



Inner City High School, Surry Hills



Concept Report

Part I

19 February, 2016



Education



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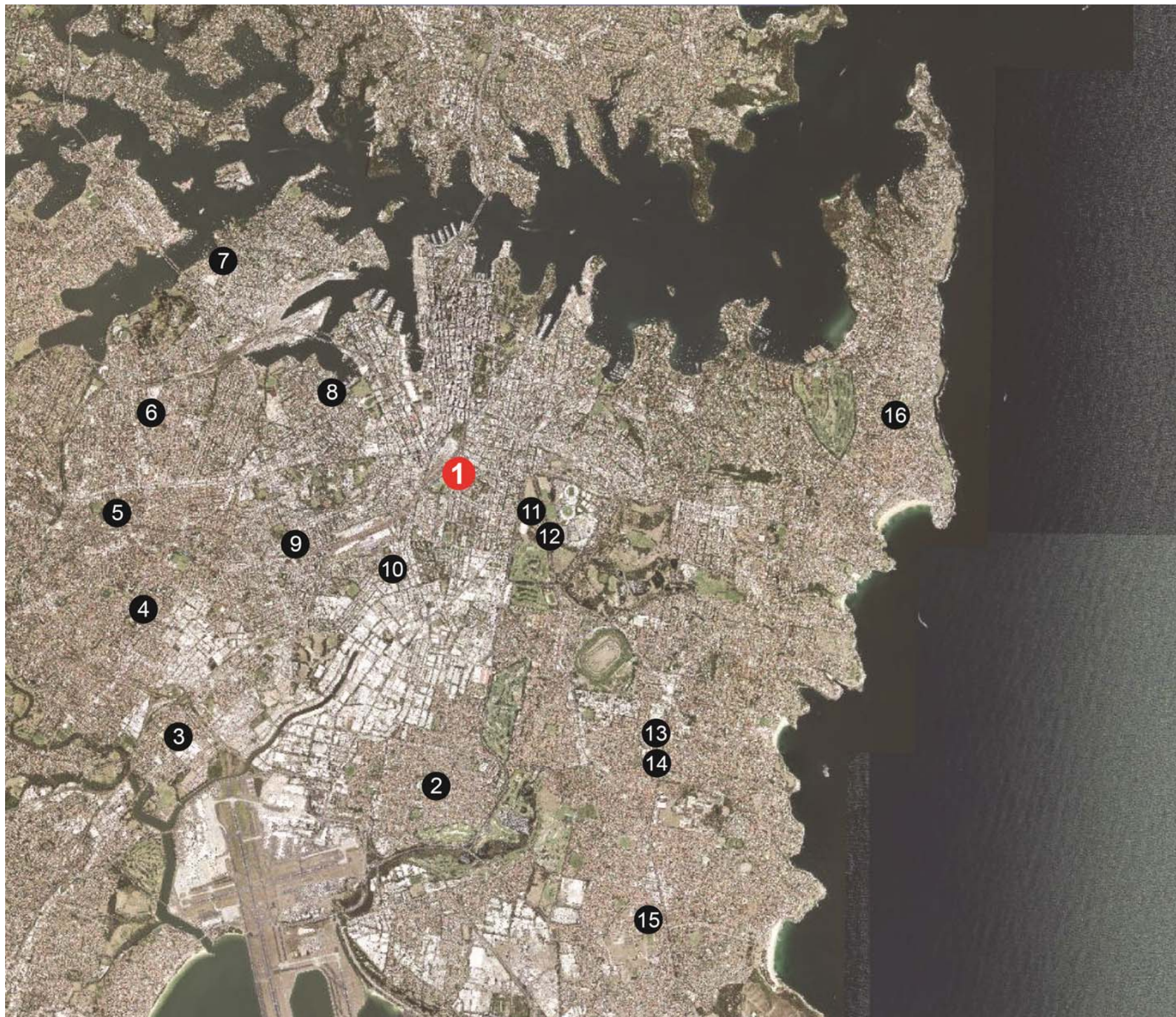
Master Plan Project Team

Principal Design Consultant	Perumal Pedavoli Pty Limited
Landscape Consultant	Tract Consultants
QS Services	MBMpl Pty Ltd
Heritage Consultant	Perumal Murphy Alessi
Arborist	Earthscape Horticultural Services

Inner City High School, Surry Hills

Site Analysis

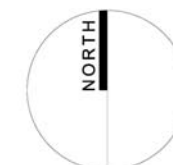
Inner City Public High Schools Map



Legend

- 1 Inner City High School
- 2 JJ Cahill High School
- 3 Tempe High School
- 4 Marrickville High School
- 5 Fort Street High School
- 6 Sydney Secondary College Leichhardt Campus
- 7 Sydney Secondary College Balmain Campus
- 8 Sydney Secondary College Blackwattle Campus
- 9 Newtown Performing Arts High School
- 10 Alexandria Park Community Centre
- 11 Sydney Boys High School
- 12 Sydney Girls High School
- 13 Randwick Girls High School
- 14 Randwick Boys High School
- 15 South Sydney High School
- 16 Rose Bay Secondary College

Inner City High School, Surry Hills



Site Analysis

Aerial Photo



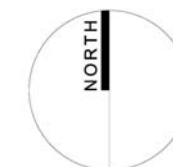
The Inner City High School site is located at the south-east corner of Prince Alfred Park, bounded by Cleveland Street at the south and Chalmers Street at the east.

The photograph illustrates the significant open space of the park in relation to the surrounding area.

Railway lines and Central Station are to the north and west.

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Site Analysis

Locality Map



Inner City High School, Surry Hills

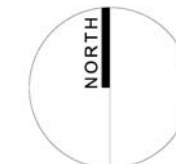


Site Analysis

Wider Vicinity and Prince Alfred Park

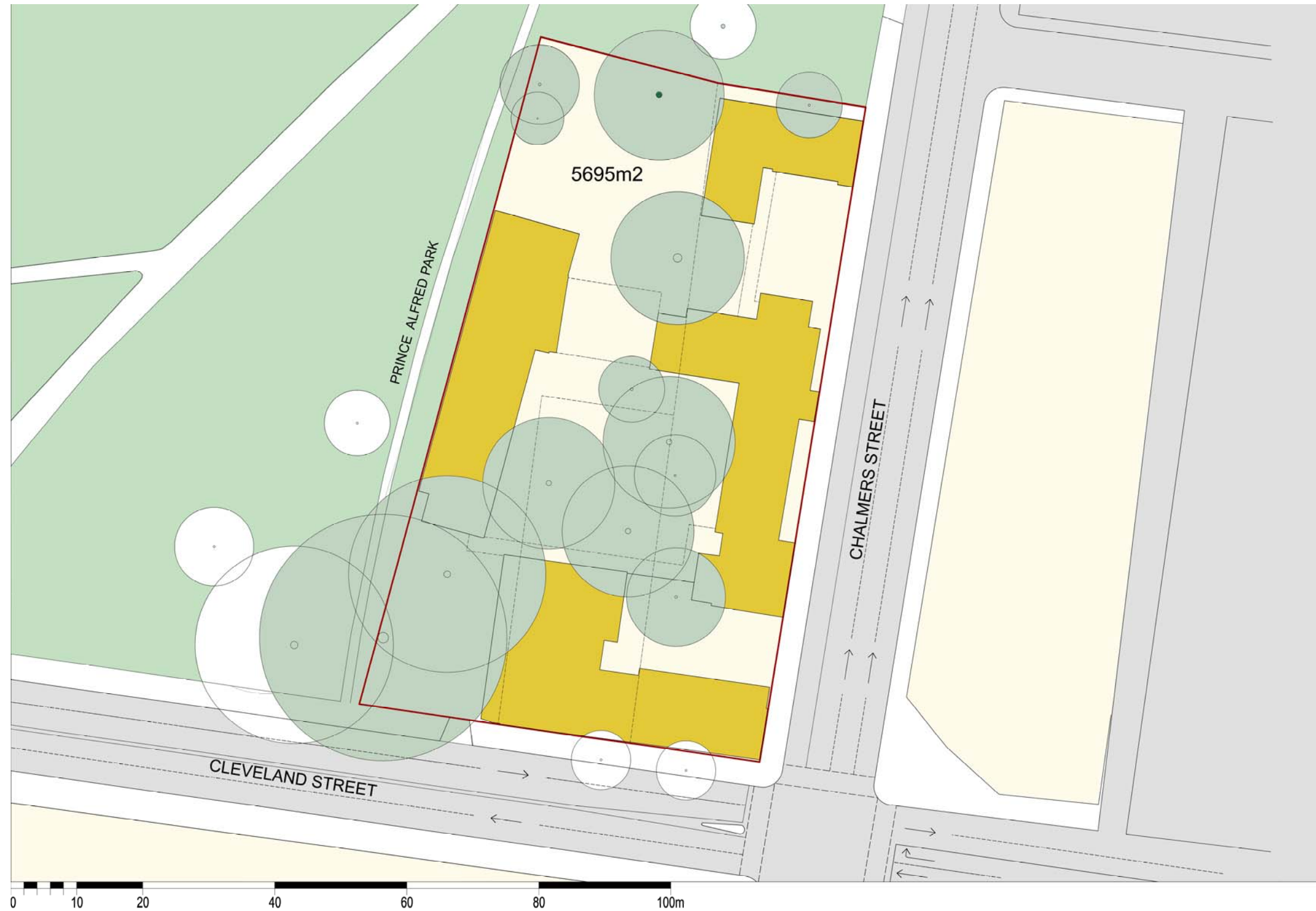


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Site Analysis

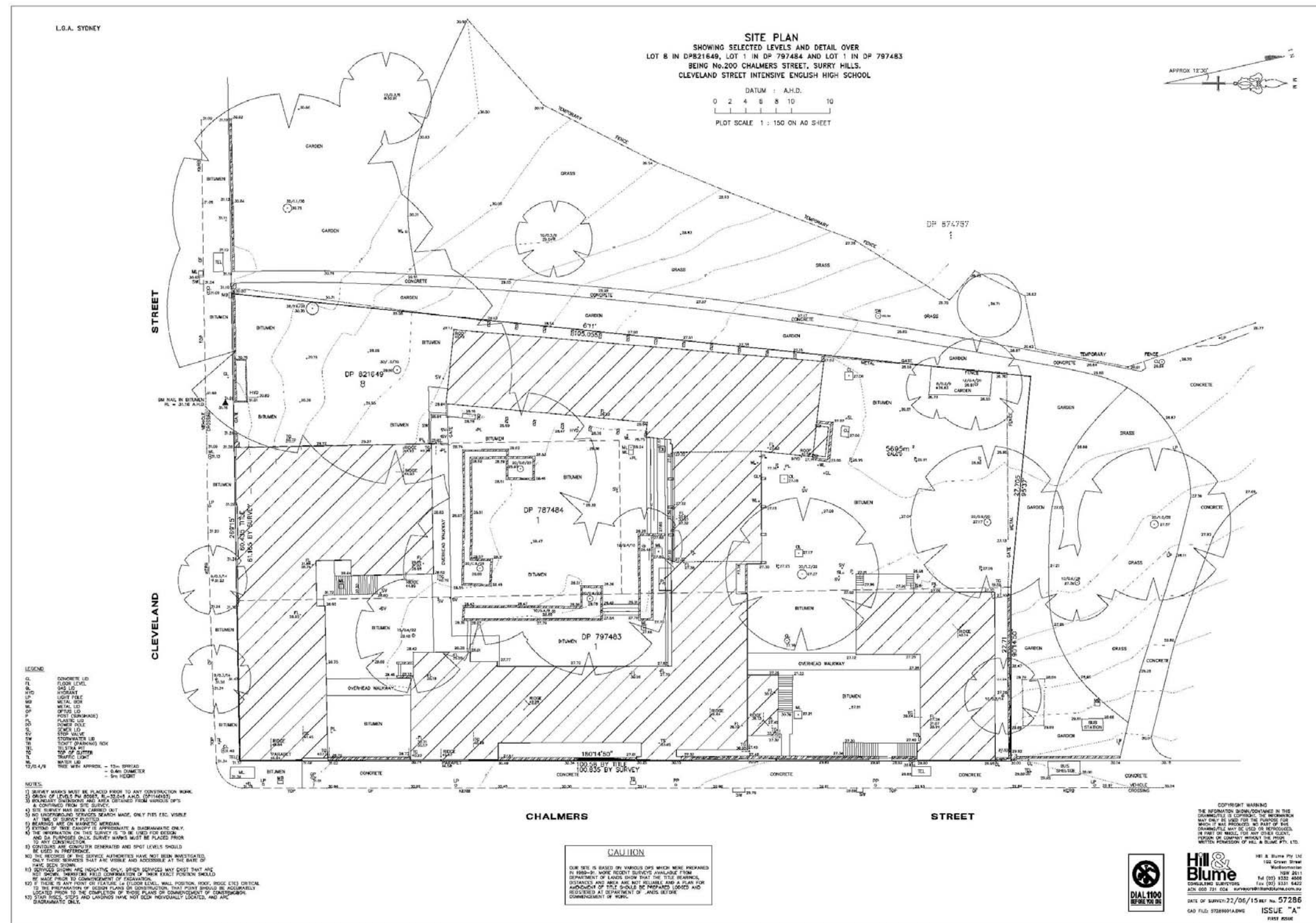
School Site Map



Inner City High School, Surry Hills



Site Survey June, 2015



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Education

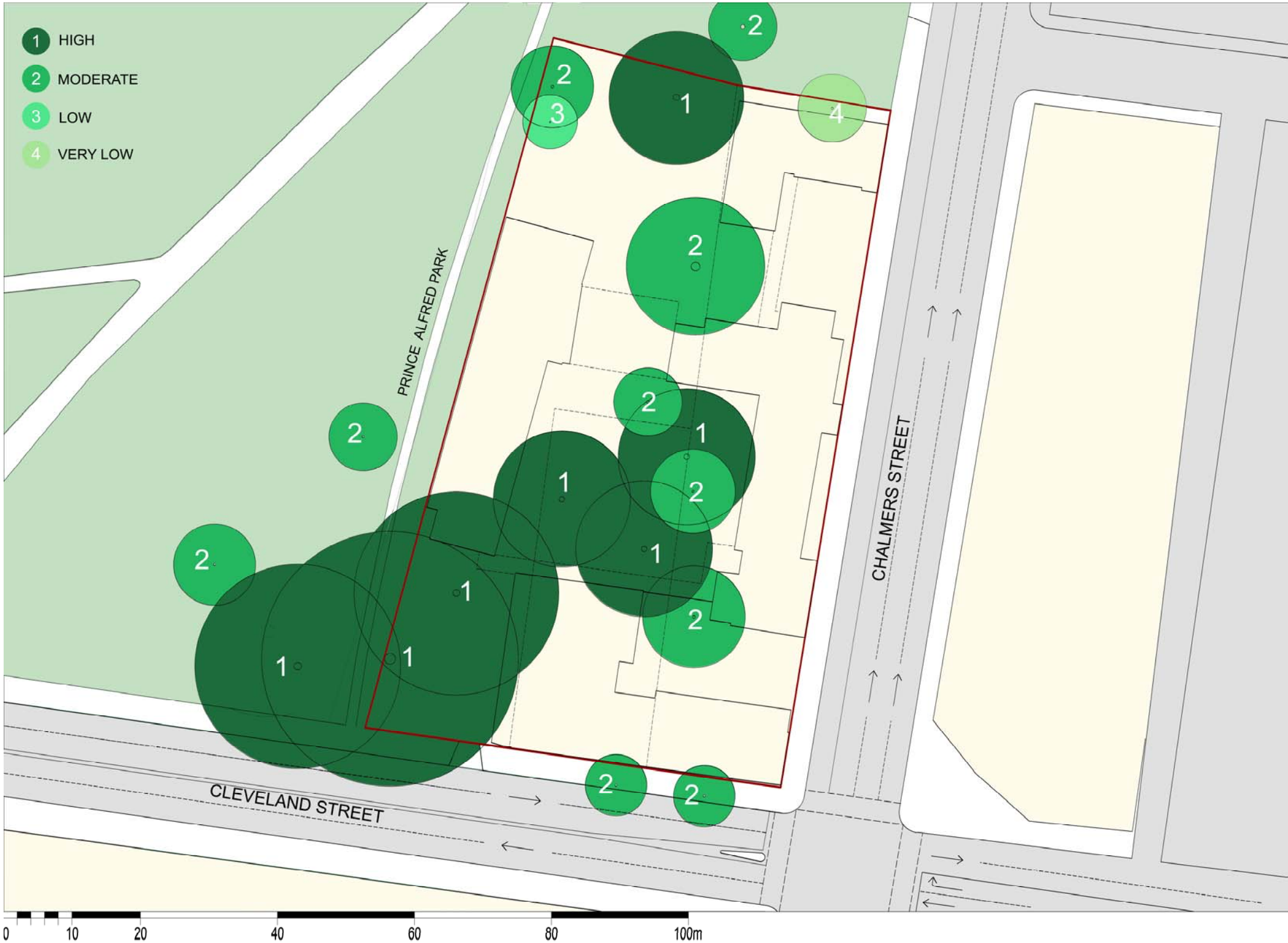
PERUMAL
PEDAVOLI

ARCHITECTS

Site Analysis

Tree Retention Value

Based on *Arborist Report* 8 July, 2015



The *Arborist's Report* identifies trees within the site, provides information on their current health and condition, remaining Safe Useful Life Expectancy, Landscape Significance and suitability for retention/preservation (Retention Value) as part of any future development. The report also provides recommended Tree Protection Zones (TPZs) to ensure the long-term preservation of the trees to be retained where appropriate.

The trees of HIGH retention value (noted '1' on the diagram) include the following specimens:

ID ¹	Botanical name	Common name
1	<i>Agathis robusta</i>	Queensland Kauri
17,18	<i>Ficus macrophylla</i>	Moreton Bay Fig
11,13,15	<i>Platanus x hybrida</i>	Plane tree

Note 1. Tree identification as per *Arborist's Report*.

The *Agathis robusta* at the north of the site is a rare tree and of significant age.

The *Ficus macrophylla* at the south-west terminate the avenue in Prince Alfred Park parallel to Cleveland Street, and are visually significant.

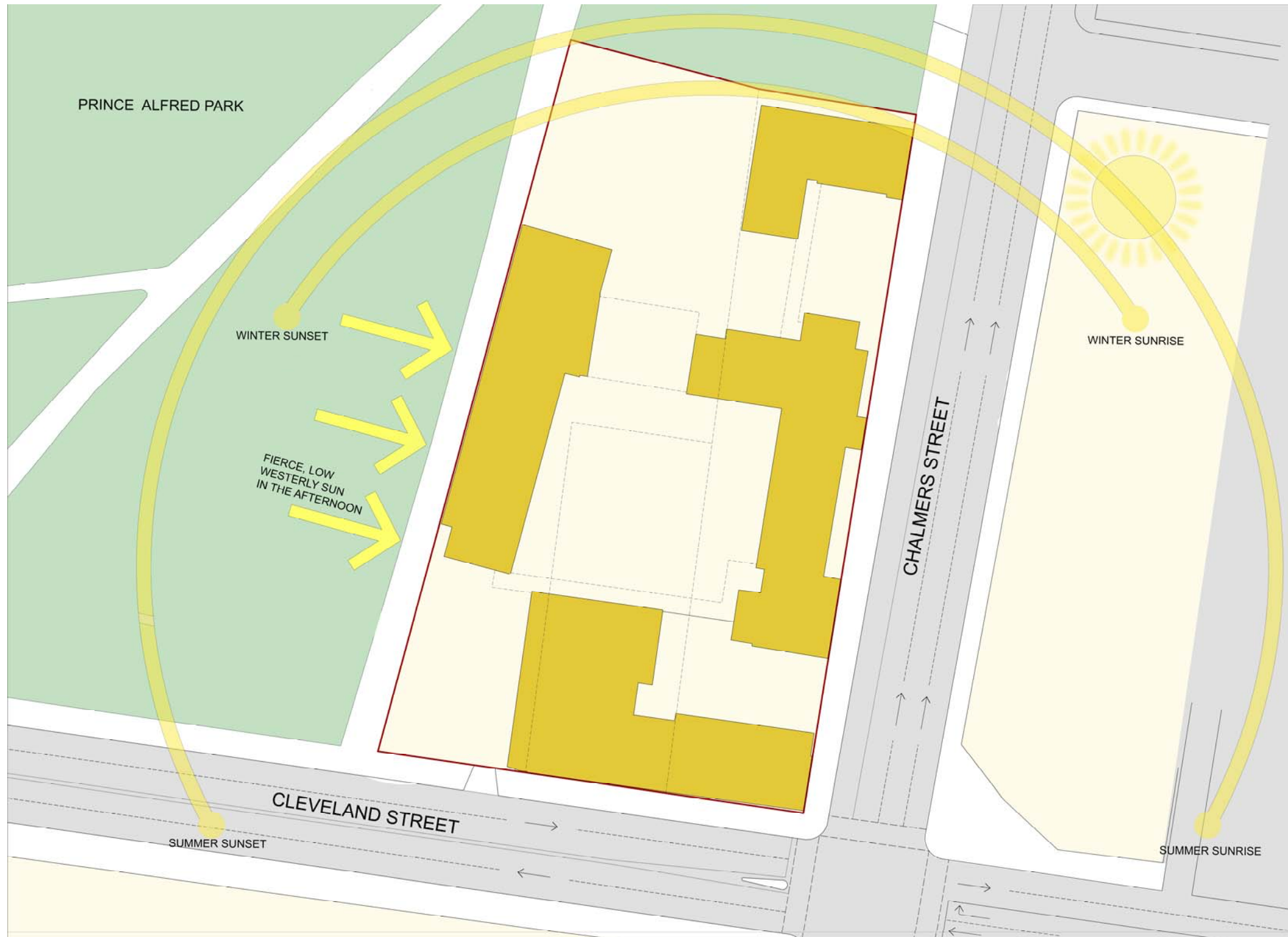
Plane trees in the existing courtyard are identified as "High Retention Value", however the PAG did not support their retention. The reasons for this approach include a high incidence of allergic reaction to plane tree pollen, prevalence of this species in inner Sydney, reduced life expectancy of these particular specimens as they are located in raised planters and the limits imposed on new building and integrated outdoor spaces by the trees' location.

Inner City High School, Surry Hills

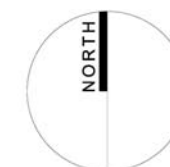


Site Analysis

Climate and Weather

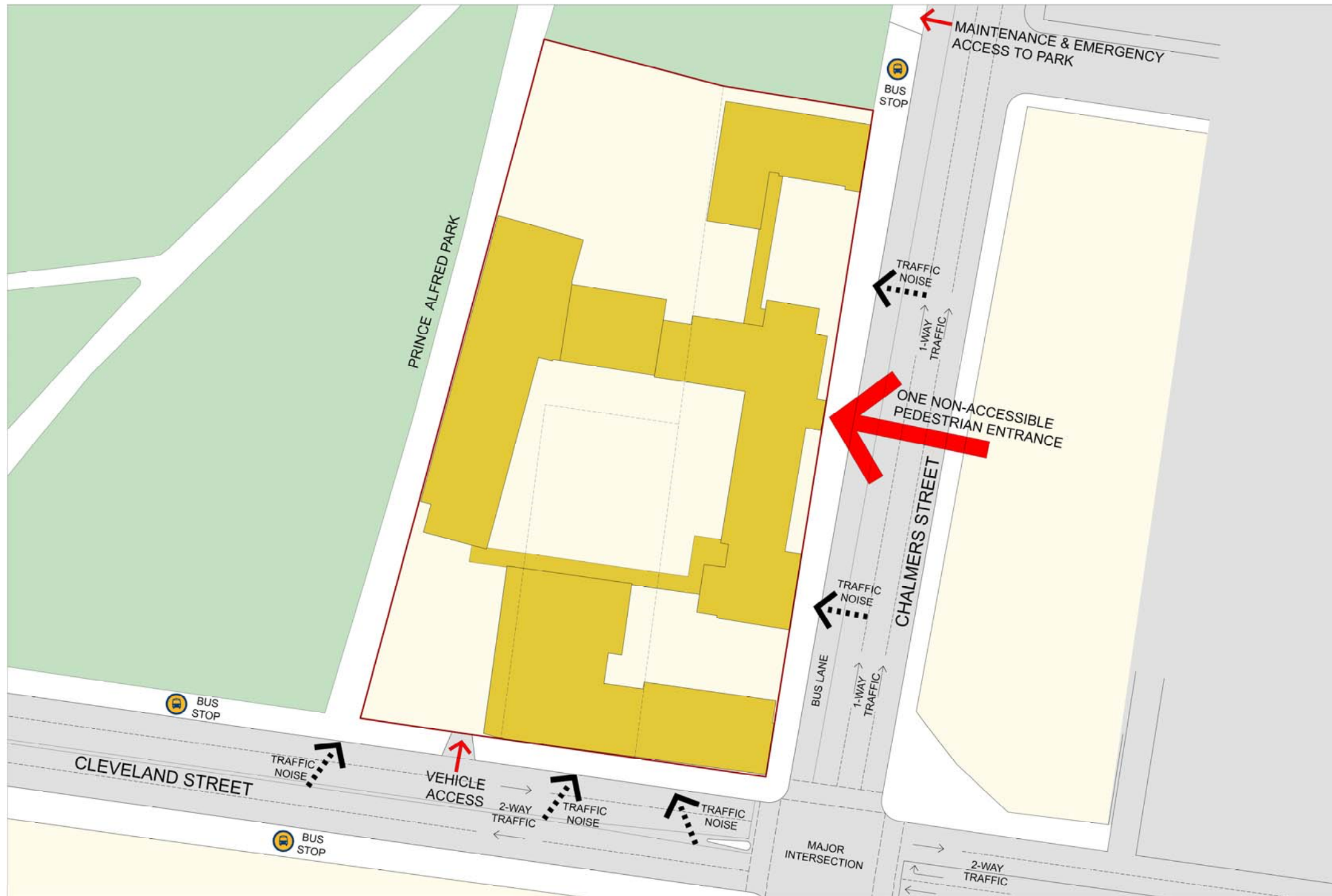


Inner City High School, Surry Hills



Site Analysis

Accessibility and Traffic



The Inner City High School site is bounded by Cleveland Street at the south and Chalmers Street at the east.

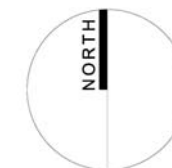
There are bus stops nearby, and traffic lights include pedestrian crossings.

A single vehicle entry point is located on Cleveland Street.

The primary pedestrian entry is from Chalmers Street.

The existing buildings do not meet contemporary requirements for accessibility.

Inner City High School, Surry Hills



Site Analysis

Heritage



Inner City High School, Surry Hills

Site Analysis

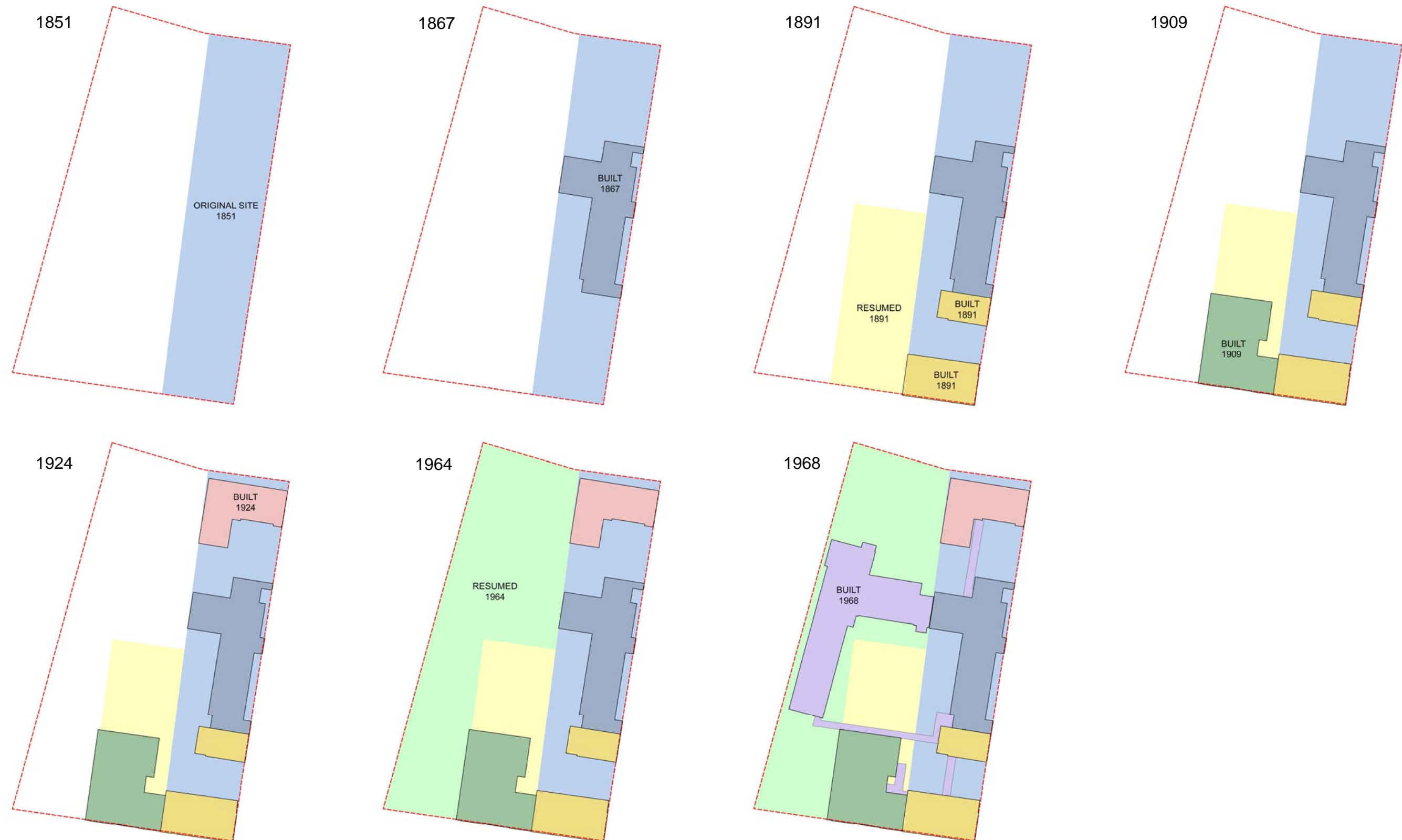
Heritage – Building Chronology

1850s	<p>Sydney's population grew rapidly in the wake of the Gold Rushes. The spatial spread of Sydney had expanded to Surry Hills, Redfern and Chippendale by this time and it was realised that schools would be required to cater for the new residents.</p> <p>The provision of education at this time fell to two boards. The Denominational School Board oversaw government aid to schools founded on a religious basis with secular education provided by the National School Board.</p> <p>In 1850 a parcel of land at the south western corner of the government's "Cleveland Paddock" was set aside for a National School. In the following year land adjoining this land to the west, was also set aside for a Wesleyan Manse.</p> <p>In response to applications for a National School, the Board commenced preparations for the establishment of a School on the site. Construction of the buildings was underway in 1855. To speed up time and reduce costs the buildings constructed in timber with iron cladding and were later lined in canvas and paper. The new Cleveland Street National School opened in May 1856.</p> <p>Improvements by City Council raised the level of Castlereagh (now Chalmers) Street by 6 feet above the level of the School site which positioned the school in a hollow next to the street corner.</p>
1865	The former "Cleveland Paddock" was dedicated as Prince Alfred Park.
1867	<p>GA Mansfield, architect for the newly created Council of Education reported on the poor condition of the earlier school buildings and prepared plans for the construction of a new building.</p> <p>The site was small and constricted and as the street level was above the level of the School grounds, Mansfield suggested that the School building could be raised up to street level by the addition of a play area beneath. He also suggested that more area be taken from the Park area.</p> <p>The new Cleveland Street School opened on 3 September 1868. The press of the time described the building as being <i>"well situated for the convenience of the children of a very populous neighbourhood."</i></p>
1891	<p>Crowding had long been a problem at the school and extensions were approved by the Minister for Public Instruction.</p> <p>Schools architect William E Kemp had prepared plans for a new Girls School in late 1890. He reported that any attempt to add another storey to the existing building would bring little benefit for very large expense. As it was thought that the play area was far too small, it was decided to resume the neighbouring site, occupied by the Wesleyan Manse for the new building.</p> <p>The Manse was officially resumed on 21 March. The building was demolished and construction of the new building commenced. The additional land also allowed the existing toilet blocks on the site to be moved further away from the buildings.</p> <p>The building, with new fencing along Cleveland Street was completed in 1893.</p>
1895	Addition of a new classroom constructed in stone and brick was approved and completed.
1909	Plans for additions to the Boys' School were prepared by the Government Architect under WL Vernon in 1907. The new Boys' School was completed and comprised of an additional wing on Castlereagh (now Chalmers) Street between the Infants School and original building.
1912	<p>An Intermediate High School for boys and girls was established at Cleveland Street School in January as part of a reform of the school system. This was a high school which provided education to the Intermediate Certificate standard whilst still retaining a primary school department.</p> <p>Erection of three portable classrooms on the grounds was completed and plans for a new building were approved by the Government Architect, George McCrae. In 1916 RS Wells signed plans for the proposed new Boys School adjacent to Chalmers Street. But the building was not completed until sometime later.</p>
1935	Cleveland Street was widened and efforts to alleviate traffic noise and soundproofing measures were initiated.
1950s	<p>Minor works were undertaken at the school. In 1958 a fire burnt out part.</p> <p>The School continued as a public school, but between 1951 and 1955 it also operated as a Junior High School which meant that it only provided high school teaching for the Junior years. From 1956 to 1981 it operated as a Boys' High School.</p> <p>A new Science Block was constructed along the western boundary of Prince Alfred Park in 1959.</p>
1964	On 29 th May an area of 2 roods 16 perches was taken from the Park and dedicated for School purposes, thereby expanding the school area considerably.
1966	Primary School classes ceased.
1967	Government Architect, EH Farmer signed plans for the construction of a new Science Block and Classroom Block plus alterations to the existing buildings.
1981	The Boys High School use ceased.
2002	Cleveland Street Intensive English Centre and school occupied the site and have undertaken various alterations, repairs and upgrades to the present.

Inner City High School, Surry Hills

Site Analysis

Heritage – Building Chronology



Inner City High School, Surry Hills

Site Analysis

Heritage – Building Significance



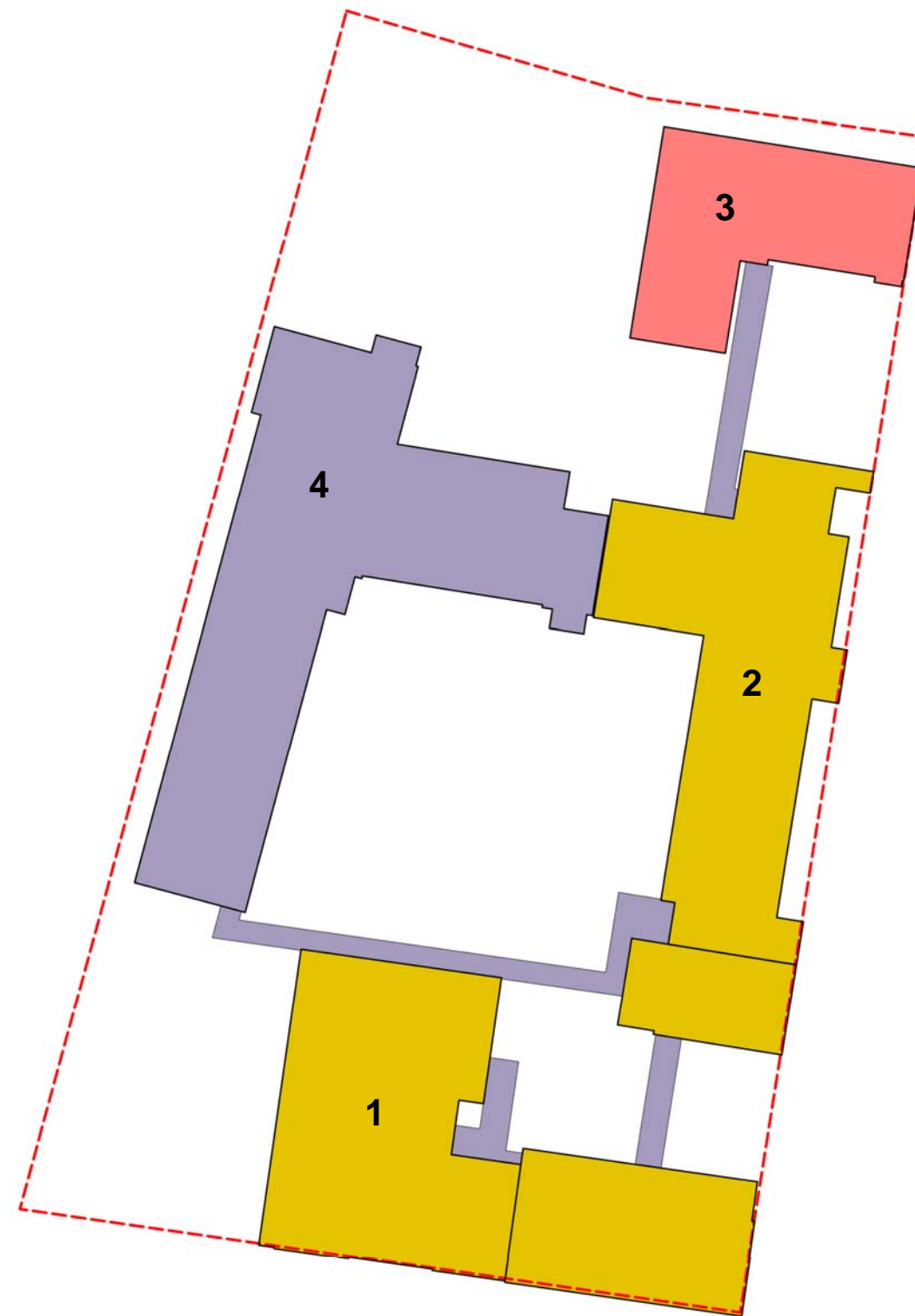
 HIGH SIGNIFICANCE






 MEDIUM SIGNIFICANCE



 LOW SIGNIFICANCE



SIGNIFICANCE GRADING

-  HIGH SIGNIFICANCE
-  MEDIUM SIGNIFICANCE
-  LOW SIGNIFICANCE

Source: Former Cleveland Street Public School, Buildings including Interiors, Grounds and Fence plinth (Heritage Database No. 2424310)

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.

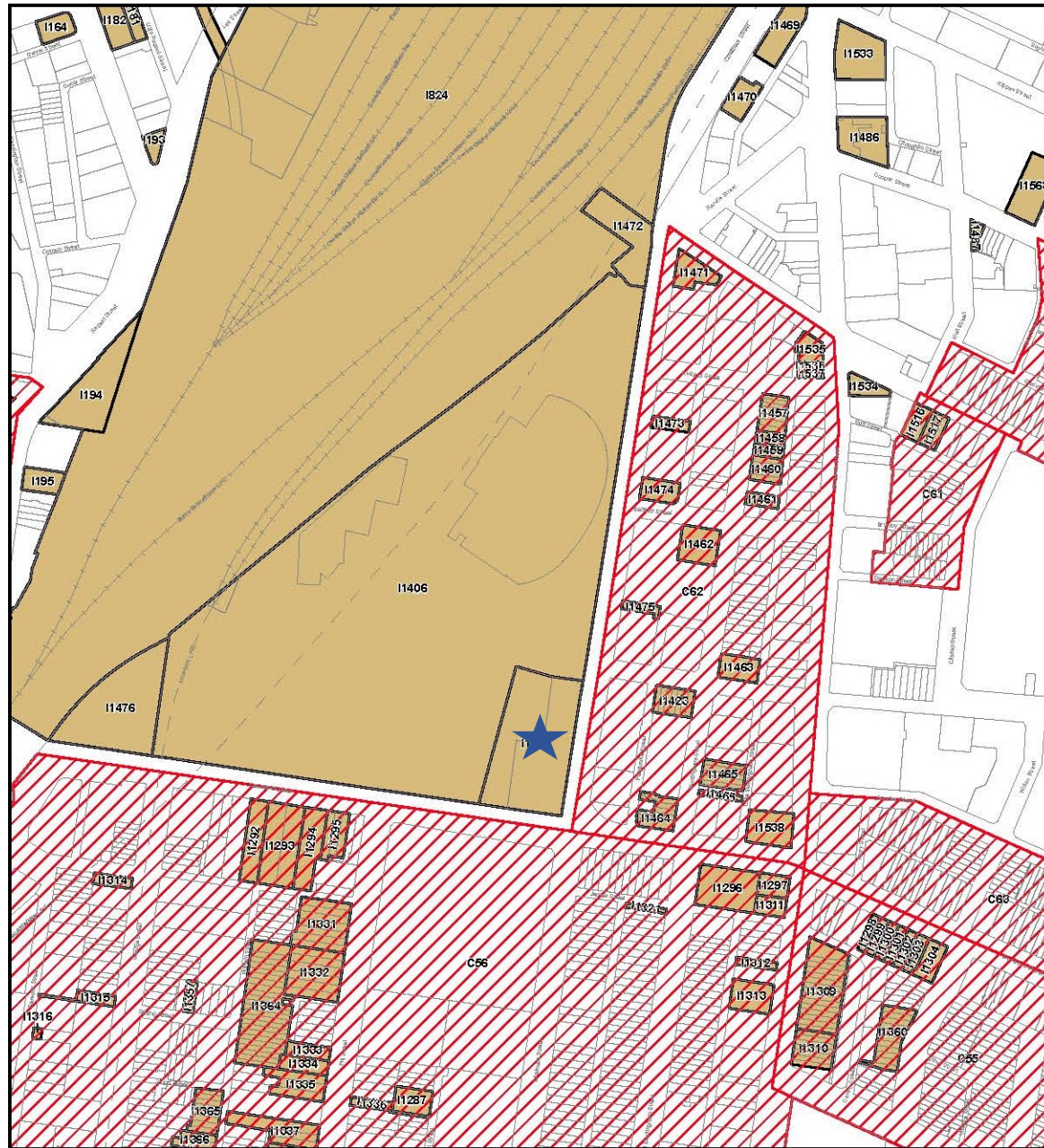
It is historically significant as the first of the “palace” schools designed by GA Mansfield which were later to give rise to criticism. The school is socially significant through its long association with education in the area where it has served for many decades as a centre of public education and culture.

Buildings of high and medium significance will be retained, and the low significance Building 4 will be demolished.

Inner City High School, Surry Hills

Site Analysis

Heritage – Heritage Listing Status



Sydney LEP 2012



The “Former Cleveland Street Public School, buildings including interiors, grounds and fence plinth” has been identified as being a local item in Schedule 5 of the Sydney Local Environmental Plan (LEP) 2012.

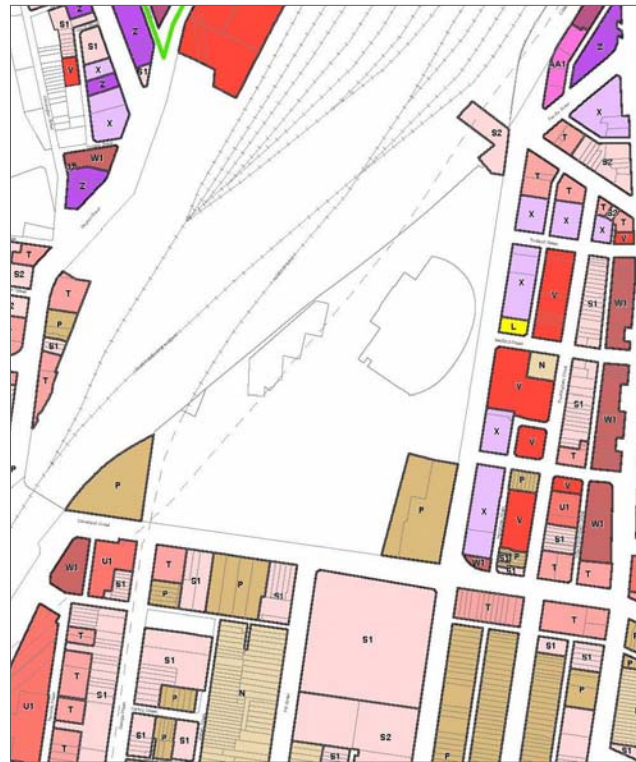
The site has also been classified by the National Trust of Australia (NSW) and is listed on the Register of the National Estate (RNE).

Classification by the Trust has no statutory implication. However, like the RNE listing, classification indicates a recognition of the cultural significance of the site. The opinion of the Trust is highly regarded.

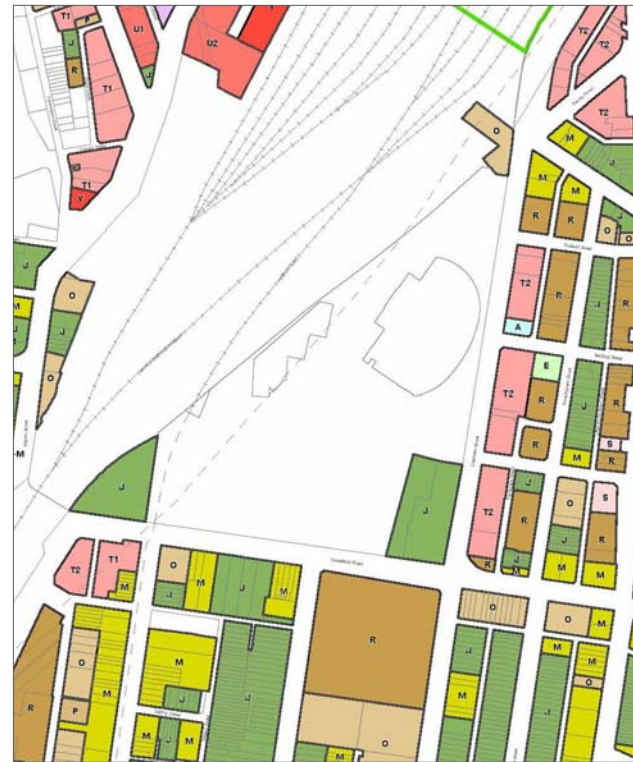
Inner City High School, Surry Hills

Site Analysis

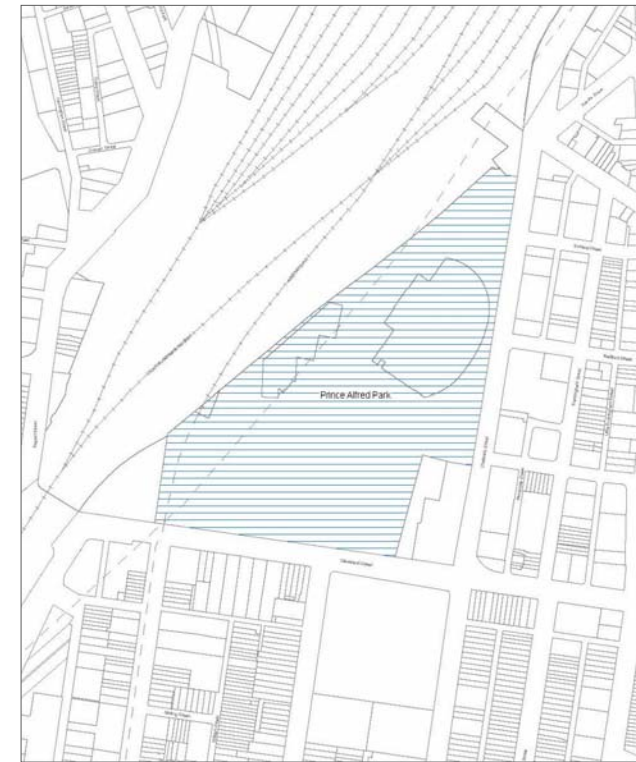
Sydney Local Environment Plan 2012



1



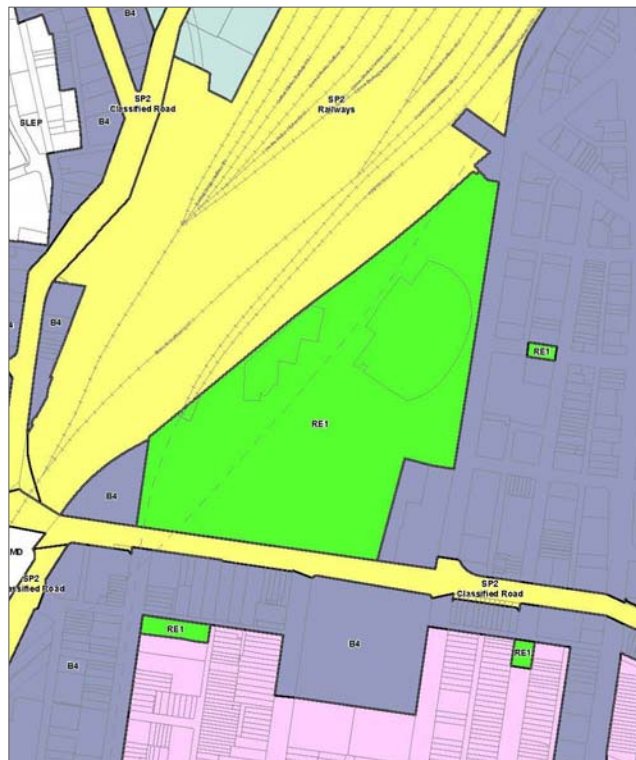
2



3

1. Floor Space Ratio = 1.25
2. Height of Building = 9m
3. Sun Access Protection = No additional overshadowing
4. Land Zoning = B4 Mixed Use
5. Land Use & Transport Integration = Category B
6. Public Transport Accessibility Level = Category D

It is noted that any new development on the site is likely to be non-compliant with planning requirements for floor space ratio, height and sun access protection.



4



5

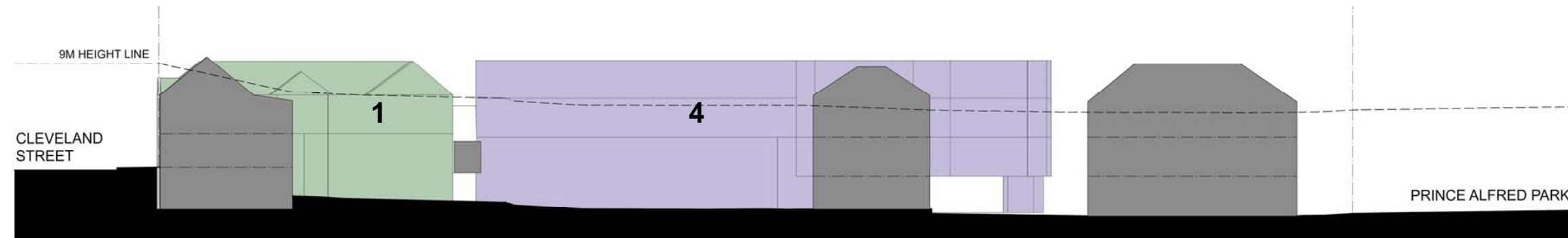
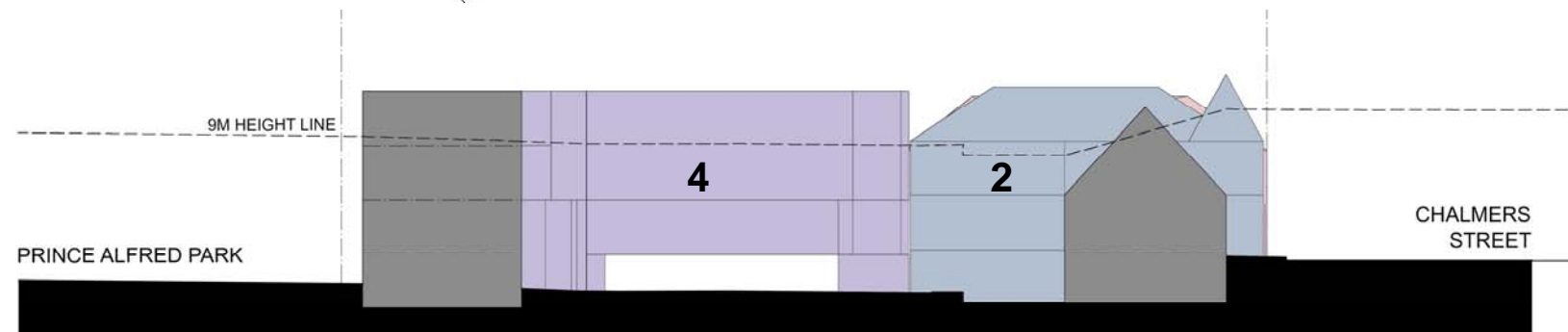
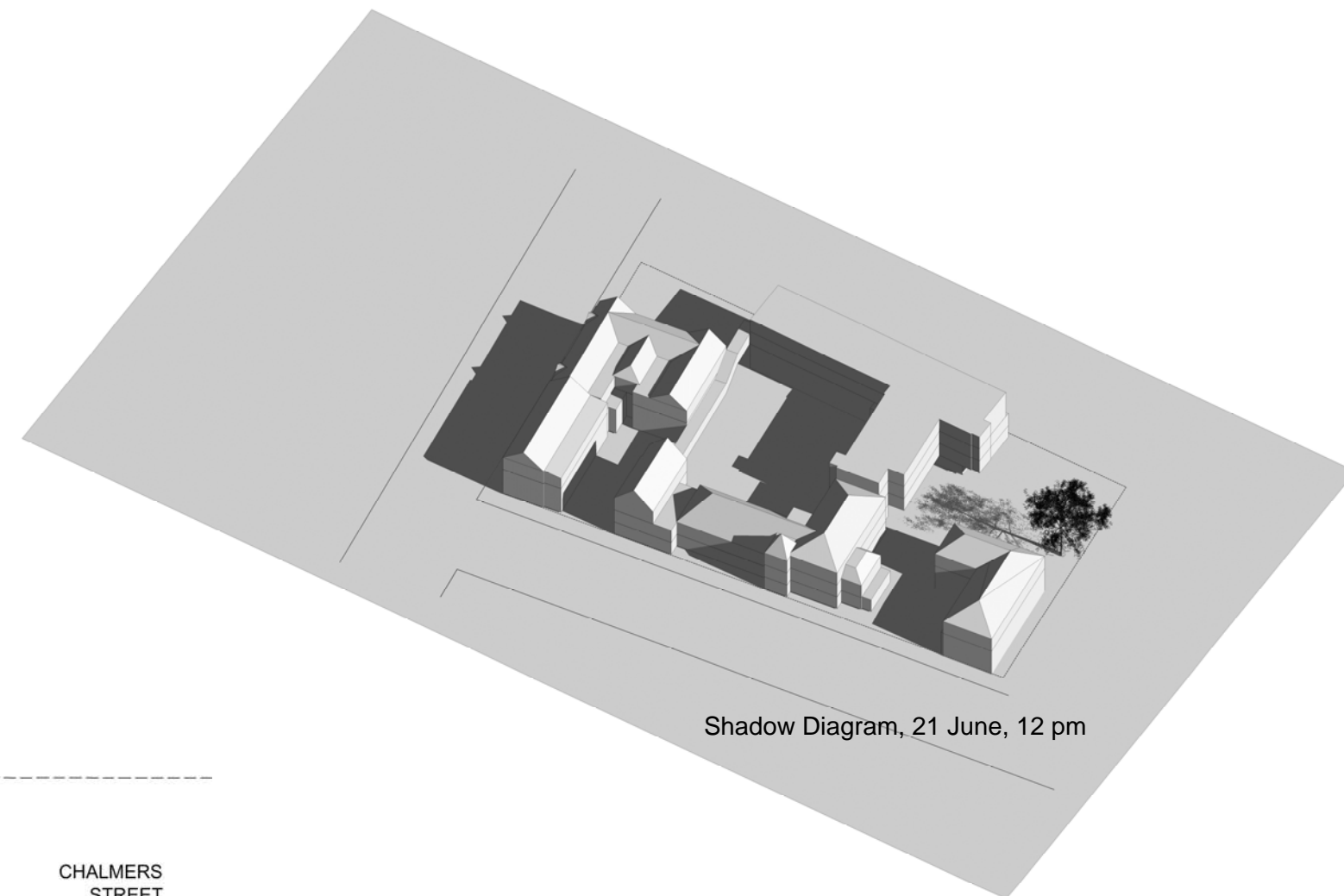
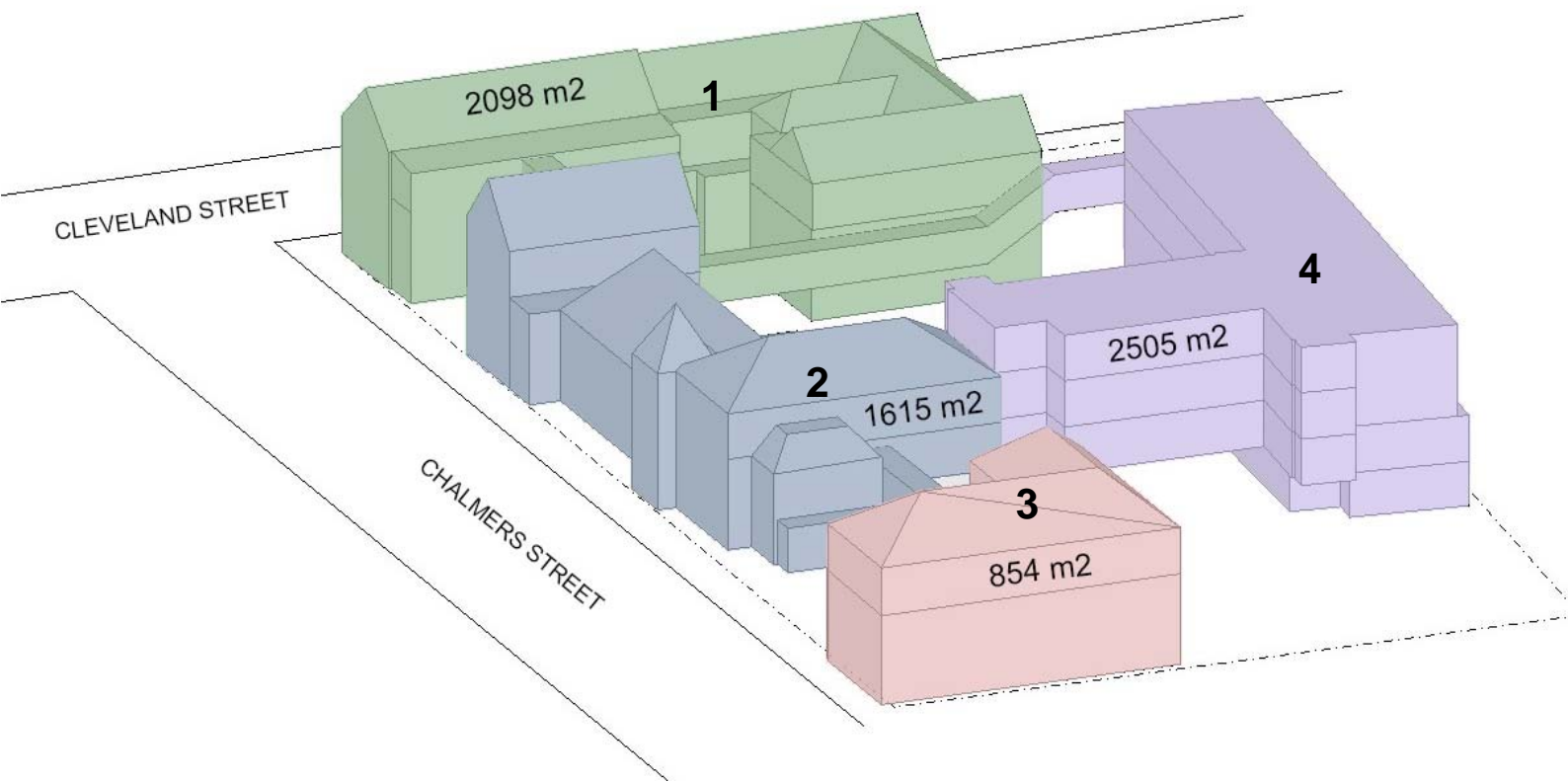


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Inner City High School, Surry Hills

Site Analysis

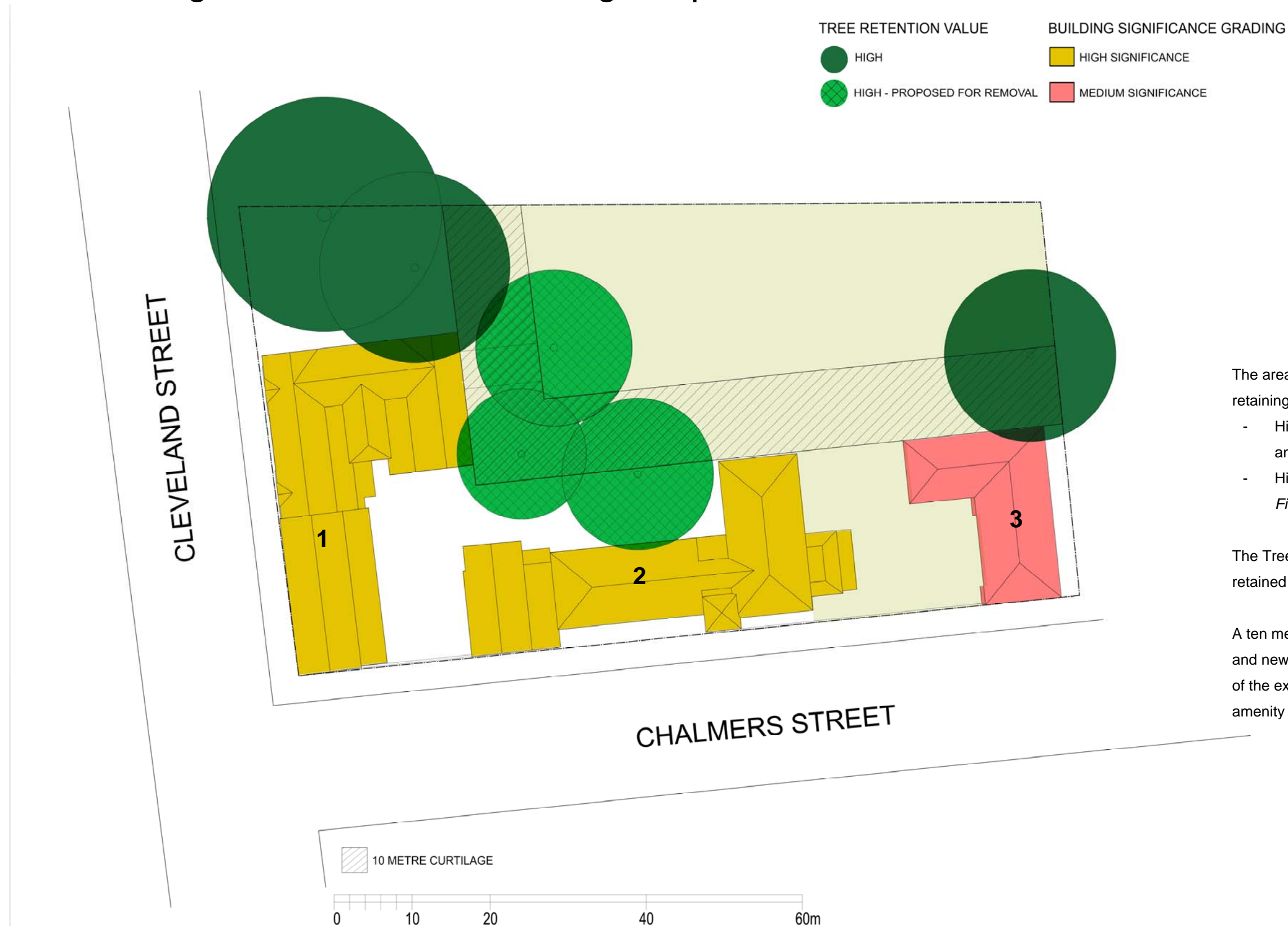
Existing Buildings – Floor Area, Site Sections and Shadow diagram



Inner City High School, Surry Hills

Site Analysis

Site Planning Constraints – New Building Footprint



The area designated for new building(s) is based on retaining:

- High and Medium significance buildings 1, 2 & 3; and,
- High retention value trees *Agathis robusta* and *Ficus macrophylla*

The Tree Protection Zones (TPZ) for the trees to be retained generally align with the tree canopy.

A ten metre curtilage is proposed between the existing and new buildings. This separation will support legibility of the existing buildings' form and contribute to the amenity of the open spaces.

Inner City High School, Surry Hills



Education

