of the street to the east and west of the Chalmers Street intersection is mixed. Directly west of the site lies Prince Alfred Park. On the western side of the park, on the corner of Cleveland and Regent Streets, and well separated from the subject site, lies the Greek Orthodox Cathedral and associated buildings.

The southern side of Cleveland Street forms part of the Redfern Estate Heritage Conservation Area. Directly opposite the site, however, on the south western corner of Cleveland Street and Chalmers Street, lies the Strawberry Hills Post Office, a large complex of five-storey buildings that detracts from the Conservation Area.

4.0 HERITAGE VALUES

4.1 Summary of Existing Statutory Heritage Listings for the Site

4.1.1 Statutory Heritage Listings

Inner Sydney High School, No. 244 Cleveland Street, Surry Hills:

- Is listed as a heritage item under Schedule 5, Part 1 of the *Sydney LEP 2012*, where it is identified as the 'Cleveland Street Public School, buildings including interiors, grounds and fence plinth' (I14477).
- Is not listed as a heritage item under the auspices of the *NSW Heritage Act 1977*.
- Is not located within a Heritage Conservation Area under Schedule 5, Part 2 of the *Sydney LEP 2012*.

Note: While not located within a Conservation Area, the site is located within the Prince Alfred Park East Special Character Area as defined by the Section 9.4.3.1 of the *Sydney Development Control Plan 2012*.

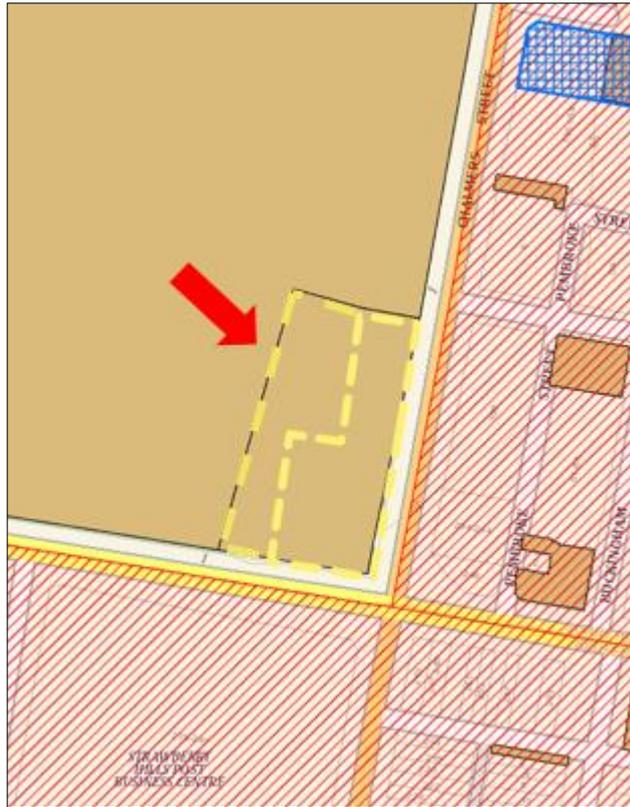


Figure 7: An extract from NSW Planning Portal The location of the of the subject site is indicated in yellow.
NSW Planning Portal 2021

4.1.2 **Non-Statutory Heritage Listings**

Inner Sydney High School, No. 244 Cleveland Street, Surry Hills:

- Is classified by the National Trust of Australia (NSW) as ‘Cleveland Street Public School’.
- Is listed on the Register of the National Estate as ‘Cleveland Street Public School’ (ID2247).

4.2 **Significance**

The NSW Heritage Inventory provides the following Statement of Significance for the site:

The former Cleveland Street Public School is aesthetically significant as a group of educational buildings which provide physical evidence of the importance the government of the time placed on public education. The earlier buildings form a picturesque example of a Victorian Free Gothic school complex which retains much of its original character externally. It is historically significant as the first of the 'palace' schools designed by G.A. Mansfield which were later to give rise to criticism. The school is socially significant through its long association with education in the area, where it has served for many decades as a centre of public education and culture.¹²

The *CMP 2016* provides the following revised summary Statement of Significance for the site:

The former Cleveland Street Public School has historical significance as one of the oldest public schools still operating on its site. It is particularly significant as the first of the so-called ‘palace’ schools designed by G. A. Mansfield. Subsequent additions to the school associate it with a number of other prominent architects, including W E Kemp, W L Vernon, R M S Wells and E H Farmer. The school is believed to be one of the earliest in Australia to incorporate a covered playground within the basement of a building. The

school is aesthetically significant as an intact Victorian Free Gothic style school, and as a grouping of buildings that reflects the work of a succession of architects and changing styles and educational imperatives over time. It is socially significant through its association with education, acting as a centre for public education in the area continuously throughout its history. The area encompassing the school has been noted as significant for Aboriginal people both prior to and post European colonisation, and has been assessed to be an area of high Aboriginal archaeological potential.¹³

The revised statement is adopted for the purposes of this Interpretation Plan.

5.0 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by FJMT that accompany this application.

This application for a proposed lighting scheme to the northern, eastern and western elevations of the recently constructed multi-store building identified as **Building 4** within this report.

The lighting scheme can be controlled to limit the output of the system.

6.0 EFFECT OF THE WORKS

6.1 Method of Assessment

The proposed works are assessed with an understanding of the objectives and controls for new works to heritage items and in the vicinity of heritage items provided by the Sydney LEP 2012 and the Sydney Development Control Plan 2012 (DCP 2012), in particularly Section 2.11 Surry Hills; Section 3.9 Heritage; and Section 3.10 Significant Architectural Building Types.

6.2 Effect of Work on the Heritage site

The proposed external lighting will have a minimal and acceptable impact for the following reasons:

The proposed works will have no impact on the ability to understand the historic significance of each of the heritage items identified in Section 4.2 above.

- The proposed lighting system is intended to illuminate and accentuate the architectural details of the existing contemporary building (Building 4) on the site.
- The proposed lighting to building 4 is ordered, considered and intended to provide a sense of the whole building at night rather than light spill from secondary sources.
- The proposed lighting system will provide indirect and focused on selective illumination of the subject building. The lighting will provide a soft highlight to the contemporary building which will be best viewed from the adjoining park.
- The proposed lighting will not conceal significant architectural features of the significant original buildings on site and will not detract from the ability to understand the site of a classically designed and constructed education facility.
- The proposed works will not block view corridors to and from the significant original buildings on site. There will be no impact on the ability to understand their architectural significance.

7.0 CONCLUSIONS

The proposed works relate to the illumination of the contemporary building on site and will not result in the loss or concealment of significant fabric pertaining to the older more significant school buildings. The massing, scale, form and overall character of the any of the buildings on site will not be altered. There will be no impact on the significance, view corridors or the character of the site.

The proposed works fulfil the objectives for alterations to a heritage listed item that is also located within the immediate vicinity of heritage items as set out by the *Sydney LEP 2012* and the *Sydney DCP 2012*.