

STATEMENT OF HERITAGE IMPACT

Armidale Secondary College
Proposed Modifications to SSD 9095



Butler Street, Armidale

AUGUST 2020

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ISSUED	REVIEW	ISSUED BY
19 August 2020	Draft for Review and Comments	C Moodie
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CONTENTS

1.0	INTRODUCTION	1
1.1	Background information	1
1.2	Methodology.....	1
1.3	Site location.....	1
1.1	Heritage Management Framework.....	2
1.2	Limitations	2
1.3	Authorship	2
1.4	Copyright.....	2
2.0	DOCUMENTARY EVIDENCE	3
2.1	Establishment of Armidale.....	3
2.2	History of Armidale High School	3
2.3	Associated individuals.....	8
3.0	PHYSICAL EVIDENCE.....	9
3.1	Setting and physical context	9
3.2	Area of proposed works	11
4.0	ESTABLISHED HERITAGE SIGNIFICANCE	13
4.1	Heritage Status	13
4.2	Significance of the Subject Site.....	13
4.3	Significance of Heritage Items in the Vicinity	14
5.0	THE PROPOSAL.....	16
5.1	Description of the Proposed Modification	16
5.2	Documents Reviewed.....	16
6.0	HERITAGE IMPACT ASSESSMENT.....	19
6.1	Overview of potential heritage impacts.....	19
6.2	Armidale Dumaresq Local Environmental Plan (LEP) 2012.....	19
6.3	Armidale Development Control Plan (DCP) 2012.....	21
6.4	Compliance with the Heritage Assessment.....	21
6.5	Impact on Heritage Items in the Vicinity	25
6.6	Evaluation against the Guidelines of the NSW Heritage Division.....	25
7.0	CONCLUSION.....	27

LIST OF FIGURES

Figure 1 – Site location map with buildings delineated thereon. (Source: NSW Land & Property Information, SIXMaps).....	1
Figure 2 – Aerial view of the subject site shaded yellow. (Source: NSW Land & Property Information, SIXMaps).....	1
Figure 3 - Armidale High School – new building, Sheet No. 8 (Elevations) / R Wells 1920. (Source: Plan Services - Information Management, ICT, SB37-6).....	4
Figure 4 – View from northeast. Armidale High School, 31 December 1925. On left Mr J Killip (Headmaster) and on right, Mr J Larum (Deputy Headmaster). (Source: State Archives & Records, Digital ID: 15051_a047_000215).....	5
Figure 5 – Armidale High School c1930s showing paved approach road from Mann Street to the northeast. – (Source: Information Management, ICT 15304827977).....	5
Figure 6 – Oblique aerial of Armidale High School, 1969. (Source: The Armidale of Yesteryear Facebook page, 19274988_1330255717021848_4728667350417455756_n).....	6
Figure 7 – Oblique aerial of Armidale High School, 1969. (Source: The Armidale of Yesteryear Facebook page, 19274988_1330255717021848_4728667350417455756_n).....	7
Figure 8 – Detail from County of Sandon, Parish of Armidale, Edition 6 Sheet 1, 1935 showing Armidale High School site (shaded blue). Annotations to the plan shows additional land dedicated in September 1960 comprising Lot 1-8 & 10 in Section 67 of the Parish (shaded green). The current boundary of the school (portion) is highlighted red. (Source: NSW Land Research Services, HLRV).....	7
Figure 9 - View of north elevation of new classroom block. B Block located to right of photograph. (NBRSARCHITECTURE, 2020).....	9
Figure 10 - View of new classroom block looking east towards administration area. B Block located to left of photograph. (NBRSARCHITECTURE, 2020).....	10
Figure 11 - View of new classroom block showing walkway through to agriculture building and location of proposed Multipurpose Hall. (NBRSARCHITECTURE, 2020).....	10
Figure 12 - View of north elevation of B Block. (NBRSARCHITECTURE, 2020).....	11
Figure 27– View from B-Block, along an existing pathway, looking south towards the location for the proposed new Multi-Purpose Hall. NBRSARCHITECTURE, 2020.....	11
Figure 28– View along an existing pathway from the location for the proposed new Multi-Purpose Hall, towards B-Block NBRSARCHITECTURE, 2020.....	11
Figure 29– View from the walkway located within Zone 3 and Zone 4, towards the location for the proposed new Multi-Purpose Hall, indicated by the red arrow. NBRSARCHITECTURE, 2020.....	12
Figure 30– Photograph of the the location for the proposed new Multi-Purpose Hall. NBRSARCHITECTURE, 2020.....	12

<i>Figure 31 – Detail from the Armidale Dumaresq LEP 2012 heritage map. Heritage items are shaded brown. The subject site is outlined blue. Source: Armidale Dumaresq LEP 2012, Heritage Map HER_002AA and Heritage Map HER_002AAA.....</i>	<i>13</i>
<i>Figure 18 – General arrangement plan of the site, with the roof plan for the proposed new Multi-Purpose Hall outlined in pink and indicated by the red arrow. (Source: NBRSEARCHITECTURE).....</i>	<i>17</i>
<i>Figure 19 – The proposed floor plan for the new Multi-Purpose Hall highlighted in pink. (Source: NBRSEARCHITECTURE).....</i>	<i>18</i>
<i>Figure 20 – North and West Elevations of the proposed new Multi-Purpose Hall. (Source: NBRSEARCHITECTURE).....</i>	<i>18</i>
<i>Figure 21 – South and East Elevations of the proposed new Multi-Purpose Hall. (Source: NBRSEARCHITECTURE).....</i>	<i>18</i>
<i>Figure 22 – Gradings of significance for Armidale High School with approximate location of the Multi-purpose building circled red. (NBRSEARCHITECTURE).....</i>	<i>23</i>
<i>Figure 37 – Significant views (NBRSEARCHITECTURE, 2018).....</i>	<i>24</i>

STATEMENT OF HERITAGE IMPACT

ARMIDALE SECONDARY COLLEGE

1.0 INTRODUCTION

1.1 BACKGROUND INFORMATION

This Statement of Heritage Impact has been prepared for **NBRSARCHITECTURE** on behalf of the Department of Education (School Infrastructure NSW) to accompany an application to modify consent SSD 9095 for the development of the Armidale Secondary College.

State Significant consent for SSD 9095 was approved on 29 May 2019. A modification encompassing site planning and design changes (SSD-9095-Mod-1) was approved 16 July 2020. This proposed modification (Mod-2) is to allow the addition of a new Multi-Purpose Hall to the southern side of the site, adjacent to the staff carpark.

The site is a locally listed heritage item (*Armidale Dumaresq LEP 2012* item No. 1049 – Armidale High School) and listed in s.170 of the Education Department Heritage and Conservation Register. The site has been the subject of a detailed Heritage Assessment by **NBRSARCHITECTURE**, completed in June 2018.

1.2 METHODOLOGY

The methodology and form of this Statement of Heritage Impact is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. It follows the approach set out in the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)* and *The Conservation Plan* by J.S.Kerr (Australia ICOMOS, 7th edition 2013).

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meanings given them in the *Burra Charter*.

1.3 SITE LOCATION

The site is located at Butler Street, Armidale which forms its east boundary. It is bounded by Kentucky Street to the south and Mann Street and its continuation into Lambs Avenue to the north. The west boundary meets Miller, Barry, Mossman and Stephen Streets. It is identified as Lot 1, DP 1259439 by the NSW Land and Property Information (LPI).



Figure 1 – Site location map with buildings delineated thereon.
(Source: NSW Land & Property Information, SIXMaps)

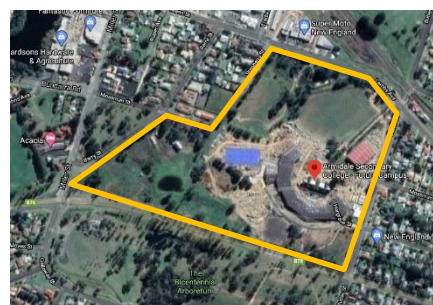


Figure 2 – Aerial view of the subject site outlined in yellow.
(Source: Google Maps)

1.1 HERITAGE MANAGEMENT FRAMEWORK

The subject site is identified on the following statutory lists:

- *Armidale Dumaresq Local Environmental Plan 2012* - Armidale High School—original circa 1921, 2-storey building, grounds (I049)
- Department of Education, School Heritage, DEC S170 Heritage and Conservation Register – SHI Number 4640014 Armidale High School

Locally listed heritage sites in the vicinity include:

- Street planting of Poplar trees (I247), Kentucky Street (formerly, New England Highway) between Butler and Miller Streets, Road Reserve
- Arboretum (I251), 216-236 Kentucky Street, Lot 701, DP 93982, Lot 701 DP755808, Lots 7006 and 7077 DP 93981.

1.2 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions relating to heritage.

1.3 AUTHORSHIP

This report was prepared by Christiane Moodie, Heritage Consultant, and Alice Steedman, Associate, all of **NBRSARCHITECTURE**, using physical and documentary evidence sourced from *Heritage Assessment - Armidale High School*, **NBRSARCHITECTURE**, 20 June 2018 and contained in the Statement of Heritage Impact – Armidale High School, **NBRSARCHITECTURE**, 16 October 2018.

1.4 COPYRIGHT

Copyright of this report remains with the author, **NBRSARCHITECTURE**. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

The following provides a summary of the historical development of Armidale High School taken from the Heritage Assessment for Armidale High School prepared by NBR SARCHITECTURE, June 2018.

2.1 ESTABLISHMENT OF ARMIDALE

Armidale was first settled by European colonists in 1833 following an expedition and survey noting the agricultural potential of the land by Surveyor-General John Oxley in 1818.

The town site was surveyed in 1848 and its development was secured by the population growth of the gold rush in the following decade. The Church of England and Roman Catholic authorities selected Armidale as a diocesan seat and both constructed cathedrals in the town. These were complimented by major public buildings including a courthouse and ne post and telegraph office. Armidale's status as the capital of New England was affirmed with the completion of the railway and the opening of the railway station in 1883.

Armidale had a public school providing basic elementary education from 1861. This expanded to provide two years post-primary education and was renamed Armidale Superior Public School in 1886. In 1908 it became Armidale District School.

2.2 HISTORY OF ARMIDALE HIGH SCHOOL

A site for the public high school in Armidale was set aside in 1917 after seven years of lobbying from local residents for the provision of a separate institution to deliver secondary education due to overcrowding in the District School. Whilst the high school was established in 1920 it operated from the District School adding to problems of overcrowding in the interim. In May 1921 tenders were called for the construction of the new high school.

The *Armidale Chronicle* reported that the new Armidale High School, when completed, would accommodate 259 pupils and the newspaper furnished the following description of the planned building.

It will be a two-storied structure of simple and effective design in picked local bricks, with stone dressings covered with fibro cement.

The ground floor will consist of four class-rooms, staff rooms for both sexes, and Principal's room, an assembly verandah equal in size to three class-rooms, being 100ft x 24ft, hat and cloak rooms, lavatories, stationery store, boiler house, kitchen for preparation of hot lunches, and large entrance hall approached by curved drive and the large verandah.

The first floor will be approached from two fire-proof staircases, and contain assembly balcony 100ft x 24ft, as ground floor, three class-rooms, library, science room, and hat and cloak rooms.¹

The proposal was not without controversy, with a sizeable movement in the town questioning the placement of the school building with a southerly aspect facing Hargrave Street instead of fronting Butler Street to the east or the Railway Station to the north. Representatives of the local Labor League met with Colonel Wells (Education Department Architect) and Mr Bruce (Director of Public Buildings) in Armidale to explain the position that

¹ "Armidale High School", *Armidale Chronicle*, 17 December 1921, p6

"Owing to the contour of the ground, the plan would have the effect of the main entrance by (sic) 8 feet lower than Hargrave Street". Colonel Wells pointed out that any fears were groundless, as the building would be an architectural monument, every consideration been given to the elevation and consideration having been given to the elevation and contour..."²

The headmaster Rev Canon Arehdall's concerns regarding the siting were also presented to the Minister for Education drawing the following response:

*May I say that the first consideration that is now given in the building of schools is the lighting arrangements, so far as the pupils are concerned. Secondly, the Departments architects endeavour to take into the aspect of the building in relation to the surrounding country and in relation to the surrounding buildings. In these respects, I am quite sure that when the building is completed the people of Armidale will be proud of the result. The rear of the building has been specially designed, at extra expense, in order that the view from the railway will be quite pleasing, in fact there will be no difference from an architectural point of view between the front and rear of the building."*³

The foundation stone of the "first high school building to be erected in New England" was laid on 3 December 1921 by the Minister for Education. The Armidale High School was completed by January 1923 and officially opened in March. The plans were designed by the Architect to the Department of Education (under the supervision of Colonel RMS Wells) and the buildings were erected by the Constructor for Public Buildings (under the supervision of Edward W Edwards) at a total cost of £22,300. GF Nott won a tender for the supply and construction of the brickwork.

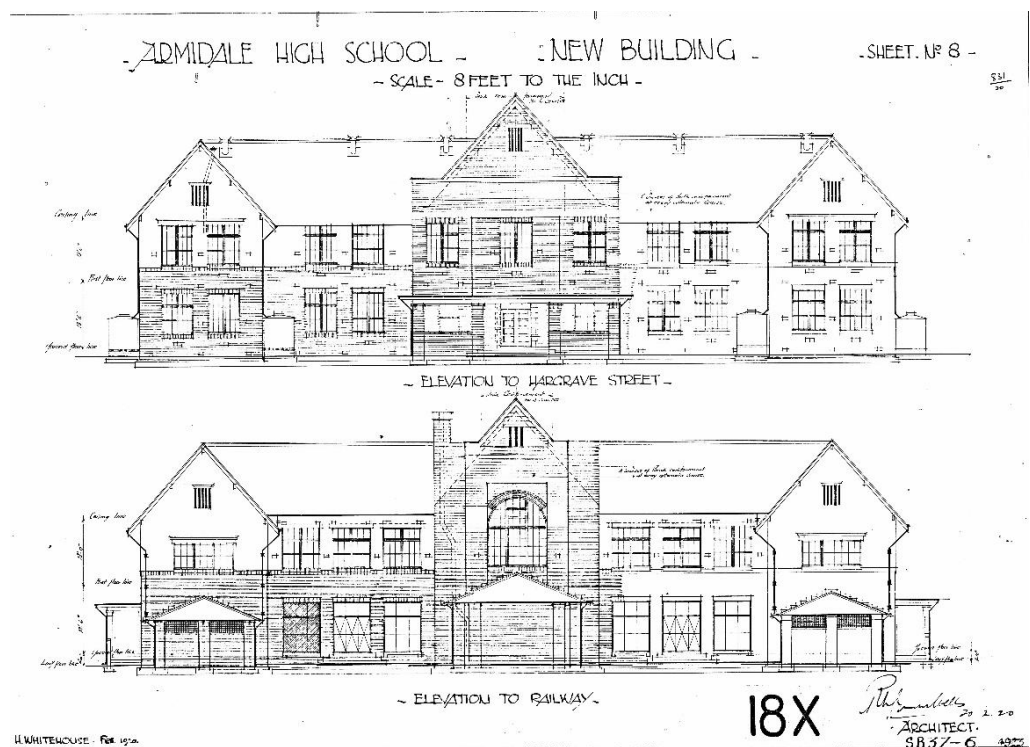


Figure 3 - Armidale High School – new building, Sheet No. 8 (Elevations) / R Wells 1920. (Source: Plan Services - Information Management, ICT, SB37-6)

² "The High School", *Armidale Chronicle*, Saturday 13 August 1921 p. 4

³ Local and General News - High School. *Armidale Express and New England General Advertiser*, Friday 9 September 1921, p.4



Figure 4 – View from northeast. Armidale High School, 31 December 1925. On left Mr J Killip (Headmaster) and on right, Mr J Larum (Deputy Headmaster). (Source: State Archives & Records, Digital ID: 15051_a047_000215)

School enrolment doubled in the years following the opening of the new building and in 1930 tenders were invited for additions to the east and west ends to accommodate another four classrooms. The first floor assembly area was also converted a sewing room, art room and library at this time.



Figure 5 – Armidale High School c1930s showing paved approach road from Mann Street to the northeast. – (Source: Information Management, ICT 15304827977)

In 1939 new domestic science and manual training buildings were constructed to the east and west of the main building marking the first of the separate teaching blocks that later clustered around the 1923 building.

In the following years timber-framed classroom blocks were added to the grounds in a bid to relieve ongoing issues of overcrowding.

Whilst the grounds developed further in the 1950s with the formal dedication of the northern entrance road and oval in memory of former school principal RB White, it wasn't until the 1960s that other larger scale buildings were constructed on the school grounds. These included the changerooms (1960 – F block), Demonstration Classrooms (c1962 - demolished), Administration, library and classroom building (1962 – A block), Assembly Hall (1962 – H block), large additions to the domestic science and manual arts (1963 – C and I block), additional classrooms, music and art rooms (1968 – G block).



Figure 6 – Oblique aerial of Armidale High School, 1969. (Source: The Armidale of Yesteryear Facebook page, 19274988_1330255717021848_4728667350417455756_n)

About 19 acres (7.68 hectares) of land have been added to the site since it was first established. This included various parcels of land dedicated in 1941, 1959, 1960 and 1963, including Lots 1 to 7 and part of Lots 8 to 10 inclusively in Section 67 of the Town of Armidale. Hargrave Street between Butler and O'Dell Streets was dedicated in September 1960. Hargrave Street within the school was never formally gazetted or sealed and A Block was constructed on its alignment in 1962.

The area of the grounds is now 44½ acres (18 hectares) which are bounded by roads and fenced. Within these grounds the school has eight netball courts, four basketball courts, three hockey fields, one soccer field, two football fields and six tennis courts.

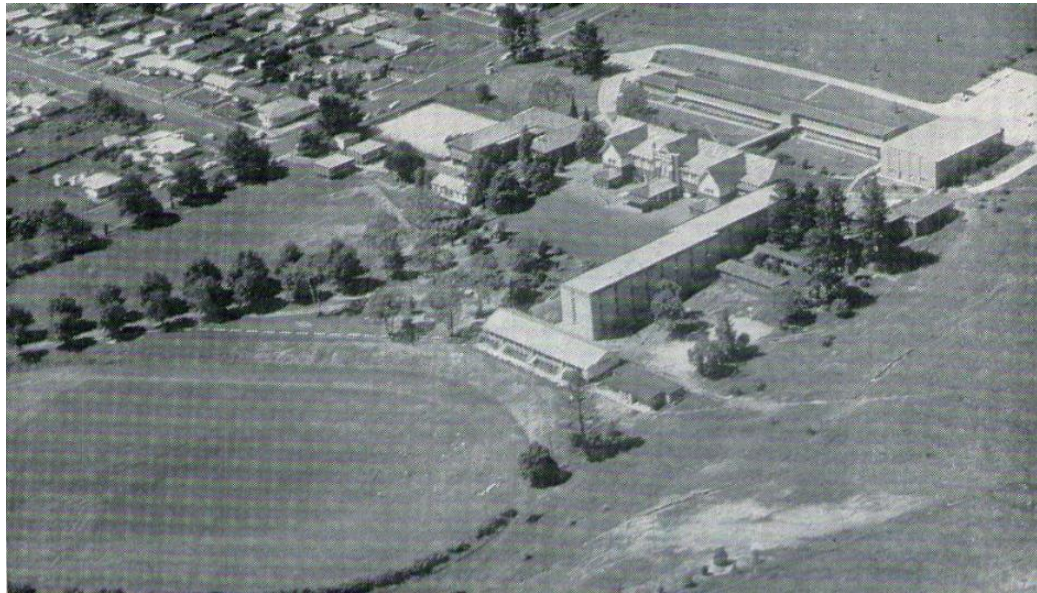


Figure 7 – Oblique aerial of Armidale High School, 1969. (Source: The Armidale of Yesteryear Facebook page, 19274988_1330255717021848_4728667350417455756_n)

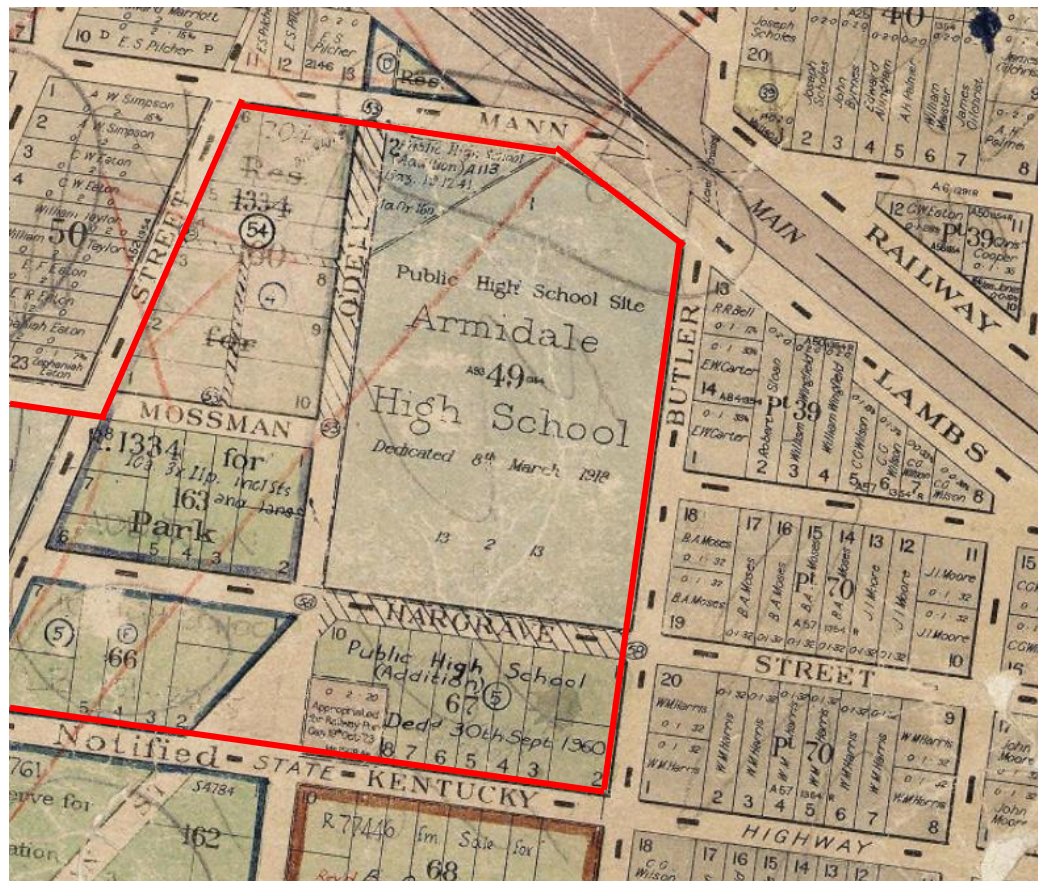


Figure 8 – Detail from County of Sandon, Parish of Armidale, Edition 6 Sheet 1, 1935 showing Armidale High School site (shaded blue). Annotations to the plan shows additional land dedicated in September 1960 comprising Lot 1-8 & 10 in Section 67 of the Parish (shaded green). The current boundary of the school (portion) is highlighted red. (Source: NSW Land Research Services, HLRV).

A new library/laboratory block was erected at the school in 1971 (E block). Agricultural education has been an important component of Armidale school with a large section of the

grounds to the south west of the site used for this purpose. The area contains various yards and sheds. A brick machine shed was constructed in 1977. The assembly area and retaining wall was altered in c1990 and the gymnasium was constructed in c2010.

2.3 ASSOCIATED INDIVIDUALS

The place is associated with various individuals who have contributed to its development and to the life of the school. These include: architect Richard McDonald Seymour Wells who designed the 1922 classroom building; George Frederick Knott, local building contractor responsible for its construction; RB White, former school principal; Peter Allen, former student and international entertainer.

The school is also associated with all former students and staff who attended the school since 1923 and have maintained strong community associations with the place through its substantial collection of memorials and honour boards, furniture and memorabilia.

3.0 PHYSICAL EVIDENCE

3.1 SETTING AND PHYSICAL CONTEXT

Armidale High School is set on an expansive site on the outskirts of the central townsite above the railway line on a north-facing hillside.

The site, established in 1923, has a number of mature trees and landscape features from various stages of its construction. The tree-lined Mann Street driveway (RB White Memorial Drive) to the north of the site is the most distinctive of these features as it provides a direct connection from the school to the town centre. In conjunction with the RB White Memorial Oval and gates, it provides a tangible reminder of the history of development of the school.

Other small groupings of established trees are located along the Mossman Street entry drive and at the Hargrave Street entrance.

The original building (B Block), constructed in 1923, is cut into the steep hillside in the southern portion of the site. It has a semi-circular paved assembly area to the north and faces an embankment to the south. An assembly area established during the construction of the school is retained and provides views across the site to the north.

All buildings constructed on the site between 1939 and c1970 were demolished as part of an early works approval. B Block (1923) was conserved and refurbished and a staff carpark was also constructed as part of approved early works. B block now provides specialist performing and visual arts teaching spaces for the proposed new school.

The proposed SSD 9095-Mod-2 is limited to the southern side of the site, and does not involve any changes to B-Block or original landscape features.

The development approved under SSD-9095 and SSD-9095-Mod-1 is substantially complete.



Figure 9 - View of north elevation of new classroom block. B Block located to right of photograph. (NBRSARCHITECTURE, 2020)



Figure 10 - View of new classroom block looking east towards administration area. B Block located to left of photograph. (NBRSEARCHITECTURE, 2020)



Figure 11 - View of new classroom block showing walkway through to agriculture building and location of proposed Multi-Purpose Hall. (NBRSEARCHITECTURE, 2020)



Figure 12 - View of north elevation of B Block. (NBRSARCHITECTURE, 2020)

3.2 AREA OF PROPOSED WORKS

The area of proposed works is located in the southern side of the site, adjacent to the staff carpark. It is accessed from the ring road constructed to the south of the classroom buildings approved in SSD 9095 and SSD 9095-Mod-1.



Figure 13– View from B-Block, along an existing pathway, looking south towards the location for the proposed new Multi-Purpose Hall. (NBRSARCHITECTURE, 2020)



Figure 14– View along an existing pathway from the location for the proposed new Multi-Purpose Hall, towards B-Block (NBRSARCHITECTURE, 2020)



Figure 15– View from the walkway located within Zone 3 and Zone 4, towards the location for the proposed new Multi-Purpose Hall, indicated by the red arrow.
NBRSARCHITECTURE, 2020.



Figure 16– Photograph of the the location for the proposed new Multi-Purpose Hall. **NBR**SARCHITECTURE, 2020.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject property is listed in the *Armidale Dumaresq Local Environment Plan 2012* as Armidale High School—original building circa 1921, 2-storey building, grounds (I049). It is also listed the Department of Education, School Heritage, DEC S170 Heritage and Conservation Register – SHI Number 4640014 Armidale High School.



Figure 17 – Detail from the Armidale Dumaresq LEP 2012 heritage map. Heritage items are shaded brown. The subject site is outlined blue. Source: Armidale Dumaresq LEP 2012, Heritage Map HER_002AA and Heritage Map HER_002AAA

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The Statement of Significance for the subject site contained in the *Armidale Dumaresq LEP 2012* is as follows:

The original High School building, surviving essentially unaltered. Local example of typical public school building of the period. Connected with the important theme of education. Institutional landscaping from about the 1950's possibly earlier, of local significance.

The Statement of Significance for the subject site contained in the Department of Education s170 Inventory is as follows:

The original High School building, surviving essentially unaltered. Local example of typical public school building of the period. Connected with the important theme of education.

The Statement of Significance contained in the **NBRS**ARCHITECTURE Heritage Assessment is as follows:

Armidale High School (1922 -) containing 14 buildings and a number of notable site features is significant for the following reasons:

It has been the place of secondary schooling since 1923 and is highly significant in the community's sense of identity and sense of place;

The place is associated with the lives of former students and staff members who have contributed to the life of the school, locality, state or international community

It contains a wide array of artefacts, memorials and memorabilia associated with the history and development of the school over the past 98 years;

The place contains the original 1922 Arts and Crafts Style Building associated with the initial formation of the school and which was the first high school constructed in New England;

The 1922 building is a good example of an Arts and Crafts style school building attributed to the design of RMS Wells and produced by the Public Works Department of NSW; and,

The place contains significant plantings and landscape features associated with the development of site, memorials and ceremonies.

4.3 SIGNIFICANCE OF HERITAGE ITEMS IN THE VICINITY

4.3.1 STREET PLANTING OF POPLAR TREES, KENTUCKY ST BETWEEN BUTLER AND MILLER STS

The Statement of Significance for the Street Planting of Poplar Trees contained in the *Armidale Dumaresq LEP 2012* is as follows:

First documentation in Armidale of a large number of social organisations joining together to undertake a significant tree planting. This is a socially significant event in Armidale's history.

4.3.2 ARBORETUM, 216-236 KENTUCKY STREET

The Statement of Significance for the Arboretum contained in the *Armidale Dumaresq LEP 2012* is as follows:

Arboretum with indigenous eucalypts and exotic species. Local significance, but potentially of regional significance.

The Armidale Arboretum land (an area of thirty acres) was gazetted as a public reserve on 7 August 1882. Over one hundred years later, the Armidale Bicentennial Arboretum Plan which was launched by the NSW Premier Mr Neville Wran, on 10 August 1985 and funded from Bicentennial project monies. The arboretum was officially opened on 8 October 1988 by the vice-chairman of the NSW Bicentennial Council, Thelma McCarthy AM. By that stage the sixteen hectare site included aquatic gardens, waterfall, senses garden for the disabled, community wall constructed by members of the community, native gardens, exotic gardens, New England flora bed, walking tracks, lookout, picnic shelter and toilet facilities. The project involved service clubs, schools, business houses, individuals and the City Council. The total cost of the project was financed by the NSW Bicentennial Council (\$200 000); council (\$17 000) and community effort (\$54 000).

The senses garden was totally funded and constructed by community groups including Armidale High, Dumaresq Lions, Armidale Garden, Sandon County, Apex, Quota, and Rotary Clubs. The community wall was funded by the NSW Arts Council and the public who donated bricks carved by community members. Council constructed the toilet block with special funding. The aquatic garden, designed by John Wrigley, was funded by a major part of the bicentennial grant. The native gardens, designed by Mrs Maria Hitchcock were constructed in stages by students from The Armidale School and Technical and Further Education using an unemployment grant. The lookout was funded and constructed by the Rotary Club as their major bicentennial project. The exotic

gardens were designed by Mrs Marilyn Pidgeon with the bulbs being donated by the Leitch family.

Detailed historical notes can be found at:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1010675>

5.0 THE PROPOSAL

5.1 DESCRIPTION OF THE PROPOSED MODIFICATION

This modification (SSD 9095-Mod-2) proposes the construction of a Multi-Purpose Hall to the southern side of the site, west of the staff carpark. It is accessed via the approved ring-road which runs from Butler Street to the south of the new classroom building and connects to the open sports courts located to the west of the site.

The building consists of simple skillion roof forms in an agricultural style with metal cladding to the walls and sheet metal roofing. It has blue detailing to the walls, and stainless steel signage. It contains a gymnasium with associated facilities including movement studio, fitness lab, equipment stores, change rooms, toilets and learning spaces. It has a stage and retractable seating.

This proposed modification is aligned with the intent of the original proposal, involving the construction of new buildings at Armidale Secondary College for the provision of a school for 1580 student enrolments, including the incorporation of the original 1923 school building and significant landscape elements.

This proposed modification to the approved SSD (SSD 9095) does not involve any works to the early building (B-Block), nor to any significant, landscape features.

5.2 DOCUMENTS REVIEWED

The following documents have been reviewed in the preparation of this report.

NUMBER	SHEET NAME	REV	Current Revision Date
DA-000	COVER PAGE	2	21.08.2020
DA-002	SITE ANALYSIS - PART 01	1	04.10.2018
DA-003	SITE ANALYSIS - PART 02	1	04.10.2018
DA-004	SITE CONSIDERATIONS	1	04.10.2018
DA-005	BUILDING ENVELOPE 3D	4	21.08.2020
DA-006	EXISTING SITE PLAN	1	04.10.2018
DA-011	TREE SUBMISSION		
DA-012	PROPOSED SITE PLAN	5	21.08.2020
DA-082	SITE CIRCULATION, VEHICLE & PEDESTRIAN PLAN	4	21.08.2020
DA-085	CONSTRAINTS DIAGRAM - COMBINED	1	04.10.2018
DA-100	SITE GENERAL ARRANGEMENT PLAN - LOWER GROUND	4	17.04.2020
DA-101	SITE GENERAL ARRANGEMENT PLAN - GROUND FLOOR	5	17.04.2020
DA-102	SITE GENERAL ARRANGEMENT PLAN - UPPER GROUND	5	21.08.2020
DA-103	SITE GENERAL ARRANGEMENT PLAN - FIRST FLOOR	5	21.08.2020
DA-104	SITE GENERAL ARRANGEMENT PLAN - SECOND FLOOR	5	21.08.2020

NUMBER	SHEET NAME	REV	Current Revision Date
DA-105	SITE ROOF PLAN	4	21.08.2020
DA-300X	ELEVATIONS	1	04.10.2018
DA-301X	ELEVATIONS AND SECTIONS - ZONE1 & O BLOCK	1	04.10.2018
DA-400	ELEVATIONS AND SITE SECTIONS	3	17.04.2020
DA-401	NEW BUILD SECTIONS	3	17.04.2020
DA-402	ELEVATION AND SECTION	1	21.08.2020
DA-980	EXTERNAL FINISHES BOARD	2	17.04.2020
DA-981	INTERNAL FINISHES BOARD	1	04.10.2018
DA-1050	SIGNAGE	2	17.04.2020
DA-1100	SHADOW DIAGRAMS	3	21.08.2020
DA-1200	AERIAL VIEW FROM BUTLER STREET	3	21.08.2020
DA-1201	VIEW OF ADMINISTRATION AND POINT OF ARRIVAL	2	29.11.2019
DA-1202	VIEW OF CENTRAL COURTYARD	1	04.10.2018
DA-1203	AERIAL VIEW FROM MANN STREET	3	21.08.2020

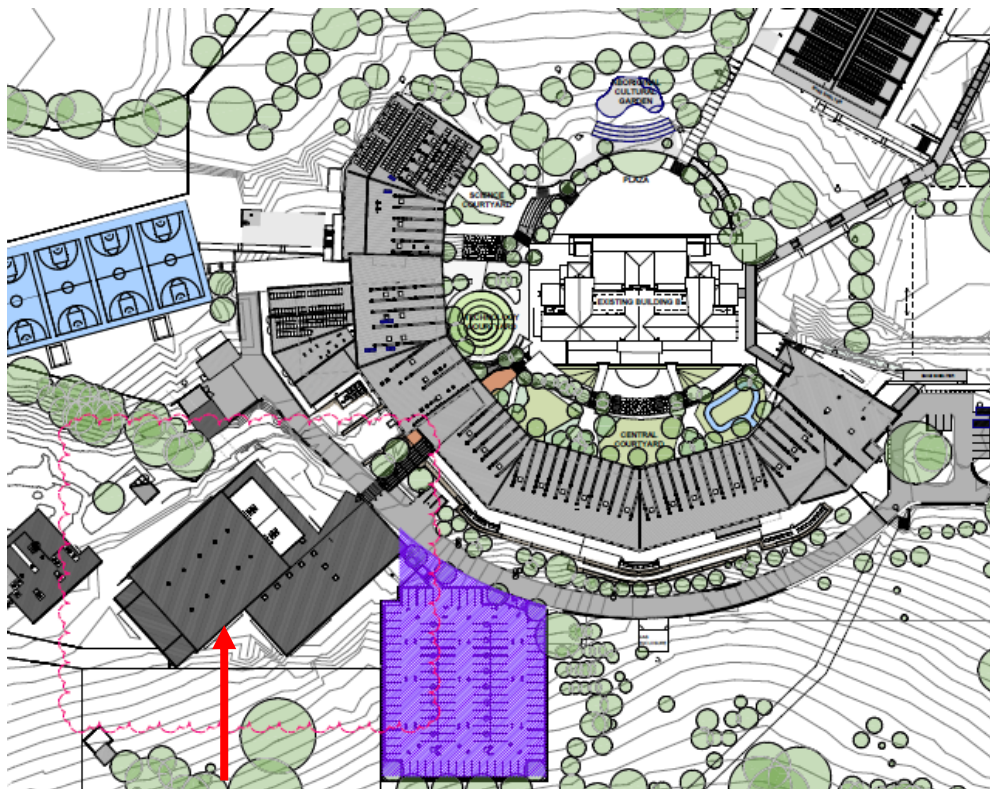


Figure 18 – General arrangement plan of the site, with the roof plan for the proposed new Multi-Purpose Hall outlined in pink and indicated by the red arrow. (Source: NBR SARCHITECTURE).

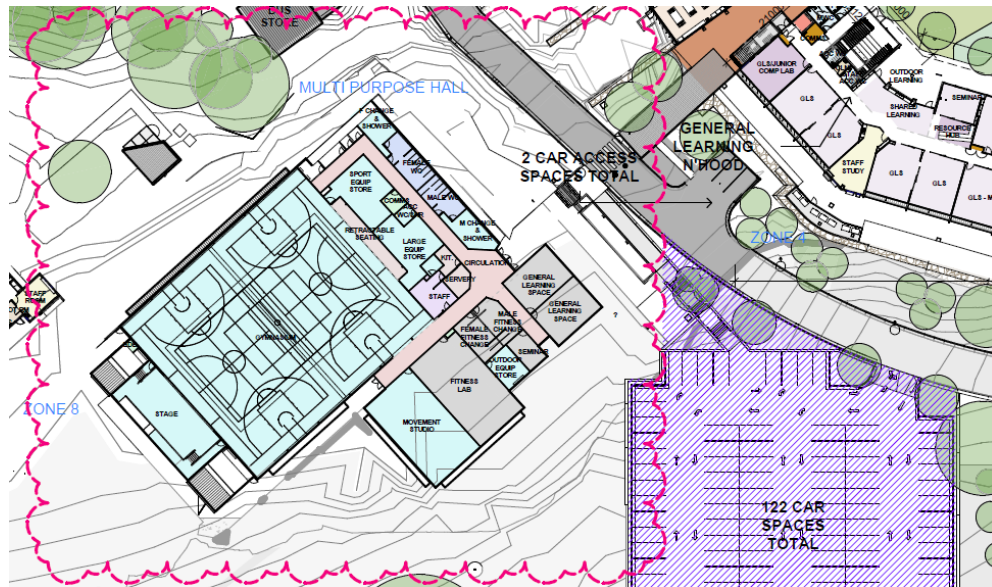


Figure 19 – The proposed floor plan for the new Multi-Purpose Hall highlighted in pink. (Source: NBR SARCHITECTURE)

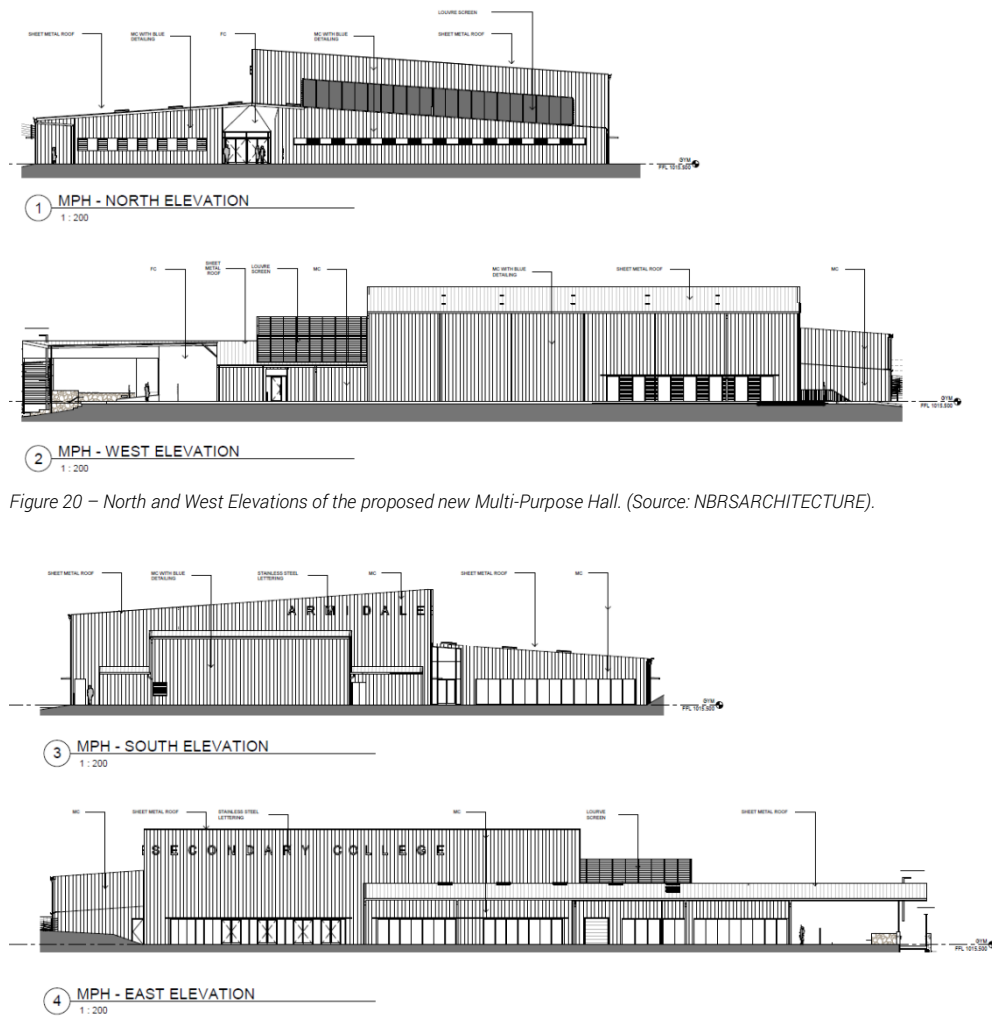


Figure 21 – South and East Elevations of the proposed new Multi-Purpose Hall. (Source: NBR SARCHITECTURE).

6.0 HERITAGE IMPACT ASSESSMENT

This Statement of Heritage Impact has been prepared to address the impact assessment criteria guidelines set out in:

- i. *Armidale Dumaresq Local Environmental Plan 2012*;
- ii. *Armidale Development Control Plan 2012*;
- iii. *Heritage Assessment - Armidale High School*, NBRSAARCHITECTURE, 20 June 2018; and
- iv. *Statements of Heritage Impact*, published by New South Wales Heritage Office (now Heritage Division) guidelines.

This section of the report provides a detailed analysis of the relevant heritage sections of the statutory controls applying to the site

6.1 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

Proposed Works	Potential Heritage Impact
Construction of a new Multi-Purpose Hall	Acceptable Heritage Impact The proposed Multi-Purpose Hall is located on the southern side of the site and is separated from significant heritage features of the site by the intervening development of the new classroom block. It will be detailed in a manner similar to other contemporary site development and does not interrupt any views to or from B Block.

6.2 ARMIDALE DUMARESQ LOCAL ENVIRONMENTAL PLAN (LEP) 2012

Part 5 clause 5.10 of *Armidale Dumaresq Local Environmental Plan 2012* outlines provisions for Heritage Conservation for land in Armidale Dumaresq.

Heritage items are listed in Schedule 5 of the LEP and are shown on the appended Heritage Maps.

The objectives of Clause 5.10.1 are as follows:

- (a) *to conserve the environmental heritage of Armidale Dumaresq,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposal relates to, and is assessed against, the provisions of the LEP:

Control	Compliance
Clause 5.10.2 – Requirement for development consent for:	This modification to the proposed development approved as part of SSD 9095 seeks approval for the addition of a new Multi-Purpose Hall to the southern portion of the site.

Control	Compliance
a) Demolition or alteration of exterior detailing, fabric, finish or appearance; b) Alteration by making structural changes to the interior of a specified item in relation to Schedule 5; c) Disturbing or excavating an archaeological site; d) - e) Erecting a new building	The original classroom building (B-Block) which is a noted element in Schedule 5 of the LEP has been conserved and refurbished as a component of the early works application for the site. The proposed Mod-2 does not involve any changes to B-Block, or any other existing building on the site. SSD 9095-Mod-2 also does not involve any changes to any significant landscape features of the site or the adjacent Avenue of Poplars on Kentucky Street. The proposed new Multi-Purpose Hall is located to the south of the 1922 building (B-Block), allowing important view from the northern aspect of B-Block to be maintained.
Clause 5.10.3 - when consent is not required	The development is not an exempt development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .
Clause 5.10.4 – the consent authority must consider the effect of the proposed development on the heritage significance of the heritage item or area.	This document provides a Heritage Impact Statement assessing the extent to which the modification to the approved SSD application (SSD 9095) proposed development affects the heritage significance of the site.
Clause 5.10.5 - the consent authority can request a heritage impact statement be prepared.	This document provides a Heritage Impact Statement assessing the extent to which the proposed modification to the approved SSD application (SSD 9095) proposed development affects the heritage significance of the site and heritage items in the vicinity.
Clause 5.10.6 – the consent authority can request a Conservation Management Plan be prepared.	A Conservation Management Plan has not been requested for this site. NBRSARCHITECTURE Heritage Studio provides ongoing advice and guidance to the design team according to best practice conservation management principles as set out in the Australia ICOMOS Burra Charter.
Clause 5.10.7 - requirements for archaeological sites.	The Armidale Secondary College is not an archaeological site as set out in Part 3 of Schedule 5 of the LEP.
Clause 5.10.8 - requirements for Aboriginal places of heritage significance.	Aboriginal Heritage is examined in a separate report.

Control	Compliance
Clause 5.10.9 - demolition of State heritage Items.	The item is not a state heritage item and no demolition is proposed as part of this application.
Clause 5.10.10 - conservation incentives.	The proponent is not seeking to rely on the incentives clause for this development.

6.3 ARMIDALE DEVELOPMENT CONTROL PLAN (DCP) 2012

European Heritage

Armidale Dumaresq DCP 2012 Chapter 2.3 provides provisions for European Heritage with the following objectives:

- *To protect and conserve items and places with heritage significance in Armidale Dumaresq;*
- *To assist in the implementation of relevant Heritage Studies.*
- *To promote and encourage appropriate and sympathetic design solutions where restoration or new work is proposed for properties or places of heritage significance in the area.*
- *To improve the appearance of local streetscapes.*
- *To ensure the setting of places of heritage significance and the streets in which they are located are not compromised by unsympathetic new development.*
- *To provide potential developers and the general public with clear information on heritage conservation.*

The DCP provides detailed guidance for residential heritage properties and heritage properties within the Armidale Commercial Centre. These do not include the site of Armidale Secondary College however, overall, the design of the Armidale Secondary College including the design of the proposed modification to the approved SSD application, support the objectives of the Armidale Dumaresq Development Control Plan.

6.4 COMPLIANCE WITH THE HERITAGE ASSESSMENT

Different components of a place make different relative contributions to its heritage value. Establishing the relative contribution of an item and its elements guides the development of the Statement of Significance and contributes to guidelines for the future management of the site.

Loss of integrity, authenticity and condition may diminish significance. The following definitions are given:

Condition refers to the current state of the place in relation to each of the values for which that place has been assessed. Condition reflects the cumulative effects of management and environmental events. The condition is described as very good, good, sound or poor. Archaeological condition is described as very intact, intact or poor.

Integrity is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process. The integrity is assessed as high, moderate or low.

Authenticity refers to the extent to which the fabric is in its original state. The authenticity is assessed as high, moderate or low.

The following table summarises the response of the redevelopment proposal to the gradings of significance provided in the Armidale High School Heritage Assessment 2018.

Gradings	Justification
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance
Moderate	Moderate degree of original fabric. Demonstrates a key element of the item's significance. Alterations detract from significance. Elements which contribute to the overall significance of the item
Little	Alterations to the element detract from its significance. The item or element neither adds nor detracts from the heritage significance of the place
Intrusive	Damaging to the item's heritage significance.

Provided below is an assessment of the site's various elements and their individual significance. Only the retained elements of the site are identified in the following list.

Element/Building	Condition	Integrity	Authenticity	Grading of Significance
Armidale High School	Poor	Moderate	High	Moderate
RB White Memorial Oval (1958)	Good	High	Moderate	Moderate
RB White Memorial Gates (1958)	Good	High	Moderate	Moderate
Mann St Driveway (1920s)	Sound	High	Low	Moderate
Butler Street entry (1962)	Poor	High	Moderate	Little
Playing field (1974)	Poor	Moderate	Low	Little
Assembly Area (1922)	Sound	High	Good	Moderate
Moveable Heritage	Very good	High	High	High

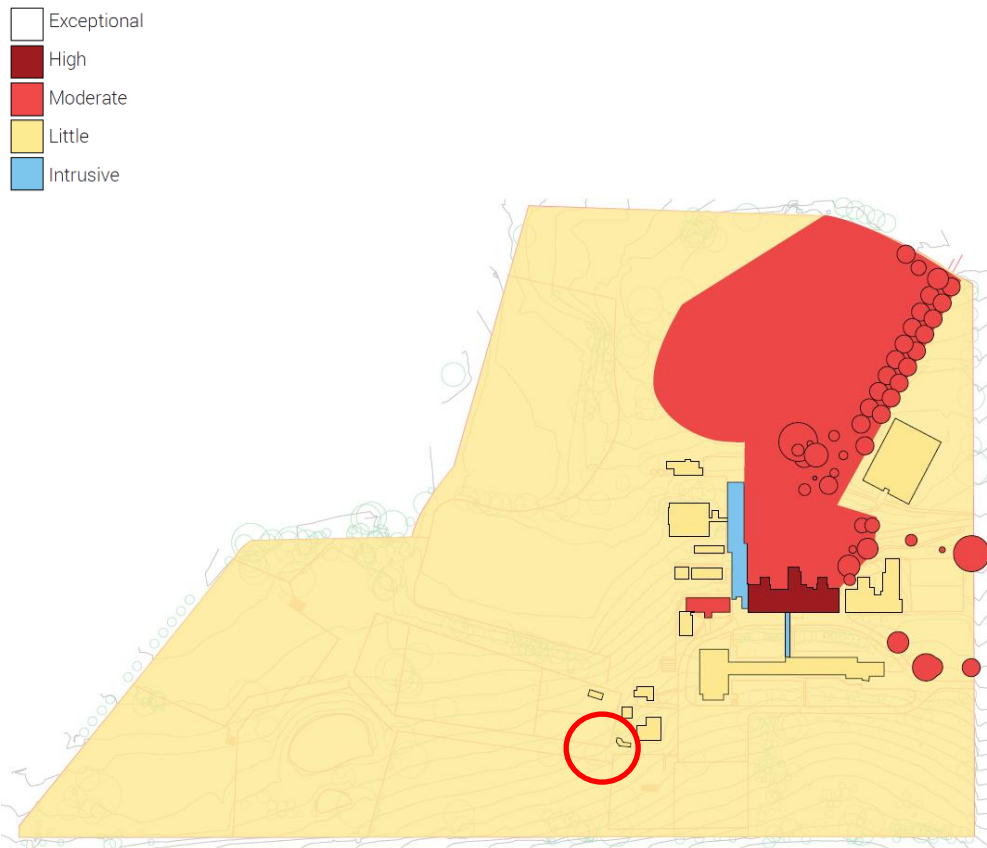


Figure 22 – Gratings of significance for Armidale High School with approximate location of the Multi-purpose building circled red. (NBR SARCHITECTURE)

Significant Views

Primary views to and within the site include:

- View along Mann Street entry road to and from the school along the avenue of Elms,
- View to and from north elevation of the 1922 Classroom Building from the Assembly Area and from the wider sports ground to the north of the site.

Secondary views to and within the site include:

- View from the former Butler Street carriageway approaching the 1922 Building from the east
- View from the former Butler Street carriageway approaching the 1922 Building from the west
- Views from the first floor of Building B to the surrounding town and countryside in the north-west direction would be restored following the removal of Building G.

The topography of the area and vegetation on the site generally restricts views to the buildings from Kentucky Street.

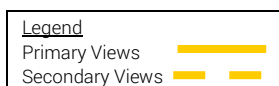
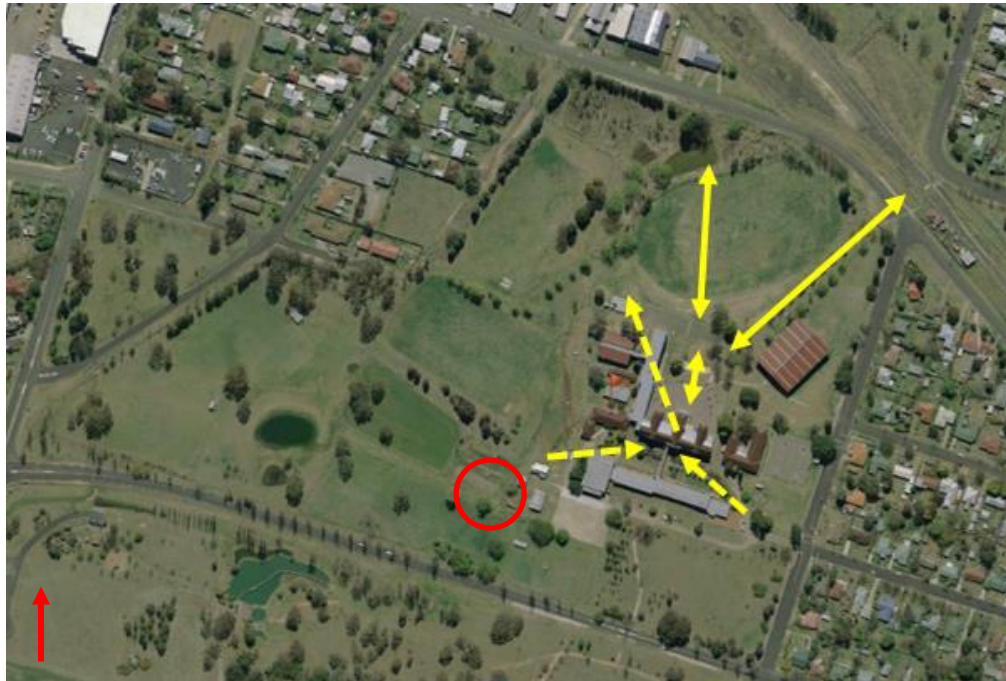


Figure 23 – Significant views (NBRSEARCHITECTURE, 2018)

The following approach to management of significant fabric and spaces has been adopted to provide guidance for the assessment of development proposals:

Views	Response
<i>Primary views</i>	
- View along Mann Street entry road to and from the school along the avenue of Elms, - View to and from north elevation of the 1922 Classroom Building from the Assembly Area and from the wider sports ground to the north of the site.	The primary views will not be impacted by the proposed SSD-9095-Mod-2.
<i>Secondary views</i>	
- View from the former Butler Street carriageway approaching the 1922 Building from the east and west - Views from the first floor of Building B to the surrounding town and countryside in the north-west direction would be restored following the removal of Building G.	The secondary views will not be impacted by the proposed SSD-9095-Mod-2. The secondary view near the area of the proposed Multi-Purpose Hall is contained within the development approved in SSD 9095 which has been developed as an internal courtyard/amphitheatre.

The proposed Multi-Purpose Hall is located in an area graded as Little Significance in the Armadale High School Heritage Assessment. The following management recommendations apply to areas of little significance:

Guidelines and items	Compliance
<i>Approach to Areas Little Significance</i>	A Photographic Archival Recording of the site was completed before the commencement of demolition on the site.
<i>The fabric of such spaces or elements may be retained or removed depending on the future use requirements. Care should be taken to ensure that such works do not detract from the significance of adjoining spaces or elements.</i>	The proposed development is in keeping with the style of contemporary site development at Armidale Secondary college and does not detract from the significance of adjoining spaces or elements.
<i>Before removal ensure that archival recording is completed.</i>	

6.5 IMPACT ON HERITAGE ITEMS IN THE VICINITY

The Street Planting of Poplars (Item I247) and Arboretum (Item I251) are both historically linked to the development of Armidale High School as a result of the progressive subdivision and reservation of land for public, recreational and educational purposes and the development and beautification of the town through the planting of trees.

The community and student involvement with tree planting in the arboretum and road reserve provides a social and historical connection between the three heritage items.

The proposed modification to the approved SSD application (SSD 9095-Mod-2) retains the historic and social connection between the sites. The proposal does not involve any loss of fabric or disruption of views to heritage items in the vicinity.

6.6 EVALUATION AGAINST THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment of the proposed modification to SSD 9095 is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

- The proposed modifications to the approved SSD application respects the heritage significance of the site through the retention of elements of high and moderate significance;
- The proposed modification to the approved SSD application retains the use of the place for secondary education, providing an ongoing contribution to the community's sense of identity and sense of place;
- The proposed modification to the approved SSD application retains the setting of the 1922 Arts and Crafts style building (B-Block) which was the first high school constructed in New England and is attributed to the design of RMS Wells; and
- The proposed modification to the approved SSD application retains significant plantings and landscape features associated with the development of the site.

6.6.1 MAJOR ADDITIONS

A major addition is proposed as part of the modification to the approved SSD application (SSD 9095), involving the addition of a new Multi-Purpose Hall to the southern side of the site.

Guidelines	Assessment of Heritage Impact
<i>How is the impact of the addition on the heritage significance of the item to be minimised?</i> <i>Can the additional area be located within an existing structure? If not, why not?</i> <i>Will the additions visually dominate the heritage item?</i> <i>Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</i> <i>Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?</i>	• The proposed modification to the approved SSD application does not involve any changes to significant fabric associated with the site, including B-Block, significant plantings or landscape features. • Due to the location of the new Multi-Purpose Hall to the southern side of the site, it will not impact upon primary views to the north of B-Block, nor impact upon secondary views from Butler Street approaching B-Block from the north, or views from the first floor of B-Block over the surrounding countryside.

6.6.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM

The proposed development as part of the modifications to the approved SSD application are in the vicinity of two other heritage items.

Guidelines	Assessment of Heritage Impact
<i>How is the impact of the new development of the heritage significance of the item or area to be minimised?</i> <i>Why is the new development required to be adjacent to heritage item?</i> <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i> <i>How does the new development affect views to, and from, the heritage item?</i> <i>What has been done to minimise negative effects? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i> <i>Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?</i> <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i>	• The proposed addition of a new Multi-Purpose Hall, follows the topography of the land and does not interfere with views to and from heritage items in the vicinity. • The Multi-Purpose Hall is located to the south of the site to maximise use of the ring road and to avoid further development in the area of significant site features such as B Block and RB White memorial Drive. It also allows on-grade access through to the school reducing the need for ramps and lifts • The Multi-Purpose Hall is sited at a significant distance from the Avenue of poplars and will not impact root systems or drainage in the vicinity of the trees. • The form and setting of the adjacent heritage items will not be adversely affected.

7.0 CONCLUSION

The proposed modification to the approved SSD application (SSD 9095-Mod-2) for the construction of a Multi-Purpose Hall at Armidale Secondary College, Butler Street Armidale, will have an acceptable impact on the heritage significance of Armidale High School and heritage items in the vicinity.

The proposed Mutli-Purpose Hall is located to the southern side of the new classroom building and will not impact on views to or from the original school building (B-Block) or impact any significant landscape features on the site.

The building is set down below the level of Kentucky Street in line with other approved site development and will not impact on heritage items in the vicinity including Street Planting of Poplar Trees or Arboretum.

The proposed modification to the approved SSD application is consistent with the heritage provisions contained within planning policies, strategies and objectives, including those within the *Armidale LEP 2012* and the *Armidale DCP 2012*.

In our view, the consent authorities should have no hesitation, from a heritage perspective, in approving the modification to the approved SSD application (SSD-9095-Mod-2).



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