

Dimitri Gotsis  
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SYDNEY NSW 2001

By email: [Dimitri.Gotsis@planning.nsw.gov.au](mailto:Dimitri.Gotsis@planning.nsw.gov.au)

Dear Mr Gotsis

**Notice of Exhibition of application for Redevelopment of Bankstown North Public School - SSD 10290**

Thank you for your referral dated 22 October 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal. I note that proposal was not referred to the Heritage Council of NSW during SEARs stage.

The proposed development involves an updated to the existing Bankstown North Public School, including:

- Construction of Block 4 which includes:
  - Staff and administration areas;
  - Library;
  - Special Programs area; and
  - 6 teaching and learning areas.
- Construction of Block 2 which includes:
  - 18 teaching and learning areas; and
  - Student amenities
- Kiss and drop loop road from Beresford Avenue to Davis Lane;
- New games court and assembly court;
- Associated site works and landscaping;
- Removal of temporary school / demountable classrooms
- Relocation of the substation from Beresford Avenue to Hume Highway;
- New school signage to the Beresford School entry;
- Blocks A, N and I are to be retained (no works to these buildings is proposed) ; and
- Removal of 11 trees.

Bankstown North Public School is **not** a local or state listed item and is **not** located within a heritage conservation area. The site lies within the vicinity of the SHR listed item Bankstown Reservoir (elevated) – SHR 01316. Additionally, a Building noted as “Block A” located within the subject site, is a draft heritage item on the Department of Education’s S170 Heritage and Conservation Register.

The following reports were considered in our assessment:

- *Environmental Impact Statement*, prepared by DFP Planning, dated 30 September 2020
- Appendix 1 – Sears reference Table, prepared by DFP Planning, dated September 2020
- Appendix 2 – Mitigation Measures, prepared by DFP Planning, dated September 2020

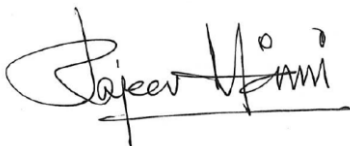
- Appendix 7 – Architectural Drawings, prepared by JDH Architects, dated 21 May 2020
- Appendix 8 – Design Analysis Report, prepared by RPS group, dated 2 June 2020
- *Appendix 21 – Heritage Impact Statement*, prepared by DFP Planning, dated 22 May 2020
- Appendix 30 – Preliminary Construction Management Plan, prepared by RPS Group, dated 22 April 2020
- Appendix 38 Historical Archaeological Assessments, prepared by APEX Archaeology, dated May 2020

As delegate of the Heritage Council of NSW, I provide the following comments:

- The retention of Block A and the proposed 38m setback from the new school buildings is considered a positive heritage impact.
- It is recommended that the Construction Management Plan include site induction for trades persons outlining the significance of building Block A as well as a set of protection measures for Block A during construction.
- A photographic archival recording of the site and Block A should be undertaken prior to any works being undertaken on site. The archival recording should be undertaken in accordance with the NSW Heritage Council guidelines (Photographic recording of Heritage Items Using Film or Digital Capture (2006))
- An interpretation plan must be prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005) and implemented on site.
- No archaeological constraints were identified for the project, this is considered an appropriate assessment. An air raid slot trench may be present in the project area however it would not reach the threshold for archaeological heritage significance. It is noted that such a trench would be a 'work' and not a 'relic' within the meaning of the Heritage Act, 1977. It is considered that an unexpected finds procedure for historical archaeology should be included in the Construction Management Plan for the project.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Heritage Assessments Officer at Heritage NSW on 8837 6375 or [Mariyam.Nizam@environment.nsw.gov.au](mailto:Mariam.Nizam@environment.nsw.gov.au).

Yours sincerely



**Rajeev Maini**  
 Senior Team Leader  
 South Assessments  
 Heritage NSW  
 Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
 12 November 2020