

HERITAGE IMPACT STATEMENT

Proposed Inner Sydney High School

244 Cleveland Street, Surry Hills



H. King, *Cleveland Street Public School*, c.1880- 1890 (State Library of NSW).

**Weir
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CONTENTS	PAGE
1.0 INTRODUCTION	1
1.1 Preamble	1
1.2 Background	2
1.3 Authorship	3
1.4 Limitations	3
1.5 Methodology	3
1.6 Documentary Evidence	4
1.6.1 References	4
1.6.2 Heritage Inventory Sheets	4
1.6.3 Planning Documents	4
1.7 Site Location	5
1.7.1 Location and Site Boundaries	5
1.7.2 Site Identification Summary	5
1.8 Abbreviations	7
2.0 HISTORICAL DEVELOPMENT	7
2.1 Preamble	7
2.2 Eora Country	7
2.3 The Site Before 1850	8
2.4 The Cleveland Street National School: The Iron Clad School	9
2.5 Mansfield's School Building	11
2.6 Expansion of the School and its Site	13
2.6.1 The Girls' School 1891-1893	13
2.6.2 Additions to the Boys' School	14
2.6.3 The Infants School 1907	14
2.7 High School and Language Centre 1912 to Date	15
2.7.1 Developing the High School	15
2.7.2 Modern High School 1924-25	15
2.7.3 Post War Expansion 1945 to Date	16
3.0 SITE ASSESSMENT	18
3.1 Preamble	18
3.2 The Site	19
3.3 The Buildings	24
3.3.1 Building 1	24
3.3.2 Building 2	39
3.3.3 Building 3	55
3.3.4 Building 4	65
3.4 Other	71
3.5 The Surrounding Area	71
3.5.1 The General Area	71
3.5.2 Chalmers Street	71
3.5.3 Cleveland Street	73
3.5.4 Prince Alfred Park	75
4.0 ASSESSMENT OF SIGNIFICANCE	76
4.1 Summary of Existing Heritage Listings for the Site	76
4.1.1 Statutory Heritage Listings	76
4.1.2 Non-Statutory Heritage Listings	76
4.2 Heritage Items in the Vicinity of the Site	77
4.2.1 Identifying the Items	77
4.2.2 Prince Alfred Park	79

4.2.3	Greek Orthodox Church Group, No. 242 Cleveland Street	80
4.2.4	Nos. 201, 203, 205, 207 and 209-213 Cleveland Street	81
4.2.5	No. 166 Chalmers Street, Surry Hills	86
4.2.6	Redfern Estate Conservation Area	87
4.2.7	Cleveland Gardens Conservation Area	88
4.3	View Corridors	89
4.4	Integrity	94
4.5	Significance	94
4.5.1	Assessment Under NSW Heritage Division Criteria	94
4.5.2	Statements of Significance	95
4.5.3	Gradings of Significance	96
5.0	SCOPE OF WORKS	99
5.1	Preamble	99
5.2	Client Requirements	99
5.3	Works Outside the Scope of This Statement	102
5.4	Site Works	102
5.5	Demolition of Building 4	102
5.6	Proposed Works to the Retained Buildings	102
5.6.1	Building 1	102
5.6.2	Building 2	103
5.6.3	Building 3	104
5.6.4	General Works to All Buildings	104
6.0	METHOD OF ASSESSMENT	105
7.0	EFFECT OF WORK ON THE SITE	105
7.1	Proposed Adaptive Re-Use	105
7.2	Proposed Site Works	106
7.3	Removal of Building 4	110
7.4	Proposed Works to the Retained Buildings	111
7.4.1	Building 1	111
7.4.2	Building 2	113
7.4.3	Building 3	115
7.4.4	General Works to All Buildings	117
8.0	EFFECT OF WORK ON HERITAGE ITEMS IN THE VICINITY OF THE SITE	117
8.1	Prince Alfred Park	117
8.2	Greek Orthodox Church Group, No. 242 Cleveland Street, Surry Hills	117
8.3	Items, No. 201-213 Cleveland Street	118
8.4	Terrace House, No., 166 Chalmers Street, Surry Hills	118
8.5	Redfern Estate Heritage Conservation Area, Redfern and the Cleveland Gardens Heritage Conservation Area	118
9.0	CONCLUSIONS	118
10.0	RECOMMENDATIONS	119

EXECUTIVE SUMMARY

0.1 Introduction

This Heritage Impact Statement (HIS) has been prepared as part of a Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) for the proposed inner Sydney high school, No. 244 Cleveland Street, Surry Hills, New South Wales. The site is currently the Cleveland Street Intensive English High School. It was formerly known as Cleveland Street Public School.

The site is located within the City of Sydney. The principal planning control for the site is the *Sydney Local Environmental Plan 2012* (LEP 2012). The site is listed as a heritage item by Schedule 5 Part 1 of the LEP 2012. This Schedule identifies the site as the 'Former Cleveland Street Public School, buildings including interiors, grounds and fence plinth', No. 244 Cleveland Street, Surry Hills (I1477). The site is ascribed local significance. The site is also located adjoining or within the vicinity of other heritage items identified by this Schedule, as well as Conservation Areas identified by Schedule 5 Part 2 of the LEP 2012.

This statement accompanies plans prepared by Francis-Jones Morehen Thorp (FJMT).

0.2 Authorship

This HIS prepared by Alice Fuller, B. Appl. Sc. (CCM), M.Herit.Cons. (Hons), and James Phillips, B.Sc. (Arch.), B. Arch, M.Herit.Cons. (Hons), of Weir Phillips Heritage.

0.3 Summary History

The first school opened on the site in an iron clad building in 1856. In late 1867, the foundation stone for a new brick and stone building, designed by George Allen Mansfield, was laid. The new school opened on 3 September, 1868 with an enrolment of 1,100 pupils. As numbers continued to increase, additions were made to the original building; a new Girls' School was constructed in 1891 (William Kemp) and a new Infant's School in 1909 (W.L. Vernon). The site became an intermediate high school for boys and girls in 1912, whilst still retaining a primary school department. Additions continued to be made to the site, including a new three storey brick building in 1924-5. The primary school closed in 1966 and the site became a boys' high school. In 1968 a new building, designed by Government Architect E.H. Farmer in association with Spain, Cosh and Stewart, was erected on the site. The site is currently home to an intensive English high school.

0.3 Site Assessment

The eastern boundary of the site is formed by Chalmers Street. The southern boundary is formed by Cleveland Street. The northern and western boundaries of the site adjoin Prince Alfred Park. The site is irregular in shape and approximately 5,800m² in size. The site falls from south to north and in an east to west direction.

There are four buildings on the site: Building 1, a three storey Late Victorian and Federation period brick building, originally the Girls School and Infants Department, in the south western corner of the site; Building 2, the three storey stone and brick building erected in 1868, with later alterations and additions, standing on the Chalmers Street boundary; Building 3, a three storey brick interwar period building in the south eastern corner of the site; and Building 4, the three storey concrete and brick building erected in 1968 close to the western boundary.

The buildings create five courtyard areas, referred to as the central courtyard, the south eastern courtyard, the north eastern courtyard, the south western courtyard and the north western courtyard. There are various trees and other plantings on the site.

0.4 Significance

The *CMP 2016* provides the following statement of significance for this site, which is adopted for the purposes of this statement:

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.

0.5 The Proposal

The new works proposed under this application include:

- The removal of selected trees (down to existing ground level only) and landscape elements.
- Site services isolation.
- Removal of Building 4, including the slab, but not the footings, and the link to Building 2.
- Removal of all connecting walkways between buildings.
- Construction of temporary works, including on site truck turning, hoardings, site amenities, support gantry and site services connections.
- Removal of selected interior fabric in Buildings 1, 2 and 3, including walls or part of walls, a number of doors, later ceilings, hazardous materials, bathroom fitouts and non-significant services.
- Removal and storage on site of moveable heritage items.

0.6 Effect of Works

The proposed works support an appropriate use for the site. Use for public education is the original and best use for this site. Ongoing use for education is integral to its significance.

The ways in which education is delivered have changed significantly from the periods when the existing buildings on the site were designed and constructed. This, combined with the number of students that are required to be housed on the site, has resulted in an innovative proposal that explores the significance of the existing buildings, whilst providing new works to create a stimulating learning environment. The works reviewed by this statement form part of a larger scheme, different aspects of which are considered under other approvals.

The proposed works under this REF will result in the removal of a number of trees and landscape elements. These works are required to accommodate new building works, which are outside the scope of this statement, being subject to separate approvals. The landscape elements- including garden walls, internal fencing and seats- to be removed date from after 1968 are not identified as significant by the *CMP 2016*. The trees identified by the *CMP 2016* as having historic significance are retained. The impact of removing other trees is mitigated by proposed new landscaping works, outside of the scope of this statement.

Alterations to the exteriors of the existing buildings are kept to a minimum under this scope of works. These works involve the removal of the existing walkways between Buildings 1, 2 and 3 and Building 4. The removal of the walkways between buildings is encouraged by the *CMP 2016*. The ways in which the walkways will be removed and the openings temporarily secured ahead of future work has been carefully considered in conjunction with a heritage consultant to ensure that there is a minimal impact on significant fabric.

Alterations, including the removal of walls and services, are proposed to the interior of Buildings 1, 2 and 3. Given the significant changes in the delivery of education that have occurred since these buildings were erected, the existing floor plans cannot be retained without modification if the school is to function effectively. Some of the proposed alterations- at lower ground floor level in Buildings 1 and 2 and at ground floor level in Building 2- will facilitate the insertion of plant and service equipment and bathroom amenities under a separate approval. Their location has been carefully considered; these spaces have served similar uses in the past or are less significant, ancillary, spaces. Where new openings are to be made in original internal walls, nibs are retained where possible, which will help interpret the original floor plan.

The proposed works will have no impact on the significance of, or on view corridors to/from, nearby heritage items or conservation areas. The removal of Building 4 and trees from the site will change the character of the setting of some nearby items. It is noted, however, that neither Building 4 or the trees to be removed are major or heritage significant elements in the setting of these items. Internal works will not be visible from these items/areas.

0.8 Recommendations

Works of the proposed nature require notification to Council as per *State Environmental Planning Policy (Infrastructure) 2007* cl 14.

A heritage consultant should be involved in developing a detailed scope of works for the removal of existing services and finishes under this approval to ensure that only non-significant services and finishes are removed.

An archival recording of the site, with a particular focus on the areas of proposed works, should be undertaken prior to the commencement of works. This recording is to be carried out in accordance with NSW Heritage Division guidelines and Policy 9 of the *CMP 2016*.

A record of the proposed works should be maintained in accordance with Policy 8 of the *CMP 2016*.

Moveable heritage is to be documented (including the original location and condition) and stored on site in a secure room that is free from damp. All items should be stored on pallets, i.e. raised off the floor and covered with loose coverings.

All salvageable significant or original fabric identified by the *CMP 2016* that will be removed during the course of the proposed works (e.g. any original doors and windows) should be stored on site for possible reinstatement at a future date or use in repairs where appropriate. Where storage or future reinstatement is not possible, they should be offered to a reputable storage yard.

All significant fixtures and fittings left in situ during works (for example, cupboards) should be clearly labelled as 'to be retained without damage.' It should be made clear at the site induction what these labels mean. Workers should be instructed that if there is any ambiguity with regard to the removal or treatment of fabric, they must stop work and seek the advice of their supervisor and, if required, the advice of a heritage consultant.

An Interpretation Strategy and Plan should be prepared and its recommendations implemented.

1.0 INTRODUCTION

1.1 Preamble

This HIS has been prepared as part of a REF under Part 5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* for the proposed inner Sydney high school, No. 244 Cleveland Street, Surry Hills, New South Wales. The site is currently the Cleveland Street Intensive English High School. It was formerly known as Cleveland Street Public School.

Part 5 Section 111(1) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* requires that a determining authority:

‘Examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment.’

The Department of Education (DoE) is the determining authority under Part 5 of the *EP&A Act 1979* with respect to works for which it is the proponent.

Heritage concerns fall within the scope of ‘environment’ as defined by this Act. The specific requirements for an environmental assessment are set out in Schedule 2 of the *Planning and Assessment Regulation 2000*.

The site is located within the City of Sydney. The principal planning control for the site is the *Sydney Local Environmental Plan 2012 (LEP 2012)*. The site is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012*. This Schedule identifies the site as the ‘Former Cleveland Street Public School, buildings including interiors, grounds and fence plinth’, No. 244 Cleveland Street, Surry Hills (I1477). The site is ascribed local significance. The site is also located adjoining or within the vicinity of other heritage items identified by this Schedule, as well as Conservation Areas identified by Schedule 5 Part 2 of the *LEP 2012*. Under Part 5.10 of the *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.

Given that there is an existing CMP for the site, see details below, the appropriate heritage management document in this instance is a HIS.

The site is also listed on the s170 Register of the NSW Department of Education (DoE) under the auspices of the *NSW Heritage Act 1977*.¹

This statement should be read in conjunction with the following CMP for the site commissioned by the DoE:

- OCP Architects, *Former Cleveland Street Public School, No. 244 Cleveland Street, Surry Hills, Conservation Management Plan*. Final Issue, 2 December, 2016.

This CMP is hereafter referred to as the *CMP 2016*.

This statement accompanies plans prepared by FJMT.

1.2 Background

The population of Sydney is forecast to grow by over one million people in the next 10 years and a significant number will reside in or close to the Sydney CBD in new residential developments in areas such as Green Square, Central to Eveleigh precinct, Barangaroo, Central Square, the Bays Precinct and Ultimo. This growth in inner Sydney suburbs is occurring rapidly, putting significant pressure on public infrastructure, including transport, health services and education.

The DoE has a legislative responsibility to provide teaching spaces to meet demand in all areas across NSW. A new inner Sydney high school is to be built on Cleveland Street, Surry Hills to meet this demand. Cleveland Street Intensive English High School currently occupies the site. A new facility is being constructed for Cleveland Street Intensive English High School on a site already owned by the DoE at Alexandria.

The Cleveland Street school site will be redeveloped to create a new future focused high-rise school with a mix of new and refurbished buildings. The heritage of the site is a major consideration for the design of the new school. A design excellence competition has been completed with the winning architects, FJMT, continuing to progress the design for the school. The new inner Sydney high school is expected to open in 2020. The new inner Sydney high school will offer:

- Facilities that are readily accessible and flexible to meet the demands of an evolving curriculum in line with future-focused learning principles.
- Flexible and well connected teaching and learning spaces that enable a variety of teaching and learning practices.
- Spaces that are engaging and supportive for students and teachers.
- Technology-rich settings with an emphasis on mobility and flexibility.
- A healthy and environmentally sustainable environment.
- Innovative, connected outdoor spaces that enable play and collaborative learning.
- Connected open space, creating a welcoming and accessible school with indoor and outdoor teaching and learning opportunities. No historic buildings are proposed to be demolished as part of the redevelopment.

The new teaching spaces will incorporate principles of energy efficiency and ecologically sustainable development (ESD). This includes:

¹ Confirmed by email from Martine Bruce, Heritage Office, Department of Education dated 4 April, 2017. The register is currently being compiled for the NSW Heritage Division. No details are available.

-
- Passive design principles
 - Thermal performance and comfort.
 - Natural lighting.
 - Water recycling management.

The proposal reviewed by this statement seeks development consent for the following works:

- The removal of selected trees (down to existing ground level only) and landscape elements.
- Site services isolation.
- Removal of Building 4, including the slab, but not the footings, and the link to Building 2.
- Removal of all connecting walkways between buildings.
- Construction of temporary works, including on site truck turning, hoardings, site amenities, support gantry and site services connections.
- Removal of selected interior fabric in Buildings 1, 2 and 3, including walls or part of walls; a number of doors; later ceilings; hazardous materials; bathroom fitouts; and non-significant services.
- Removal and storage on site of moveable heritage items.

Note: A new 13 storey building plus basement and roof to be constructed in place of Building 4, other alterations to the retained buildings, the construction of links to the new building and new landscape works are outside of the scope of works identified in this statement, being subject to other approvals.

1.3 Authorship

This HIS has been prepared by Alice Fuller, B.App.Sc.(CCM), M.Hert.Cons.(Hons), and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.4 Limitations

The *CMP 2016* was relied upon. This CMP contains a detailed history of the site and an assessment of significance under NSW Heritage Division criteria. No further historical research or analysis was provided for. No Aboriginal or historical archaeology was provided for beyond that provided in the *CMP 2016*.

1.5 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

Site visits were carried out in 2017. Unless otherwise stated, the photographs contained in this statement were taken on these occasions. Additional photographs, taken in late 2016 and in 2017, have been provided by FJMT.

1.6 Documentary Evidence

1.6.1 References

- Comber Consultants, *244 Cleveland Street, Surry Hills, Aboriginal Archaeological Assessment*. Report dated August 2016.
- Earthscape Horticultural Services, *Arboricultural Assessment Report, Cleveland Street Intensive English High School*, July 2015.
- King, H., *Cleveland Street Public School, c.1880-1890*. State Library of NSW.
- NSW Department of Education, *Inner City High School, Invited Design Competition Brief*, July 2016.
- OCP Architects, *Former Cleveland Street Public School, No. 244 Cleveland Street, Surry Hills, Conservation Management Plan*. Final report dated December 2016.

1.6.2 Heritage Inventory Sheets

- *Archaeological Item- Prince Alfred Park*, Prince Alfred Park, Sydney. State Heritage Inventory Database No.: 2424814.
- *Cathedral of the Annunciation of Our Lady*, No. 242 Cleveland Street, Redfern. State Heritage Inventory Database No.: 5050395.
- *Cleveland Gardens Heritage Conservation Area*, Surry Hills. State Heritage Inventory Database No.: 2421467.
- *Cottages "Tutulla" and "Tivoli" including front fences and interiors*, Nos. 203-205 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420574.
- *Former Cleveland Street Public School, Buildings, Including Interiors, Grounds and Fence*, No. 244 Cleveland Street, Surry Hills. State Heritage Inventory Database No.: 2424310.
- *House, including Fence and Interior*, No. 201 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420573.
- *Park Hotel, including Interior and Fence*, No. 207 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420575.
- *Prince Alfred Park, Including Fence, Tree Planting, Ground and Coronation Centre*, Surry Hills/Chippendale. State Heritage Inventory Database No.: 2424675.
- *Redfern Heritage Conservation Area*, Redfern. State Heritage Inventory Database No.: 2421496.
- *Terrace Group, including interiors*, Nos. 209-213 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420576.
- *Terrace House, 'Ravenswood', including interior*, No. 166 Chalmers Street, Surry Hills. State Heritage Inventory Database No.: 2420558.

1.6.3 Planning Documents

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

1.7 Site Location

1.7.1 Location and Site Boundaries

The site is located on the north western corner of Cleveland Street and Chalmers Street, Surry Hills. The site is identified as Lot 8, D.P. 821649, Lot 1, D.P. 797483 and Lot 1, DP 797484. Figure 1 shows the location of the site.



Figure 1: Location of the site.
Google Maps; annotation by WP Heritage.

1.7.2 Site Identification Summary

Figure 2 and Table 1 below identify the site boundaries and the principal elements upon it. The building and room numbers designated by the *CMP 2016* are adopted in this statement. The building numbers correspond to the plans that accompany this application.

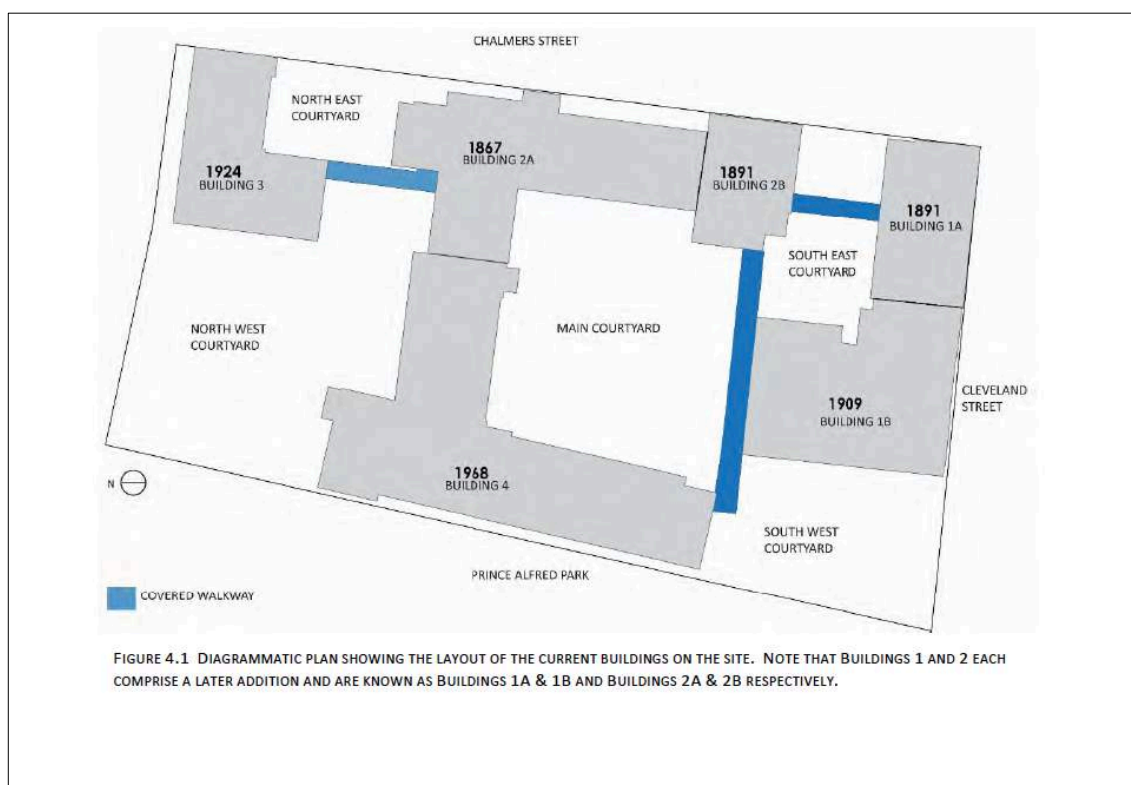


Figure 2: Site Elements

OCP Architects, *Former Cleveland Street Public School, CMP 2016.*

Address	No. 244 Cleveland Street, Surry Hills
Land Title	Lot 8, DP 821649; Lot 1, DP 797483; Lot 1, DP 797484.
Owner	Department of Education
Local Government Area	City of Sydney
Land Use Zoning	B4 Mixed Use
Principal Planning Control	<i>Heritage Act 1977</i> <i>Sydney Local Environmental Plan 2012</i>
Built Elements	Building 1: 1891 (architect: William E. Kemp); 1909 (architect: W.L. Vernon). Building 2: 1867 (architect: G.A. Mansfield); 1891 (architect: W.E. Kemp). Building 3: 1924 (not noted in CMP 2016) Building 4: 1968 (architect: E.H. Farmer, Government Architects Office, in association with Spain, Cosh and Stewart).
Principal Architect(s) of the Built Elements	
Heritage Status (statutory)	Department of Education s170 Register. <i>NSW Heritage Act 1977.</i> Schedule 5 Part 1 <i>Sydney Local Environmental Plan 2012.</i> Item No.: I1477. Listing boundaries: Lot 8, DP 821649; Lot 1, DP 797483; Lot 1, DP 797484.

Table 1: Site Summary

1.8 Abbreviations

The following abbreviations are used in this statement.

Abbreviation	Definition
CMP	Conservation Management Plan
DCP	Development Control Plan
DoE	NSW Department of Education
FJMT	Francis-Jones Morehen Thorp
HIS	Heritage Impact Statement
LEP	Local Environment Plan
REF	Review of Environmental Factors
SEE	Statement of Environmental Effects

Table 2: Abbreviations used in this Statement.

2.0 HISTORICAL DEVELOPMENT

2.1 Preamble

The following provides a summary of the history contained in the *CMP 2016*. The *CMP 2016* should be referred to for a more detailed history and additional historic photographs and plans.

2.2 Eora Country

An *Aboriginal Cultural Heritage Assessment Report* was prepared by Jillian Comber of Comber Consultants at the request of OCP Architects and on behalf of the DoE in March 2017. A copy of this report can be found in the *CMP 2016* and should be referred to for a more detailed Aboriginal history of the site. The following provides a summary only.

The date of the first human occupation of the greater Sydney region is not known. The devastating impact that the European colonists had on the Aboriginal people they dispossessed has resulted in the loss of any in-depth knowledge of these people. The amount and nature of archaeological materials that have survived depends on the preservational conditions of individual sites. Archaeological evidence suggests human occupation of the Sydney region at around 15,000 years ago. In other areas of Australia, however, there is evidence for human occupation 30,000 to 40,000 years ago. There is thus the possibility that some of the practices suggested by historic documents and objects found in the Sydney region may possess histories that extend back further than the available archaeological evidence would suggest.

At the time of the arrival of the First Fleet in 1788, the wider Sydney region was comparatively sparsely settled. Recent research indicates that the total population around Sydney was between 2,000 and 3,000 people, and, in the greater Sydney region, including the Blue Mountains, between 5,000 and 8,000 people. Although such estimates can be made based on archaeological evidence, the true size of the population will never be known.

Members of Captain James Cook's 1770 journey of exploration provide the earliest known written descriptions of Sydney's original inhabitants. The first European

colonists, however, recorded few details about the kinship structures of the Aboriginal people. The immediate and decided impact that the Europeans had on Sydney's original population, as outlined below, create difficulties in the use of the records that they did produce. Recent research suggests the existence of networks of bands, as opposed to the tribal structures implied by colonial records. These bands were themselves subgroups of much larger groups bound by complex rights of language, marriage and ceremony. What were once defined as 'tribal areas' are thus more accurately described as localities where different languages were spoken.

Three major language groups were thought to have existed in the Sydney region at the end of the eighteenth century. Dharug was the predominant language spoken over much of the Cumberland Plain. The eight known coastal Dharug speaking clans are frequently referred to as the Eora, a term appearing in early European word lists with the suggested meaning 'people.' The Eora occupied the area across the southern shores of Sydney harbour, from Botany Bay in the south to Parramatta in the west. One of these people, the Cadigal or Gadigal people are the traditional custodians of the City of Sydney.

Archaeological evidence suggests that patterns of life in the Sydney region changed little in the period before 1788. Bands moved within their territory at the prompting of seasons and with the availability of food. A coastal diet of fish and shellfish was supplemented by terrestrial food sources, such as edible tubers, figs and apple berries. A wide variety of materials were used in the production of tools and artefacts.

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion. With no resistance to European diseases, the Eora were decimated by an outbreak of small pox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within two and a half years of the arrival of the First Fleet, the patterns of life, which had been followed for thousands of years, were no longer possible. Within forty years, the pre-colonial way of life had all but disappeared from the Sydney region.

Nineteenth century references provide us with only fragmentary accounts of the Aboriginal people who continued to inhabit the Sydney region. The intensive development in the district has destroyed much of the evidence of Aboriginal occupation. The area presently comprising Central Railway Station, Belmore Park and Prince Alfred Park, including the subject site, was used as an important meeting place for Aboriginal people after 1788. A road from Cockle Bay to Botany Bay was noted as an important corridor for trade and movement for Aboriginal people in early Sydney. The area along this corridor between Cockle Bay and Botany Bay is described by Governor Arthur Phillip in 1788 as occupied by wood and beyond that a kind of heath, sandy, and full of swamps and later described by Atkins in 1792 as immense trees, lofty branches, flowering shrubs, blossoms of vivid and beautiful colours. The subject site is located within this corridor.

A search of OEH's AHIMS database indicates that there are no known sites within the subject site. The report prepared by Comber Consultants, however, predicts that the site is likely to contain high archaeological potential because of its location between two streams and the fact that it was known to be a favoured camping ground.

2.3 The Site Before 1850

The *CMP 2016* does not include a history of the site prior to 1850 beyond noting that the:

'The spatial spread of Sydney southwards into Surry Hills and then into Redfern and Chippendale was under way by the 1840s and through the 1850s. Residential development was well advanced into

the southerly parts of the city. The southern boundary of the City of Sydney was Cleveland Street. South of that thoroughfare lay Redfern which had commenced development in the 1840s as a suburban outlier of Sydney for more than gentlemen's villas.²

According to the *CMP 2016*, the site lies within the northwestern corner of what, by the 1840s, was known as the Government's Cleveland Paddock, on land originally set aside for a National School in the Parish of St. Lawrence and for a Wesleyan Manse. When Surveyor Burrows prepared plans of these two land parcels in 1850 and 1851, there were no buildings on either site. Chalmers Street was, at this time, known as Castlereagh Street.

2.4 The Cleveland Street National School: The Iron Clad School

The need for public schools escalated as the population of New South Wales increased rapidly in the 1850s. At this time, education was governed by two school boards. The National School Board oversaw the secular education and was charged with establishing, staffing and maintaining secular schools. The Denominational School Board oversaw government aid to schools founded on a religious basis. In response to applications for a National School in Surry Hills, the National School Board explored options for establishing a school on the subject site. In order to cut costs and speed construction, the decision was taken to erect a timber framed corrugated iron clad building.

Construction of the iron clad building was underway by the end of 1855. In May 1856, even before the building had been completed, the new Cleveland Street National School opened. Figure 3 reproduces a survey of the site prepared in c.1855, showing the first school buildings.



Figure 3:
Detail Survey of 1855
completed for the City of
Sydney Council (Detail of
Sheet 23).

Original held by the City of Sydney Archives. This image cited in the *CMP 2016*.

² OCP Architects, *Former Cleveland Street Public School, No. 244 Cleveland Street, Surry Hills, Conservation Management Plan*, December 2016, p.11. Hereafter referred to the *CMP 2016*.

From the first, the iron school building was considered to be a temporary solution to cater for the immediate need for educational facilities. The poor quality of the construction, combined with underlying problems with the site, meant that complaints about conditions at the school were rife. Schemes to improve the school and its buildings were being proposed almost as soon as the first building was completed. Little real progress, however, had been made by 1865 when the site was surveyed for a second time. The 1865 survey (Figure 4) shows the original iron building and a second building to the north, which had been built over the line of an oviform brick sewer, also shown by the plan. These buildings are shown in blue. The pink buildings are a later overlay on the original plan and show the brick and stone building erected on the site in 1867. To the west of the school building lies the Wesleyan Parsonage, which had been erected since the 1855 survey was carried out. To the west and north of the School site, lay Prince Alfred Park, located within the former Cleveland Paddock, dedicated on 22 December, 1865.

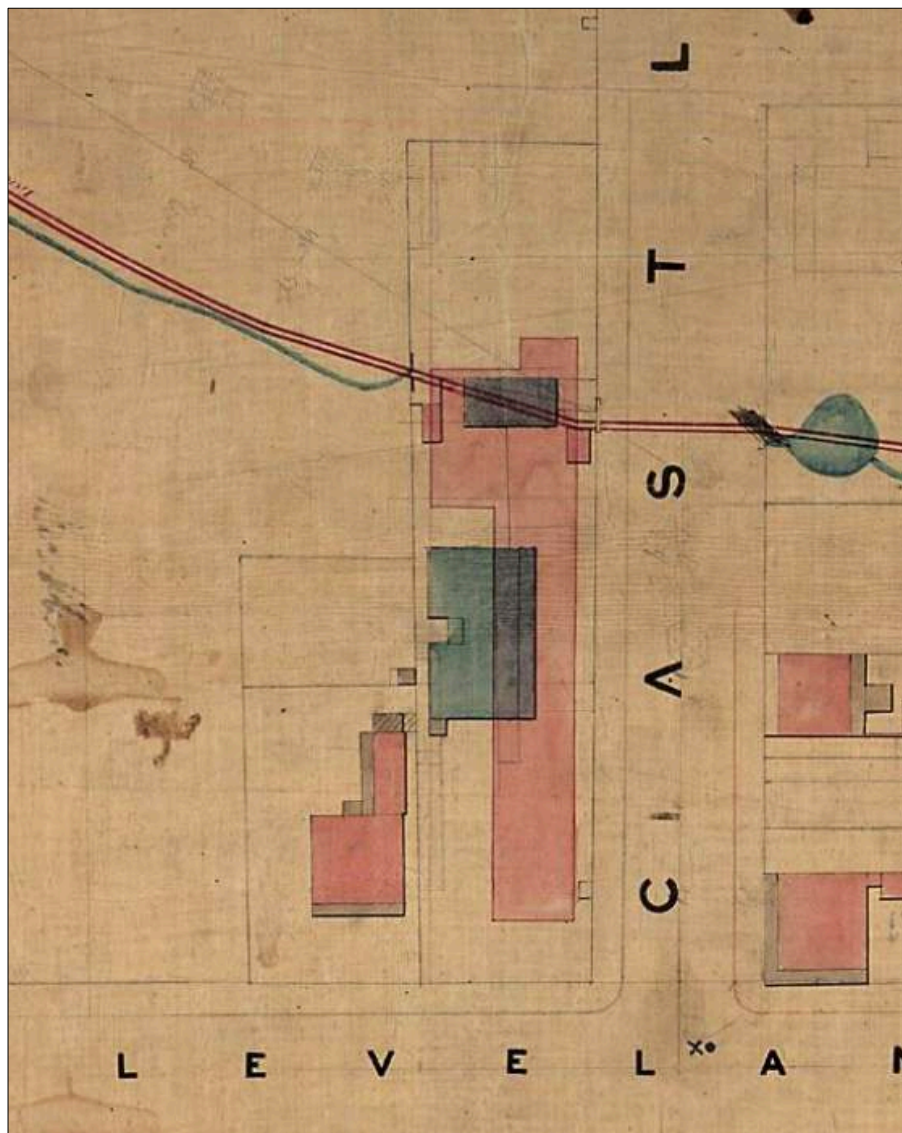


Figure 4: Trigonometrical Survey of Sydney, 1865 Council (Detail of Sheet 21).
Original held by the City of Sydney Archives. This image cited in the *CMP 2016*.

2.5 Mansfield's School Building

By 1867, change was in the air. The Cleveland Street school had a new headmaster, Mr. Frederick Bridges, who was to become a major reforming figure in NSW education as his career progressed. The *Public Schools Act* of 1866 had been passed, creating the Council of Education, which assumed control of the Denominational and National School Boards.

In February 1867, Bridges reported that his school, designed for 250 pupils now housed 454 pupils, with every likelihood of the numbers increasing. He reported that the buildings, built poorly in the first instance, were now in a state of complete dilapidation. The Council of Education's architect, George Allen Mansfield, was asked to investigate:

'On 30 July 1867, the Council of Education asked Mansfield about what progress he had made on plans for a new school. Mansfield reported on 3 August 1867 that the plans he had prepared were of a school to be built of brick cavity wall construction to order to exclude the damp and to save on the cementing of the exterior. It was to be built on a stone foundation. Decoration would be achieved by the use of coloured brick and by stone facings, eliminating the cost of moulded brickwork except over the entrance door. The interior walls were to be painted but not plastered. All floors were to be of hardwood supported on hardwood joists and bearers, with the upper floor, over the boys' school to be supported by wrought iron girders. A double floor on the upper storey would reduce noise. The roof was to be "open to the ridge" with ventilators near the top and with ventilation flues running down the wall cavity to the boys' room. Steps to the outside were to be of stone with iron railings. He then requested what covering the Council wanted on the roof, outlining the choice. This consisted of slate, shingle or tiles. Mansfield favoured tiles but since they were a relatively new product he cautioned that they had not yet been proven though in all the instances he had used them they had been very serviceable. Since the school building was raised, a retaining wall would need to be built along both streets topped by a fence. On the Castlereagh Street side, it would need an iron railing on a dwarf wall.'³

Tenders were called for and the tender of Kelly and McLeod for £3,747, for masonry and brickwork, and of Slade of £2,650, for carpentry work, were accepted. Contracts were signed on 24 September, 1867. The existing school buildings were temporarily relocated in the adjoining park so that the construction of the buildings could be expedited while schooling continued.

The foundation stone for the new school was laid on 14 November, 1867 by the Governor of New South Wales. By June 1868, the school fittings were being installed; by early September, the building was completed. The new school opened on 3 September, 1868. The press described the building as:

'The new building, of which Mr. G. A. Mansfield is the architect – stands at the south-west corner of Prince Alfred Park, in a commodious and airy spot, well situated for the convenience of the children of a very populous neighbourhood. In the outward aspect of the edifice there is much that is likely to evoke the praise, or to provoke the criticism of the spectator, according to what may happen to be his architectural tastes,

³ CMP 2016, p.18.

or mental idiosyncrasies. He, however, can hardly fail to be struck with the judgment displayed in the adoption of high pitched roofs for the schoolrooms, in the judicious arrangement of the windows, and above all, by the careful provision which the architect has made for the effectual protection of the children from the burning heats of summer and of the semi-tropical rains of the wintry season. The campanile, or bell turret, over the principal entrance, is not the least attractive feature of the building, and serves to give a finish to a design in which there is perhaps more of originality and aptitude to one fixed purpose than any slavish adherence to mere traditional ideas. The general plan of the edifice is that of a capital T, or *tau*, the lower end of which runs in a southerly direction. This part forms the infant schoolroom, and stands parallel to Castlereagh-street. It opens on to the hall, and communicates thereby with the street. At the western limit of the wall is a stone staircase, leading down to the play-ground and to the cloistral regions under the entire building. In this fine space, there is ample room for the sports of many hundreds of children, and a well-designed lavatory at the northern extremity. On the northern side of the entrance hall, upstairs, is the boys' school, a noble well-proportioned apartment Above this room is the girls' school, to which access may be had by a handsome staircase, standing partly in the entrance-hall and partly in the tower. All the schoolrooms are excellent and furnished with desks, maps, diagrams and other appliances for teaching.'⁴

Although a vast improvement over the iron school, the new school was crowded from the first. Designed to hold 1,000 pupils, it opened with 1,100 enrollments. By mid 1871, there would be 1,480 pupils enrolled, with an average attendance of 1,100 to 1,200 students. Two months after the school opened, Mansfield was instructed to investigate the possibility of enclosing part of the covered playground under the school to provide additional classroom space. These works were soon carried out.

Figure 5 reproduces a photograph of the school taken in 1871. This is the earliest photograph of Mansfield's building included in the *CMP 2016*.

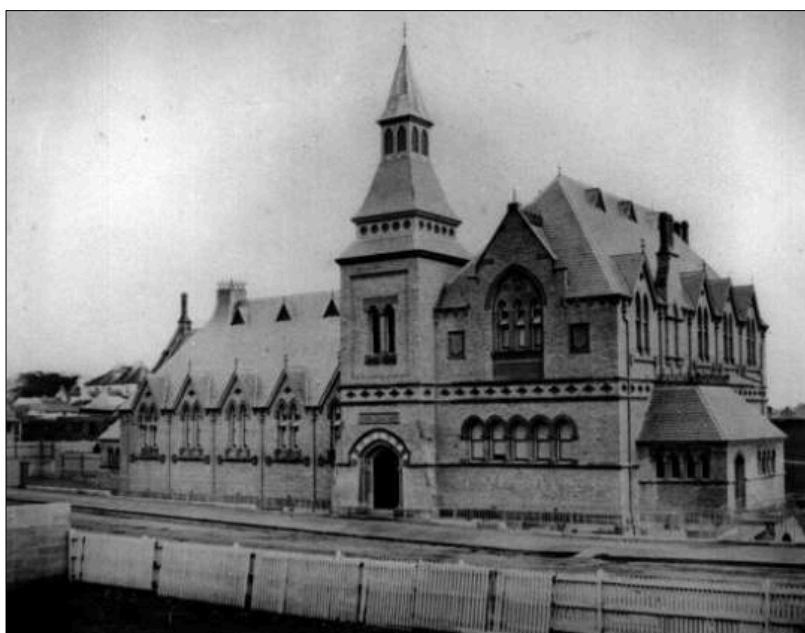


Figure 5:
C. Pickering,
Cleveland Street
School, 1871.

State Library of
NSW cited in the
CMP 2016.

**Note: the gablets in
the roof and the finials
to the gables, since
removed, along with
the iron crestings to
the northern most
section of roof.**

⁴ 'The Sydney Morning Herald', 4 September, 1868 cited in the *CMP 2016*, pp.20-21.

Various works carried out at the school during the 1870s are detailed by the *CMP* 2016. The yard, for example, was asphalted in February 1878. An evening public school was opened at the school in October 1881.

The *Sydney Metropolitan Detail Survey* of 1886 provides a footprint of the buildings on the site at this time. Figure 6 provides a detail from this plan.

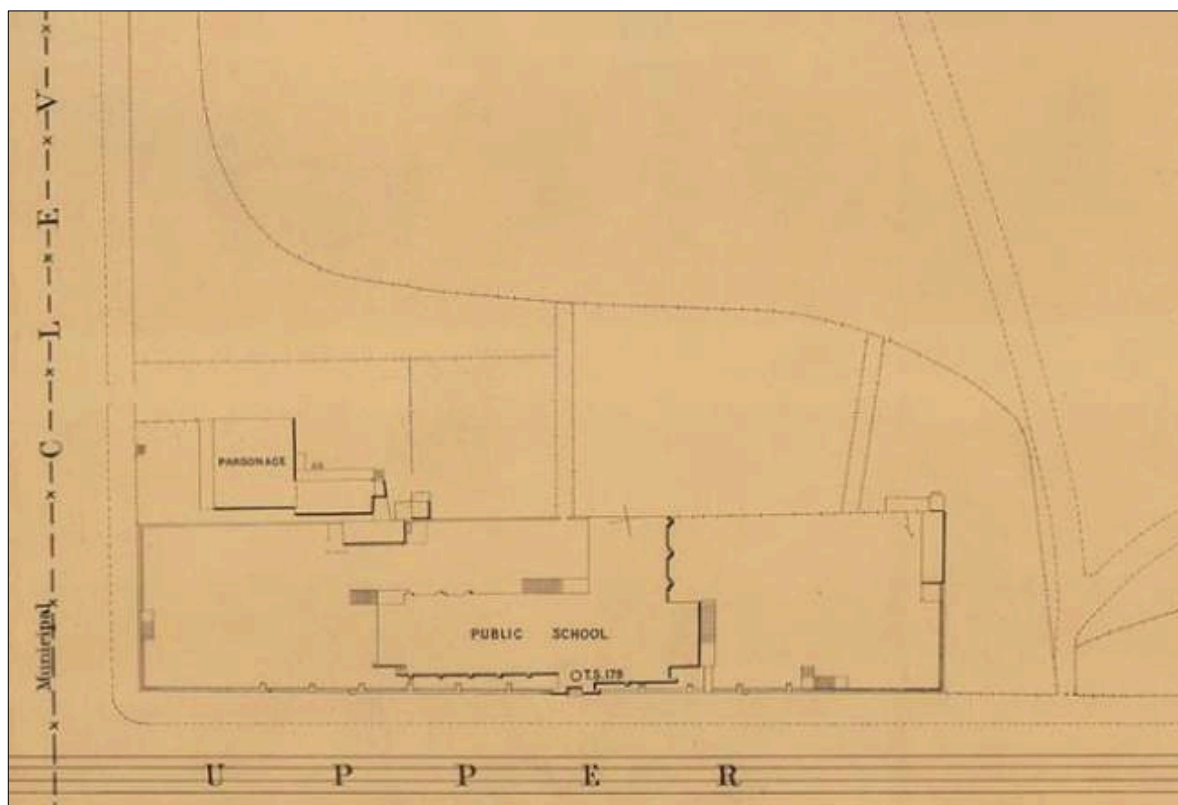


Figure 6: NSW Lands Department, *Sydney Metropolitan Detail Series*, 1886. Detail of Sheet 12. State Library of NSW cited in the *CMP* 2016.

2.6 Expansion of the School and its Site

2.6.1 The Girls' School 1891-1893

Crowding remained a major issue at the school. In December 1890, architect William Kemp reported on a plan he had prepared for an addition to the Girls' School with appropriate sanitary conveniences. The school site was enlarged through the resumption of the Wesleyan Manse adjoining the site to the west. At the time of resumption, the Manse was described as a two storey brick residence with cemented walls on a stone foundation, with a slate roof, a front verandah, a hall, 8 rooms, a small bathroom, pantry, kitchen with stove, laundry and rear verandah. There was also a detached weatherboard building housing a horse and buggy. The Manse was officially resumed on 20 March, 1891.

Tenders for the construction of a new Girls' School were called on 6 January, 1891 (Building 1A). The successful contractor was J. Weekley of Newtown. Works proceeded steadily. 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, 1893.

Accommodation continued to be an issue. An additional masonry classroom (designed by Kemp) was erected in 1895 to house the girls who had been taught in basement classrooms during the winter.

A new crisis in accommodation was caused when the Board of Health informed the school that the use of the basements of the school buildings for teaching was to cease. While the school initially complied, the use of the basements gradually crept back in over the following ten years and the area under the Girls' School was enclosed for use as classrooms in February 1901.

2.6.2 Additions to the Boys' School

Ongoing pressure led to significant additions being planned for the Boys' School, housed in the original building. On 28 February, 1907, W.L. Vernon signed plans for proposed additions to the Boys' School comprising an additional wing on Chalmers Street between the Infants School and the original building. The official notice of completion of the additions to the school was issued on 21 July, 1909.

Figure 7 provides a view of the school, c.1900. Note the addition at the southern end of the original building (the Boys' School), and the Girls' School at the corner.



Figure 7: Cleveland Street School, c. 1901.

Cleveland Street Echo, 18 March, 1901 cited in the CMP 2016.

2.6.3 The Infants School 1907

On 13 July, 1907 architect S. Wigram reported that a sketch plan for a new Infants' School had been prepared to occupy the land between the Girls' School and Prince Alfred Park facing Cleveland Street. Erection of the school was approved on 27 November, 1907. W.L. Vernon signed the plan for the new building on 28 April, 1908. A contract for £5,860/14/- was signed with Thomas Jones of Marrickville in November 1908. The new Infants School was officially opened in mid-September 1909.

2.7 High School and Language Centre 1912 to Date

2.7.1 Developing the High School

As part of a reform of the school system, an Intermediate High School for boys and girls was established at the Cleveland Street School in January 1912 in addition to the primary school department. The high school provided education to the Intermediate Certificate standard.

In a repeat of past patterns, expansion of class room facilities was required. George McRae, the Government Architect, signed a plan for a new building for the boys on 24 December, 1912. Over the following years, portable classrooms and pavilion classrooms were erected within the grounds. The basement rooms continued in use.

By 1915, the school had 1,106 pupils enrolled in the primary section and 460 high school students.

2.7.2 Modern High School 1924-25

Major additions were made to the school in 1924-25. From January 1929, only the Intermediate High School for boys operated at the school, alongside the primary departments.

Figure 8 reproduces a plan dated October 1934, showing the location of all the school buildings on the site at this time. The buildings along the western boundary and behind Building 2 ('Old Building') no longer stand. The school also leased an area of 2 roods and 16 perches of the adjoining park for use as playground and instruction in practical horticulture.

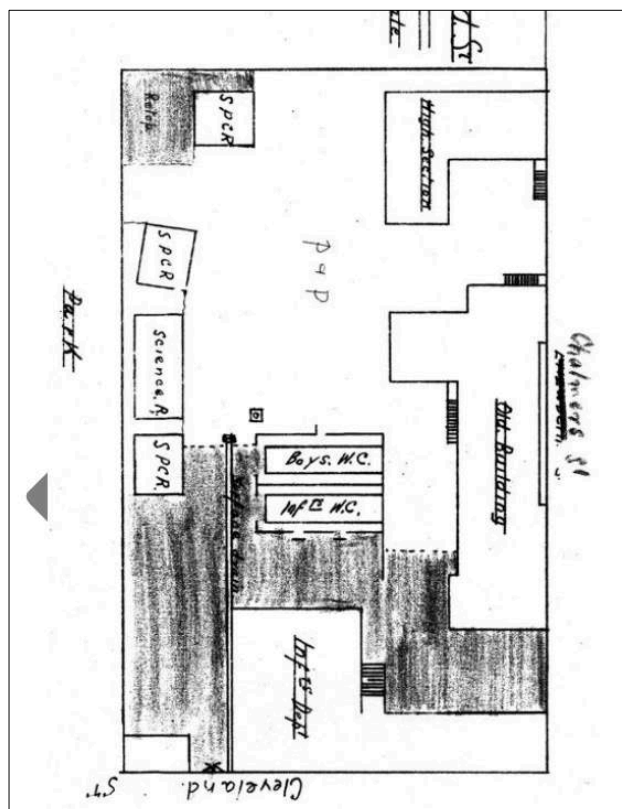


Figure 8: Plan of the site in 1924.

SRNSW cited in the CMP 2016.

Sound proofing of the school was initiated in 1936 to combat the growing noise from Cleveland Street. Evidence of this sound proofing remains.

2.7.3 Post War Expansion 1945 to Date

Figure 9 provides an aerial photograph over the site in 1949. Cleveland Street was raised from an Intermediate Boys' High School to a Junior High School on 1 January, 1951. 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.



Figure 9: Aerial photograph over the site in 1949 (Sheet AO83).
Cited in the *CMP* 2016.

Minor works continued to be carried out to the school. In 1957, for example, a new tuckshop and a new toilet block were constructed. A fire burnt out part of the

school in December 1958, leading to rectification works. The old science block was demolished in 1959 and replaced with more modern facilities.

Plans for a new science room were finalised on 25 March 1959 by Concrete Industries (Australia) Pty Ltd, contractors for the work. The new block was, however, built on the parkland leased from the City Council for use only for a playground. The problem was rectified in May 1964, when an area of 2 roods and 16 perches was dedicated for school purposes.

While Cleveland Street continued as a public primary school until December 1966, the mode of the organisation of the high school classes varied. From January 1951 until December 1955, it also operated a junior high school, which meant that it only offered high school teaching for the junior high school years. From January 1956 until December 1981, it operated as a boys' high school.

The primary school was closed in December 1966 to enable the whole site to be used as a boys' high school. On 6 November, 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. A contract was signed with F.H. Compton & Sons (Pty Ltd) in March 1968. The *CMP 2016* sets out the changes made to the existing buildings at this time, concluding:

'The project involved the construction of additional floors over the existing science block. Work in Building 2 included the conversion of existing rooms into a principal's office, waiting area and toilet. The new wing would face Prince Alfred Park and was being constructed of 'off-form' concrete columns infilled with manganese brick panels. Aluminum windows with turn down hoods were installed as windows. In a description of the work, the Deputy Principal identified Building 1 of the work as the 1856 (sic) corner building; Building 2 as the 1867 building, Building 3 as 'the "new" building (in Chalmers Street)'; whilst Building 4 was the new three storey building, with new classrooms, music and art rooms, group study rooms, science laboratories, senior science workrooms and a staff common room. The supervising architect was John Hall, and the Clerk of Works was Harry Kocass, and the foreman was Jim Bennett. A new brick fence would be erected to match the existing one and the older buildings would be provided with a 'filtered air ventilation system'.⁵

Cleveland Street continued to function as a boys' high school until December 1981. In 1978, a Reception Centre for Secondary Migrant Pupils began operating as an annex to the school. A special programme for Aboriginal boys also operated successfully from 1978 onwards.

Cleveland Street School still functions as a school for intensive English teaching. Due to a considerable increase in school age children in the inner city, pressure has mounted to reinstate Cleveland Street as a comprehensive school, leading to the development of this application.

⁵ *CMP 2016*, p.59.

3.0 SITE ASSESSMENT

3.1 Preamble

The purpose of this section is to describe the physical elements that comprise the site and to establish its setting. The *CMP 2016* provides a detailed description of the site, including a comprehensive fabric survey of Buildings 1, 2 and 3 and a limited survey of Building 4. The following provides a summary only.

For the following discussion refer to Figure 10, an annotated aerial photograph over the site.



Figure 10: Annotated aerial photograph over the site.
SIXMaps; annotations by WP Heritage.

Key:

1A: Building 1A (1891)
1B: Building 1B (1909)
2A: Building 2A (1867)
2B: Building 2B (1891)
3: Building 3 (1924)
4: Building 4 (1968).

MC: Main courtyard.
NEC: North east courtyard
NWC: North West courtyard
SEC: South east courtyard
SWC: South west courtyard

3.2 The Site

The northern and western boundaries of the 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 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.’⁶

The site is located below the level of Chalmers Street and at the level of Cleveland Street and Prince Alfred Park. 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.

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.

The open space on the site is occupied by hard surfaced courtyards at various levels. These spaces are identified in Figure 10 as the main courtyard, north eastern, south eastern, north western and south western courtyards. The following is noted:

- The main courtyard has garden beds and several London Plane and eucalypt trees.
- 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.

Figures 11 to 23 illustrate the general character of the site. Refer to the *CMP 2016* for additional photographs.

⁶ FJMT Architectural Design Statement, Section 2.0.



Figure 11:
Detail of the stone retaining wall, with brick wall above, adjacent to Building 3 along the Chalmers Street boundary.



Figure 12:
Modern steel palisade fence, part of which is set into a stone base outside Building 1 on Chalmers Street.



Figure 13:
Looking over the north east courtyard.



Figure 14:
The north west courtyard. It is proposed to remove the shelter structure.



Figure 15:
Queensland Kauri Pine in the north western courtyard.



Figure 16:
Main courtyard, north eastern corner.



Figure 17:
Main courtyard, south western corner.



Figure 18:
Main courtyard, north western corner.



Figure 19:
Main courtyard, north eastern corner.



Figure 20:
Detail of brick wall and steel fencing typical of the built landscape elements in the main courtyard. It is proposed to remove these elements.



Figure 21:
South eastern courtyard from Cleveland Street.
FJMT.



Figure 22:
Sandstone retaining wall along the Cleveland Street boundary of the south eastern courtyard.
FJMT.



Figure 23:
South west courtyard.

3.3 The Buildings

The following descriptions of the buildings on the site are taken from the *CMP 2016*. A separate volume of the *CMP 2016* contains detailed room surveys of the interiors of Buildings 1, 2 and 3 which should be referred to.

3.3.1 Building 1

3.3.1.1 Exterior

The *CMP 2016* describes the exterior of this building as follows:

‘Building 1 was constructed in two stages, 1891 and 1909, with the earlier building and later addition being visibly different. The 1891 sections were designed by William E. Kemp who had been the head of the Architects Branch of the Department of Public Instruction (in 1896 amalgamated with the Government Architects Branch). The style is Victorian Romanesque with simple massing, parapeted pronounced gables, and regular vertical windows however without the usual semi-circular window heads. Its use of sandstock brickwork, punctuated with stone decorative elements and narrow vertical windows complemented Mansfield’s original gothic school (Building 2A).

The building today comprises two storeys, including the lower ground basement level, and forms an L-shaped envelope with frontage to the south east end of the site on Chalmers Street (1891 Building 1A only) and also along Cleveland Street, where both Buildings 1A and 1B have frontage. The external facades are constructed in face brickwork, featuring sandstone detailing along the façade of the later addition (1909) and stone bands on the chimney. The lower ground basement level incorporates yellow block sandstone visible on the northern façade in the

south east courtyard and the sandstone also forms a base to the east and south facades of the building. The east façade of the earlier building features blind windows (original windows bricked in) and a single timber framed entrance door set into a brick arched opening. This façade also incorporates plaque which denotes, “Girls School 1891”. The west façade is adjacent to the car park providing vehicular access to the site and features parapeted gables on the end bays and regular tall timber frames multi-paned windows that demonstrate a degree of modification.

The building roof is covered by a corrugated steel custom-orb roof of recent origin and the gabled ends featuring fine timber work with a vent into the roof spaces. A copper lantern is centrally positioned on the main roof of the 1909 extension.

Within the site, the main entrance to Building 1 is via a prominent stair in the south east courtyard located adjacent to the junction where the earlier and later additions of Building 1 meet. An introduced covered walkway linking Building 1 and Building 2 can be seen from Chalmers Street, while another extends across the north façade of Building 1B connecting Building 2 (1867) and Building 4 (1968).⁷

Figures 24 to 37 illustrate this building, with a particular emphasis on the areas to which works are proposed under this scope.



Figure 24: Chalmers Street (western) elevation of Building 1A.
FJMT.

⁷ CMP 2016, pp.79-80.



Figure 25:
Cleveland Street
(southern) elevation of
Building 1A.
FJMT.



Figure 26:
Cleveland Street
(southern) elevation of
Building 1B.
FJMT.



Figure 27:
Western elevation of
Building 1B.
FJMT.



Figure 28:
Detail of the lower
ground floor and
ground floor of the
western elevation of
Building 1B.
FJMT.



Figure 29:
Northern elevation of
Building 1B.



Figure 30:
Detail of the lower
ground floor of the
northern elevation of
Building 1B.



Figure 31:
Eastern elevation of
Building 1B.
FJMT.



Figure 32:
Northern elevation of
Building 1A, showing
the way in which the
walkway from
Building 2A connects.
FJMT.



Figures 33 and 34:
Northern elevation of
Building 1A.
FJMT.



Figure 35:
Detail of the
walkway between
Buildings 1A and
2B.



Figure 36 and 37: Western end of the northern elevation of Building 1A and its junction with Building 1B.

3.3.1.1 Interior

The *CMP 2016* describes the interior of this building as follows:

‘Original internal finishes remain evident in a majority of the spaces within Building 1 and comprise painted brick walls, some rendered, and painted timber boarding lining the high ceilings. Other original elements include timber framed windows - which incorporate some modification to sashes and externally applied acrylic lining on the south elevation - blackboards, fireplaces, timber joinery and some examples of door and window hardware. Many of the internal doors, however, have been replaced with modern doors.

The internal areas of the building have been modified to accommodate previous changes of use whilst still retaining the earlier layout and original elements, for example lightweight walls have been introduced within original large scale openings to form smaller classrooms. Introduced internal finishes comprise various painted lining boards, including plasterboard, for walls and some ceilings. Generally, spaces have been carpeted throughout and a range of surface mounted service conduits are present on walls and ceilings, which have effected penetrations, including to the early fabric.

There is only limited air conditioning within the building, which is provided via a suspended duct that extends east west towards the southern end only of Buildings 1A and 1B. A limited number of rooms also contain a wall mounted air conditioning unit, including some that also include the duct. The majority of rooms, including those with air conditioning, include ceiling fans to provide air circulation, with the exception of the corridors, where no air modification/circulation provisions are present. There are some examples of wall mounted heaters, however this is not typical within Building 1.⁸

Figures 37 to 47 illustrates the general characters of the interior of the building, with a focus on the areas of proposed works. Photographs taken by the authors are supplemented by images from the *CMP 2016*, as accredited.



Figure 38: Room 101. This room, and Room 102, have rendered and painted masonry walls and plasterboard ceilings. It is not clear what lies beneath the modern floor coverings. The *CMP 2016* suggests that there may be stone flagging. Note the cast iron columns. Doors have been replaced.

Figure 39: Room 102.
CMP 2016.

⁸ *CMP 2016*, p. 84-85.



Figure 40:
Room 104, with similar finishes to Rooms 101 and 102. The door has been replaced.

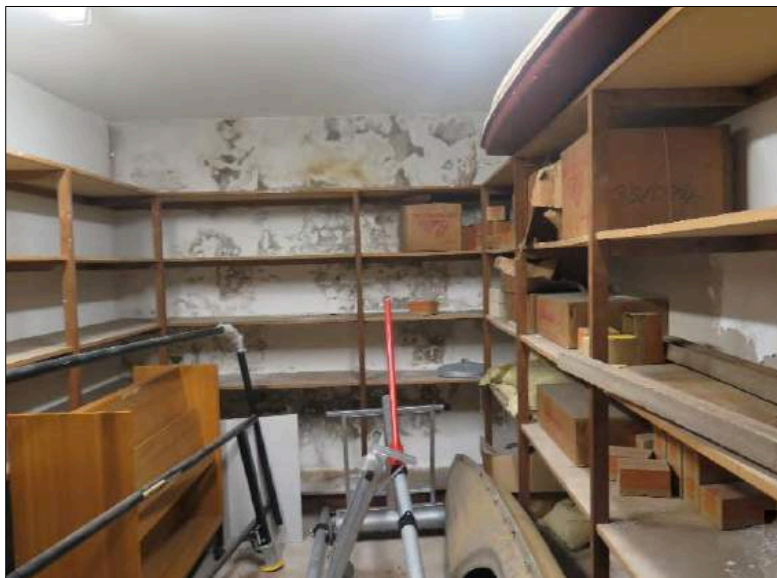


Figure 41:
Room 105, with similar finishes to Rooms 101, 102, 103 and 104. The door has been replaced.



Figure 42:
Looking towards the base of the staircase in Building 1B and the storeroom, Room 107 (marked by the arrow). This room has been created with plaster board walls. It has a plaster board ceiling and flush panel door.
CMP 2016.



Figure 43:
Room 115 in the *CMP 2016*. The walls are of rendered masonry, with later tiles. The ceiling, cornice and skirting are of concrete.



Figure 44:
Room 119 in the *CMP 2016*. This roof has painted brick walls with a corbelled brick cornice; concrete ceiling and floor; and modern bathroom finishes. The door has been replaced.



Figure 45: Room 123 in the CMP 2016. This hallway has painted brick walls, concrete ceiling and concrete floor.

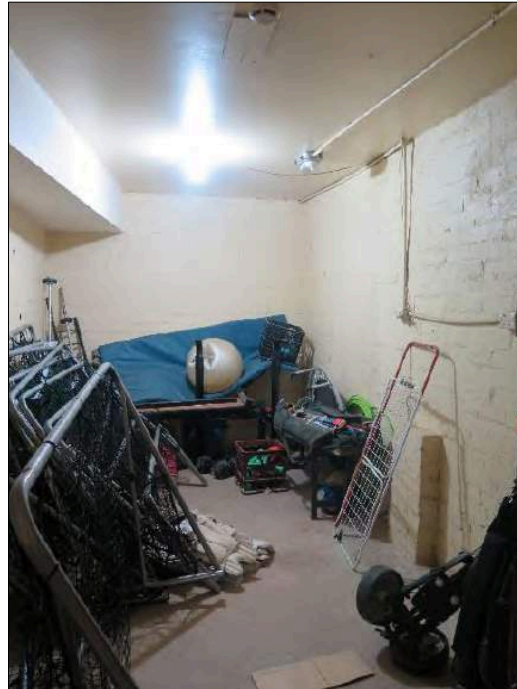


Figure 46: Room 124 in the CMP 2016. This room has painted brick walls (old opening infilled on the eastern side) and a concrete floor and ceiling. The door has been replaced.
CMP 2016.



Figure 47:
Original stairwell. Room designated Room 121 in the CMP 2016.

Figures 48 to 62 illustrate typical rooms and finishes at ground and first floor levels, with a focus on the areas of proposed works.

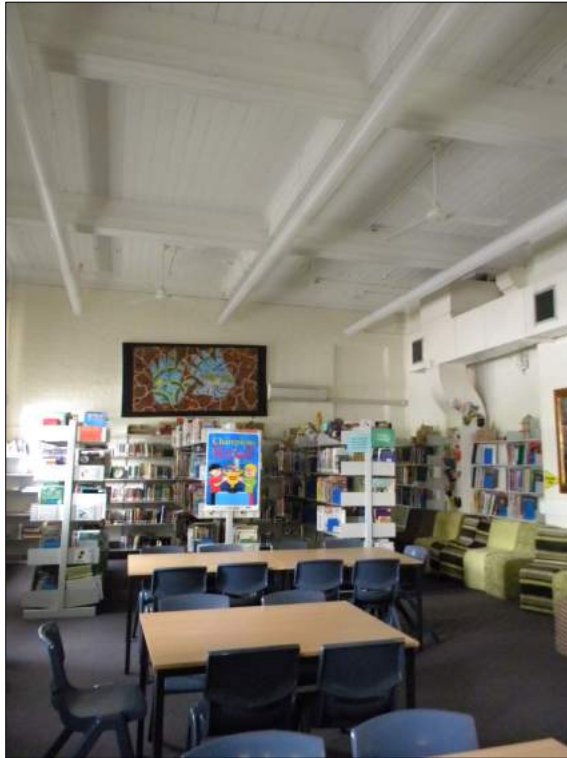


Figure 48:
Room 129 in the *CMP 2016*. The original walls in this room are of painted brickwork; the ceiling is timber lined. There are timber framed triple glazed sash windows in the exterior wall. The eastern wall is a later plaster board wall.



Figure 49:
Room 131 in the *CMP 2016*. This room has rendered walls and a concrete ceiling; timber skirting boards and architraves. The door from the hallway is a modern flush door.
CMP 2016.



Figure 50: Room 135 in the *CMP 2016*, looking west. The lower flight of stairs was replaced in the 1970s.
Figure 51: Room 135 in the *CMP 2016*. The entrance door from Chalmers Street with original balustrade.



Figure 52: Room 141 in the *CMP 2016*. This room has rendered walls with a dado line and rendered skirtings; a timber lined ceiling and timber architraves. The door to the hallway has been replaced.

CMP 2016.

Figure 53: Room 142 in the *CMP 2016*. This room has rendered walls with a dado line and rendered skirtings; a timber lined ceiling and timber architraves. The door to the hallway has been replaced. The northern wall (common wall with Room 146) is a later wall.

CMP 2016.



Figure 54:
Fireplace in Room 147 in the *CMP 2016*. The eastern wall in this room is a stud wall, creating the passageway leading to the walkway to Buildings 2 and 4. Other walls are rendered and painted. The ceiling is timber lined.



Figure 55:
Room 149 in the *CMP 2016*. This room has rendered walls and a timber lined ceiling.

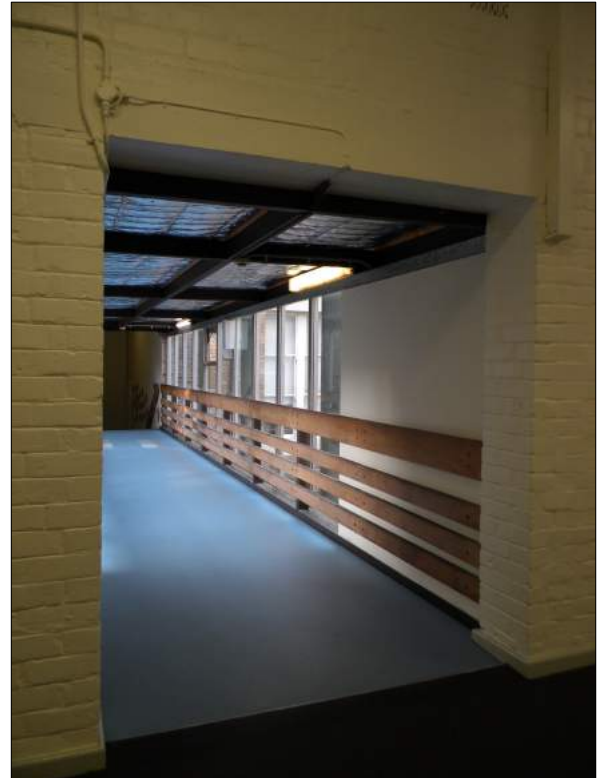


Figure 56: Room 159 in the CMP 2016. This room has painted brickwork walls and a timber lined ceiling.
Figure 57: Detail of the opening in Figure 53 leading onto the walkway leading to Building 2B.



Figure 58:
Room 160 in the CMP 2016. The original walls are painted brick walls. There is timber skirting boards and architraves and a timber lined ceiling. The east and west walls are later partition walls. Rooms 161 and 162 were once part of this space.



Figure 59:
Room 168. This room has rendered wall and skirting and a timber lined ceiling. Note the corner fireplace. This is the wall that divides Rooms 168 and 169.



Figure 60:
CMP 2016 Room 169. This room has rendered walls and skirting and a timber lined ceiling. Note the fireplace, blackboard and cupboard.

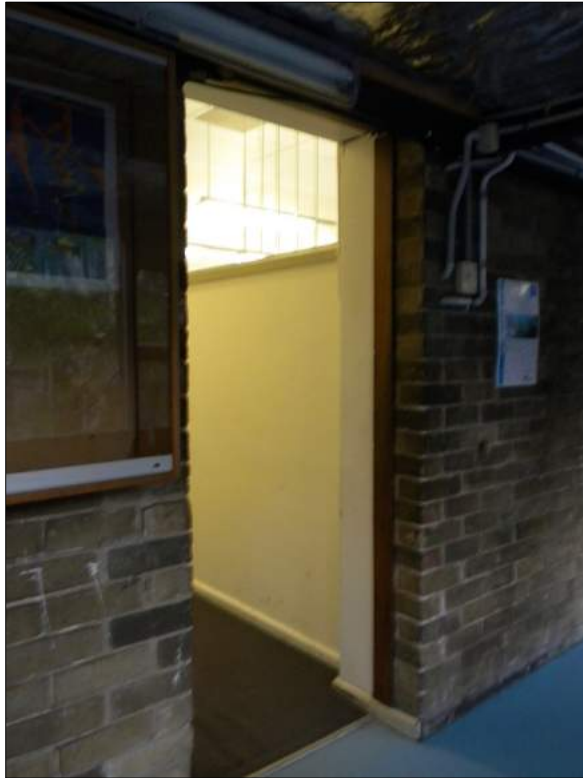


Figure 61:
Opening cut to provide access to the walkway that connects Buildings 1B and Building 4.



Figure 62:
Looking east from within the walkway near Building 4, back towards where it passes in front of Building 1B.

3.3.2 Building 2

3.3.2.1 Exterior

The *CMP 2016* describes this building as follows:

‘Building 2A was the first of the four buildings to be constructed on the site in 1867 with the later addition, Building 2B, completed in 1891.

Building 2A (1867)

The 1867 building was designed by George Allen Mansfield, as his first “Palace” school just after he became the architect for the newly formed Council of Education. It is designed in the Victorian Free Gothic style,

which he had called at the time “early English”. The building consists of a two-storey main building constructed in face brickwork with stone details, including corbels, sills, string lines and stone pilasters supporting arched openings to windows. At the two ends facing the main street are single storied annexes.

Mansfield had utilised the height difference of the site and the raised level of Chalmers Street by designing the principle level at street level and creating an under-croft area, which Mansfield had called “arcade”. The open space created beneath the building originally formed an all-weather shelter or covered play area for students, however due to overcrowding this under-croft was enclosed within a few years to provide additional teaching spaces. Today, most of the under-croft area survives with its original fabric.

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. Perspex signage is featured between the paired stone stringlines denoting the current name of the building *Cleveland Street Intensive English High School*. Beneath this signage, lettering of the earlier name *Cleveland Street Boys High School* remains visible.

The main roof is steeply pitched and has been recently re-clad in corrugated steel. The roof of Building 2A is punctuated with a central bell tower, or “campanile”, projecting from the primary façade with roof clad in layered copper sheet that contributes to the modelling of the façade. This forms a focal point as the primary vertical element of the building and incorporates the main entrance described above. The roof is further articulated by a series of smaller hipped roofs extending around the original building, which present as gables on its perimeter to the south of the bell tower.

The gabled bays facing Chalmers Street typically accommodate paired lancet windows, with pointed arch openings formed by the brickwork and deep splayed sandstone sills. The windows, which incorporate timber framed double hung sashes, are narrow and provide a strong vertical aesthetic as characteristic of the gothic style. The lancet windows to Chalmers Street are original and convey a sense of the original character of the building, while windows facing the rear western courtyard have been replaced by turn of century larger windows with flat arches. The building also retains a number of windows designed in the manner of an arcade, with a series of pointed brick arches supported on stone pilasters that feature a decorative Corinthian style capital and moulded base. These arcade windows are visible on the Chalmers Street elevation, on the facade to the north of the bell tower, and also on the southern façade in the area where the wing connects to Building 4. Much of the original fabric of the building remains extant, although the original slate roofing has been replaced. Other historic elements that are no longer present include cast iron lace elements on the main and annex ridges, gothic ventilation gablets and ogee shaped rainwater heads.

Building 2B (1891)

Building 2B, the southern wing, was constructed in 1891, in the same year as Building 1A. The external walls are composed of face brickwork, laid in English bond pattern, which feature sandstone string courses extending around the facades on various levels. The lower floor consists

of a dressed string course and rock-faced courses and windows with segmental arch heads.

The building has a steeply pitched gable roof with masonry parapets at each end, including on the primary elevation facing Chalmers Street. Timber eaves are visible along the side elevations, which also feature paired sandstone corbels at roof level. There is also a tall sandstone chimney on the northern side of the building, with chamfered corners and a series of moulded string lines.

The east façade, which is the buildings' primary elevation facing Chalmers Street, features lancet windows within the parapeted gable and a double-centred arch with a red brick label mould over a sandstone panel embellished with foliate decoration. Three lancet windows also feature on the ground floor (street level) which are separated by sandstone pilasters in the Corinthian style. The openings of the east elevation have all been bricked up.

A lower skillion roofed component is present on the western façade above which the parapeted gable of the main roof, with its three lancet windows and label moulds, remains visible. The remainder of the west elevation features similar details, including lancet windows with label moulds with sandstone sills and red brick arches.

The southern façade is comprised of the stone faced lower ground floor, with large windows with segmental arched heads, and two floors above. The primary feature of the façade is the large-scale timber framed windows, three per floor, which on the upper levels are tall, rectangular paired units with sandstone lintels and sills. The westernmost window of the upper floor has been modified in conjunction with the provision of walkway access between this building and Building 1 circa 1970s.⁹

Figures 63 to 84 illustrate the exterior of this building.

⁹ CMP 2016, pp. 87-89.



Figure 63: Cleveland Street (eastern) elevation of Building 2B.
FJMT.



Figure 64: Junction between Buildings 2A and 2B.
FJMT.



Figure 65:
Eastern elevation of Building 2A.
FJMT.



Figure 66: Eastern elevation of Building 2A.
FJMT.



Figure 67: Detail of the original main entrance, beneath the tower.
FJMT.



Figure 68:
Southern elevation of Building 2B.
FJMT.



Figure 69:
Southern elevation of Building
2B.
FJMT.



Figure 70:
Northern elevation of Building
2A.
FJMT.



Figure 71:
Northern elevation of Building
2A. It is proposed to remove the
later infill and door beneath the
stairs, reinstate the original
opening and install a new door.



Figure 72: Detail of the later bridge between the above staircase and Chalmers Street.
Figure 73: Detail of the stairs.



Figure 74:
Building 2A, northern elevation.



Figure 75:
Detail of the walkway that connects
Buildings 1 and 3.



Figure 76:
Building 2A, northern elevation
 (continuing west from Figure 53).



Figure 77:
 Northern elevation of Building 2A.



Figure 78:
Western elevation of
Building 2B.



Figure 79:
Detail of the walkway
connecting Buildings 1 and 2.



Figure 80:
Detail of the point where the walkway meets the
building.



Figure 81:
Detail of the walkway.



Figures 82 and 83: Western elevation of Building 2A. It is proposed to remove the infill in the lower ground floor opening in Figure 82.



Figure 84:
Southern elevation of Building 2A. It is proposed to replace the steel mesh door.

3.3.2.2 Interior

The *CMP 2016* describes the interior of this building as follows:

‘The interior fabric of Building 2 remains largely intact and original internal finishes comprising painted brick walls, painted timber ceiling lining boards, timber boarded coffered ceilings formed by boxed beams supported on masonry corbels, timber framed staircases and timber balustrades remain evident in a range of locations. The painted brick walls of the interiors were a conscious effort by George Allen Mansfield to reduce construction costs over the more the usual Victorian plastering and painting of masonry walls. The internal layout typically consists of classrooms that retain a range of early fabric including blackboards, fireplaces, timber joinery and door and window furniture. The windows are gothic style timber windows, some being pivot windows with brass bolts and sash lifts. There is also evidence of several windows being bricked up.

A notable original space is the ground floor hall (Room G207), which remains as a double height space featuring exposed timber roof trussed structure supported on masonry corbels, timber lining boards and painted masonry walls. It appears from the physical evidence that the building formerly contained a similar double height hall space in the east west wing of the original building, as the base of the roof structure remains evident in a number of spaces. These areas now contain introduced plaster ceilings, suggesting that an additional floor has been introduced.

Internal modifications have occurred within the building over time, including within the main entrance area from Chalmers Street which accommodates a late twentieth century upgrade for office and reception areas. Introduced internal finishes comprise various painted lining boards, including plasterboard, for walls and some ceilings. Generally, spaces have been

carpeted throughout and a range of surface mounted service conduits are present on walls and ceilings, which have effected penetrations, including to the early fabric.

There is only limited air conditioning within the building, which is provided via a suspended duct evident in the major ground floor space of Building 2B. The duct has been present for some time and its operation was not confirmed on site. The recently refurbished reception and staff area was closed at the time of inspection and the presence of air conditioning has not been confirmed. A number of classrooms contain ceiling fans, however these are not present in the circulation areas.

Refer to *Former Cleveland Street Public School, Room Survey Schedule - Building 2 (1867 & 1891)*, prepared by OCP Architects, June 2016 (in separate volume) for further details regarding the building's interior fabric and modifications.¹⁰

Figures 85 to 89 illustrate rooms at lower ground floor level.



Figure 85:
Room 225 in the *CMP 2016*, being the undercroft beneath the east-west wing of Building 2A.



Figure 86:
Room 222 in the *CMP 2016*. This room has painted masonry walls and a plaster board ceiling. Original openings to either side have been enclosed by roller doors. It is proposed to remove these roller doors.

¹⁰ *CMP 2016*, pp. 94-95.



Figure 87:

Room 226 in the CMP 2016. This room has masonry walls, a plaster board ceiling and a concrete floor. Rooms 227 and 228 are similarly finished. Room 228 has a modern bathroom fitout.

CMP 2016.



Figure 88:

Room 233 in the CMP 2016. The walls are of painted masonry; the ceiling is of timber boards. Note the support column.

CMP 2016.



Figure 89:

Room 235 in the CMP 2016. This room has rendered walls and a timber boarded ceiling. The floor is tiled. The bathroom fitout is mixed in date.

Figures 90 to 97 illustrate rooms at ground floor level.



Figure 90: Staircase in Room G206 in the CMP 2016. The walls are of painted brick and lined with memorial boards.

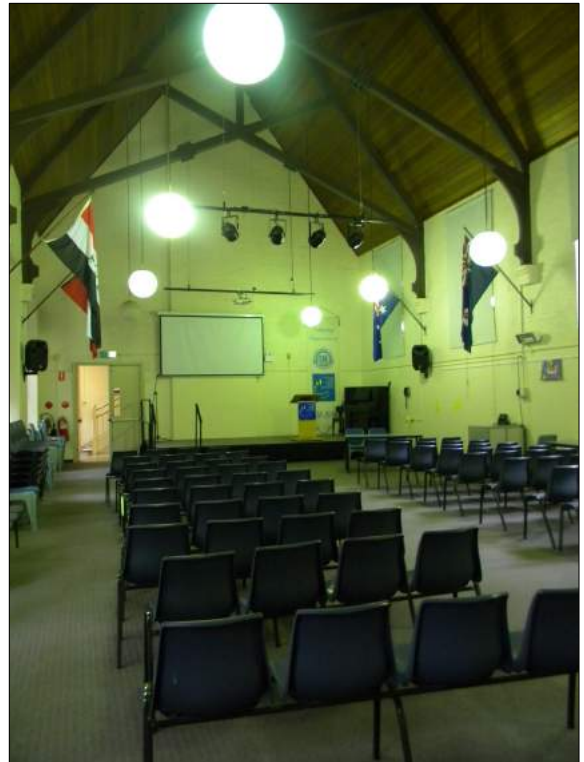


Figure 91: Room G207 in the CMP 2016.



Figures 92 and 93: Rooms 208 and 209 in the CMP 2016. Rooms G10 and G11 east of this space have been created by later partition walls and doors.



Figure 94:
Looking towards the original exterior wall at ground floor level of Building 2A within the walkway.



Figure 95:
Looking towards the original exterior wall at ground floor level of Building 2A within the walkway. The double doors visible in the distance open into Room 210. They are set in a later plaster board wall.



Figure 96:
Entrance into the adjacent stairwell.



Figure 97: Within the stairwell.



Figure 98: Room 205 in the CMP 2016. Original walls are of painted brick or are covered in plasterboard. There are modern partitions and a later plasterboard ceiling within this space.

Figures 99 to 101 illustrate rooms at first floor level.



Figure 99:

CMP 2016 Room 218. This room was originally larger, incorporating Room 219, which was created to provide access to the walkway to Building 1A.



Figure 100: *CMP 2016* Room 217. Original walls are of painted brick. The original ceiling is concealed by a later plaster board ceiling. A later partition wall creates the passageway, leading up to the walkway to Building 4.



Figure 101: One of the classrooms created by the above partition wall. These rooms were not accessed by the *CMP 2016*. The original walls are of painted brick. The north-south walls are plaster board, as is the ceiling.

3.3.3 Building 3

3.3.3.1 Exterior

The *CMP 2016* describes this building as follows:

‘Located on the north-eastern corner of the site, between the north-eastern and north-western courtyards and adjacent to Prince Alfred Park, Building 3 is a three storey Inter-War building that was constructed in 1924. There are several trees in the vicinity of Building 3, including a number located within Prince Alfred Park. Within the site, noteworthy vegetation in the vicinity of Building 3 is a mature Queensland Kauri pine tree, which is located to the west of the building adjacent to the northern boundary of the north west courtyard (refer Figure 4.66).

Building 3, which is ‘L’ shaped in plan, is a liver brick structure with steel and concrete floors and columns and consists of brick and rendered details. As is typical for the buildings on the site, the building is connected to other buildings by elevated walkways and bridges. The timber framed steeply pitched roof is hipped, with a front gable, and is now clad in concrete tiles (previously slate). The roof also features several chimneys, which are partially brickwork and partially roughcast render. The chimneys have terracotta pots and face brick corbels.

The eastern façade of the building fronting Chalmers Street has been constructed to the street alignment, with no setback to the footpath. This elevation features a prominent roof gable with a large area of roughcast render and well-articulated barge boards. It has exposed rafters, which are bracketed at the corners of the building. The windows on the second floor feature three semi-circular false arches. The majority of windows around the building are tall rectangular timber framed windows with multi-pane sashes and projecting face brick sills. They are mostly fixed or horizontally hinged. The windows on the lower ground and ground levels feature rendered and moulded cornices fixed to lintels.

The building has four entrances, each of which consist of ledged and sheeted timber double doors. Three of the entries are at the lower ground level, whilst the fourth entry, which has a concrete and rendered hood, is at ground floor, or street level, on the southern façade directly adjacent to Chalmers Street. This entry can be accessed from Chalmers Street, or via an external set of concrete stairs with cast iron balustrade.

There is evidence of some modifications to Building 3, with two windows having been bricked up on the eastern façade of the building. The gutters and downpipes are modern, while the concrete drinking trough and outdoor stage on the western façade and the covered walkway on the south façade are also later additions.¹¹

Figures 102 to 113 illustrate the exterior of this building.



Figure 102: Eastern elevation of Building 3.

¹¹ CMP 2016, pp.96-97.



Figure 103:
Southern elevation of Building
3 (eastern end).



Figure 104:
Southern elevation of Building
3 (western end) and eastern
elevation of the side wing.
FJMT.



Figure 105: Detail of the walkway leading to Building 2A as it connects to Building 3.

Figure 106: Southern elevation of Building 3, showing the stairs at the eastern end leading from the courtyard to ground floor level.



**Figure 107:
Beneath the walkway connecting
Buildings 2 and 3.**



Figure 108:
Southern elevation of the side wing.



Figure 109:
Western elevation.



Figure 110:
Western elevation at courtyard level.
The bubblers will be retained.



Figure 111:
Western elevation at courtyard level.



Figure 112:
Western elevation at courtyard level. It is proposed to remove this stage.



Figure 113:
Northern elevation.

3.3.3.2 Interior

The *CMP 2016* describes the interior of this building as follows:

‘The interior fabric of Building 3 remains largely intact and original internal finishes comprising painted and rendered brick walls (including those with moulded dado line), panelled ceilings and some timber joinery including picture rails remain evident in a number of locations. The interiors also include: panelled timber doors and top hung sash windows, highlight pivot windows, large timber sash windows, and single pane timber framed windows with security grilles. Flooring is generally original timber on the ground and first floors, while the lower ground floors are concrete. The retention of high ceilings generally contributes to the spatial character of the interiors.

Internal modifications have occurred within the building over time, including the addition of internal partitions. Introduced internal finishes comprise various painted lining boards, including plasterboard, for walls and some ceilings. The upper level had a cathedral ceiling with exposed timber trusses, however recent changes include introduced suspended ceilings concealing the upper parts of the trusses. Generally, spaces have been carpeted throughout and a range of surface mounted service conduits are present on walls and ceilings, which have effected penetrations, including to the early fabric. Skirtings generally have been replaced with ducted skirtings.

There is only limited air conditioning within the building, which is provided via ‘wall mounted’ units that are provided to rooms on the ground floor on the north elevation facing the park. The introduced units are intrusive, and have been installed on boards fixed across the windows. In addition, a number of classrooms contain ceiling fans and there are examples of wall mounted heaters, however these are not present in the circulation areas.’¹²

Figure 114 to 118 illustrate the lower ground floor area.

¹² *CMP 2016*, pp.101-102.



Figure 114: Room 308-309 in the *CMP 2016*. This hallway has plastered walls with a dado line and a concrete ceiling.

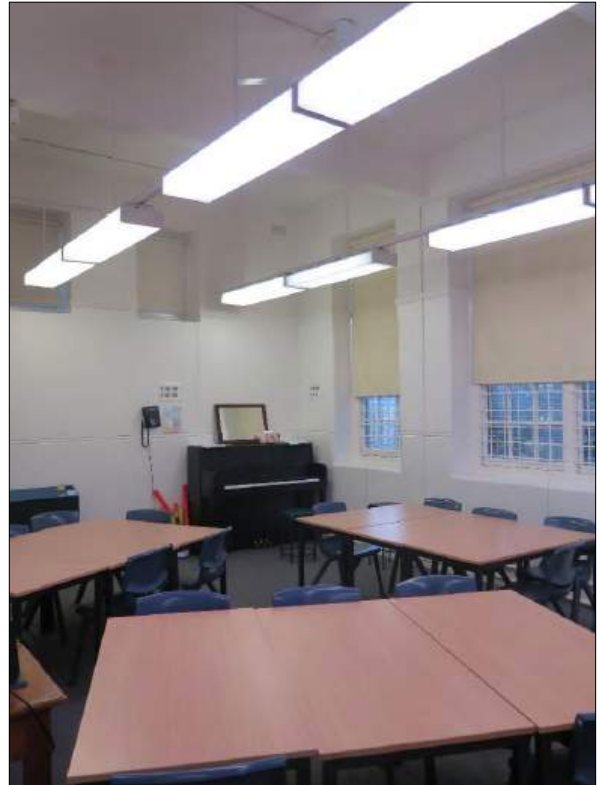


Figure 115: Room 312 in the *CMP 2016*. The walls are plastered with a dado line. The ceiling is concrete. A small room, Room 311, is located in the south eastern corner of this room. It is proposed to remove this room.

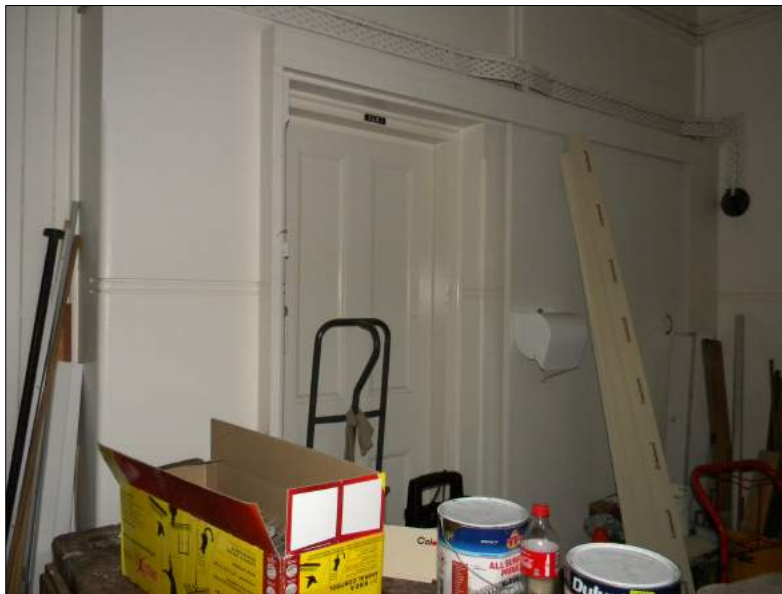


Figure 116: Eastern end of the hallway, Room 309 in the *CMP 2016*. The staircase to ground floor level lies behind the sliding door (*CMP 2016* Room 315). The adjoining door leads into Room 314, a storeroom.



Figure 117: Storeroom beside the staircase (CMP 2016 Room 314). This space has a concrete floor and ceiling and rendered walls. The sink, just visible, is modern.

CMP 2016.



Figure 118: CMP 2016 Room 315. Stairs, now blocked off.

Figure 119 to 122 illustrate the ground floor.



Figure 119:
Room 325 in the *CMP 2016*. Ground floor classroom with rendered walls and a concrete ceiling.



Figure 120:
CMP 2016 Room 326.



Figure 121:
Room 321 in the *CMP 2016*. Ground floor hallway with plaster walls with dado line and modern suspended ceiling.



Figure 122:
Opening in the southern wall leading onto the walkway connecting the building to Building 2A

The first floor of this building is not illustrated for the purposes of this statement, given that no works are proposed at this level.

3.3.4 Building 4

3.3.4.1 Exterior

The *CMP 2016* describes the exterior of this building as follows:

‘Building 4 is a four storey building located on the western side of the site, adjacent to Prince Alfred Park. The building has an “L-shaped” footprint and connects to Building 2, which has been modified with large scale openings to facilitate the connection. It was constructed in 1968 in the late twentieth century stripped classical style, with a strong and symmetrical repetition of concrete columns to the eastern and western facades.

Building 4 features an exposed concrete structure, beams and columns with a flat roof form. The walls are face brick and concrete rendered and the windows are aluminum framed. The building also has an undercroft space that is connected to Building 2.’¹³

Figures 123 to 134 illustrate the exterior of the building.

¹³ *CMP 2016*, p.103.



Figure 123 and 124: Northern end of the building, from within the north western courtyard.



Figure 125:
Western elevation of Building 4 from Prince Alfred Park.



Figure 126:
Southern elevation of Building 4 from the south western courtyard.



Figure 127:
Detail of the walkway between Building 4
and Building 1B (western end).



Figure 128:
Eastern elevation of Building 4, looking south.



Figure 129 :
Eastern elevation of Building 4, looking
north.



Figures 130 and 131: Southern elevation of the wing of Building 4 that connects to Building 1A.



**Figure 132:
Detail of the junction between Building 4 and Building 1A
(southern side).**



Figure 133:
Detail of the junction between Building 4
and Building 1A (northern side).



Figure 134:
Undercroft.

3.3.4.2 Interior

The *CMP 2016* describes the interior of this building as follows:

‘The interior of the building has remained largely intact. Materials include brick, vinyl, timber, plasterboard and concrete. Typical interiors include simple face brick walls, plasterboard internal walls, timber details, simple vermiculite ceilings and with vinyl or carpet floor coverings.’¹⁴

Figure 135 to 138 illustrates typical interiors within this building. It is noted that the *CMP 2016* does not provide a detailed fabric survey for this building.

¹⁴ *CMP 2016*, p.105.



Figure 135: Typical corridor within Building 4 with face brick walls and coffered vermiculate ceiling. The interior walls of classrooms/staffrooms have glazing to the top. Doors are single panel doors.

Figure 136: Typical room within Building 4.



Figure 137: Typical stairwell within building 4, showing concrete stair and timber and metal balustrade.

Figure 138: Stairwell between Building 4 and Building 2A. The original exterior wall of Building 2A is concealed by a secondary wall.

3.4 Other

Section 4.6 of the *CMP 2016* lists moveable heritage items present on the site including furniture, fixtures (such as sinks), dedication plaques, award boards, memorial boards, blackboards and notice boards.

3.5 The Surrounding Area

3.5.1 The General Area

As demonstrated by Figure 139, the site is located within a densely developed mixed use area.



Figure 139: The area surrounding the subject site.

SIX Maps 2016; annotation by WP Heritage.

3.5.2 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 planting varies; there are no street trees outside of the site. This part of Chalmers Street is mixed in character. South of the site, and on the same side of the street lies Prince Alfred Park, described below.

Directly opposite the site, on the corner of Chalmers and Cleveland Streets there is a construction site. Continuing north, are two recent six storey mixed use buildings built to their Chalmers Street boundary and, on either corner with Belvoir Street, are two six storey Federation/Interwar period former warehouse buildings.

Figures 140 to 142 illustrate Chalmers Street in the vicinity of the site.



Figure 140:
The site on approach along Chalmers Street from the south, with Prince Alfred Park to the north.



Figure 141:
Chalmers Street opposite the site, looking south.



Figure 142:
Chalmers Street opposite the site, looking north.

3.5.3 Cleveland Street

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

Streetscapes east and west of the Chalmers Street intersection are mixed and include two and three storey Late Victorian period buildings. Directly west of the site lies Prince Alfred Park. On the opposite side of the park, and well separated from the site, lie the buildings part of the Greek Orthodox Cathedral.

As set about below, the southern side of Cleveland Street, opposite the site, forms part of the Redfern Estate Heritage Conservation Area. Directly opposite the site, however, lies the Strawberry Hills Post Office, a large complex of five storey buildings considered to be detracting within the Conservation Area.

Figures 143 to 147 illustrate Cleveland Street in the vicinity of the site.



Figure 143:
Looking east along
Cleveland Street towards the
site.



Figure 144:
The south eastern corner of
Cleveland Street and
Chalmers Street, diagonally
opposite the site.



Figure 145:
Strawberry Hills Post
Office, opposite the site.



Figure 146:
Continuing west of the
Strawberry Hills Post Office.



Figure 147:
Prince Alfred Park adjoining
the site.

3.5.4 Prince Alfred Park

Prince Alfred Park adjoins the northern and western boundaries of the site. The park is a large undulating green urban space and includes a public swimming pool and tennis courts, with various intersecting sealed pathways and roads. The park contains mature trees around the perimeter of the park, including Morton Bay Figs, Plane trees, Kauri Pine and Eucalypts, particularly in the southern part of the park.

Prince Alfred Park bounded by the railway lines and yards south of Central Station. Significant buildings located immediately adjacent to the park include the St Andrew's Greek Orthodox and Greek Archdiocese of Australia, adjoining its south western corner and the former Mortuary Station on its eastern side.

Figures 148 to 150 below and Figure 147 above.



Figure 148:
Looking west into
Prince Alfred Park from
near the subject site.



Figure 149:
Looking south east
towards the subject site
from within Prince
Alfred Park.



Figure 150:
Prince Alfred Park
adjacent to the western
boundary (looking
north)

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Heritage Listings for the Site

4.1.1 Statutory Heritage Listings

The site:

- Is listed as a heritage item by 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,' No. 244 Cleveland Street, Surry Hills. Curtilage: Lot 8 D.P. 821649; Lot 1 D.P. 797483; and Lot 1 D.P. 797484. The site is ascribed 'local' significance.' Item No.: I14477.
- Is located within the vicinity of a number of heritage items listed on under Schedule 5 Part 1 of the *Sydney LEP 2012* and a number of Conservation Areas defined by Schedule 5 Part 2 of this plan.

It is noted that the site is:

- Is not listed within a heritage conservation area under Schedule 5, Part 2 of the *Sydney LEP 2012*.
- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

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*.

4.1.2 Non-Statutory Heritage Listings

The site:

- Is classified by the National Trust of Australia (NSW). The Jubilee Register identifies the site as the 'Cleveland Street Public School.

- Is listed on the Register of the National Estate. The Register identifies the site as the 'Cleveland Street Public School' (ID2247).

4.2 Heritage Items in the Vicinity of the Site

4.2.1 Identifying the Items

There are a number of heritage items listed on the State Heritage Register and/or the *Sydney LEP 2012* under the auspices of the *NSW Heritage Act 1977* within the immediate vicinity of the site.

Figure 151 provides a detail from the *Sydney LEP 2012* Heritage Plan. In this plan, heritage items, listed by Schedule 5 Part 1 of the *Sydney LEP 2012*, are coloured brown and numbered. The site is marked by the arrow. This plan should be read in conjunction with the Table 3 below, which identifies each of the heritage items and the criteria under which they are listed. The letters in the first column relate to the plan. Table 3 also records if these items are identified by other statutory heritage listings.

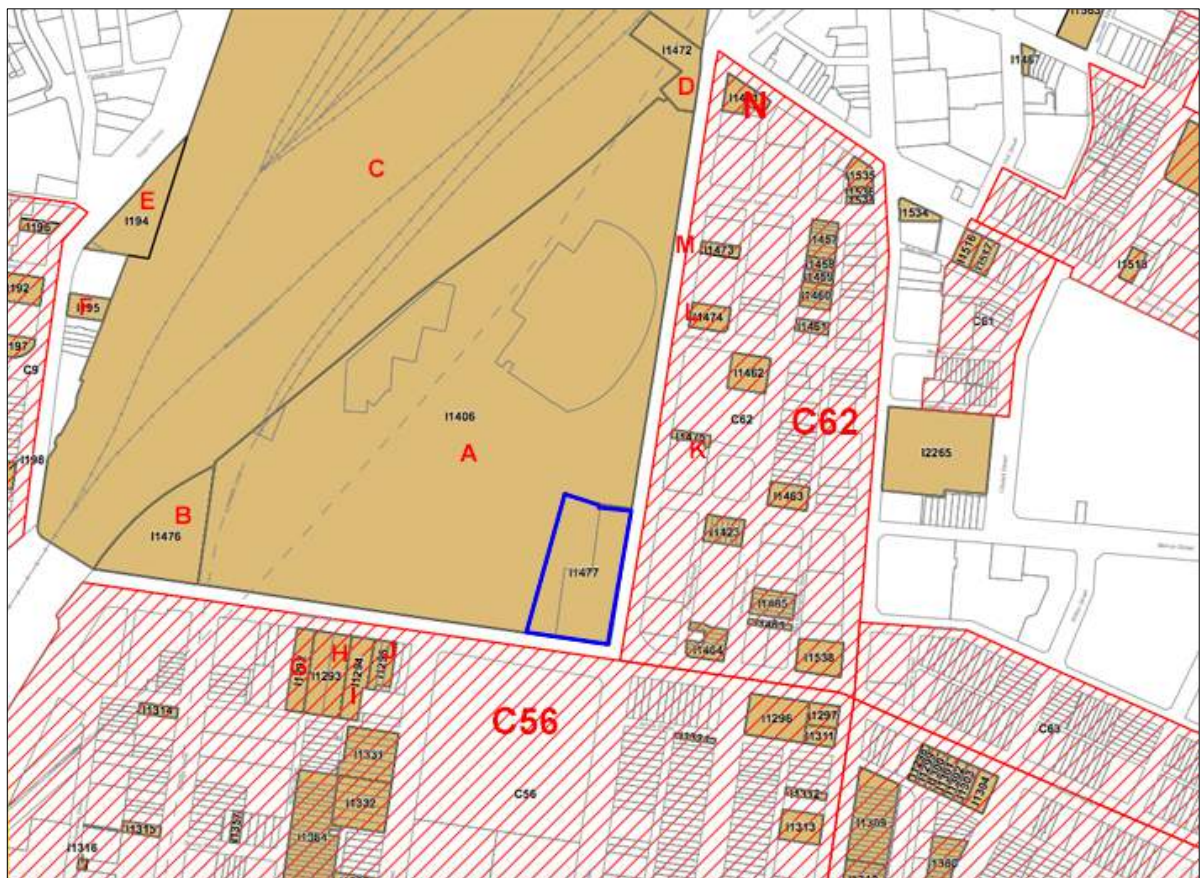


Figure 151: Detail of the City of Sydney Heritage Plan (*Sydney LEP 2012*).
Sydney LEP 2012; blue lines and red text added by WP Heritage.

	Item and Address	<i>Sydney LEP 2012</i>	Other Statutory Listings	Reasons for Heritage Listing (NSW Heritage Division Criteria)
A	Prince Alfred Park including fence, tree planting, ground and coronation centre	Schedule 5 Part 1: Item No. I1406 Local significance.	None	(a), (b), (c), (d) and (f)
B	Greek Orthodox Church group buildings landscaping, fence and grounds including interiors, No. 242 Cleveland Street, Surry Hills	Schedule 5 Part 1: Item No. I1476. Local significance.	None	(a), (c), (d), (f) and (g)
C	Central Railway Station group including buildings, station yard, viaducts and building interiors	Schedule 5 Part 1: Item No. I824. State significance	SHR RailCorp s170	
D	Former Railway Institute Building, including fence and interior, No. 101 Chalmers Street, Surry Hill	Schedule 5 Part 1: Item No. I1472 State significance	SHR Listing No.: 01257	(a), (c), (d) and (e)
E	Former Mortuary Railway Station including interior, grounds, fence and railway platforms, No. 50 Regent Street, Chippendale	Schedule 5 Part 1: Item No. I194 State significance	SHR: Listing No. 00157 RailCorp S170 Register	(a), (b), (c), (d), (e) and (f)
F	Former Co-Masonic Temple, 54 Regent Street, Chippendale	Schedule 5 Part 1: Item No. I195 Local significance	None	(a), (c), (e) and (f)
G	House, including front fence and interior, No. 201 Cleveland Street, Redfern	Schedule 5 Part 1: Item No. I1292 Local significance	None	(a) and (c)
H	Cottages "Tutulla" and "Tivoli" including front fences and interiors, Nos. 203 and 205 Cleveland Street, Redfern	Schedule 5 Part 1: Item No. I1293 Local significance	None	(a), (b), (c), (e), (f) and (g)
I	Park Hotel including interior and fence, No. 207 Cleveland Street, Redfern	Schedule 5 Part 1: Item No. I1294 Local significance	None	(a), (c) and (g)
J	Terrace Group, including interiors, Nos. 209-213 Cleveland Street, Redfern	Schedule 5 Part 1: Item No. I1295 Local significance	None	(a) and (c)

	Item and Address	<i>Sydney LEP 2012</i>	Other Statutory Listings	Reasons for Heritage Listing (NSW Heritage Division Criteria)
K	Terrace house "Ravenswood" including interior, No. 166 Chalmers Street, Surry Hills	Schedule 5 Part 1: Item No. I1475 Local significance	None	(a), (c) and (g)
L	Welsh Presbyterian Church including fence and interior, No. 142-144 Chalmers Street, Surry Hills	Schedule 5 Part 1: Item No. I1474 Local significance	None	(a), (b), (c), (d), (f) and (g)
M	"Australian Metalworkers" (126-128 Chalmers Street) including interior, No. 126-140 Chalmers Street, Surry Hills	Schedule 5 Part 1: Item No. I1473 Local significance	None	(a), (c) and (g)
N	Royal Exhibition Hotel including interior, No. 86-92 Chalmers Street, Surry Hills	Schedule 5 Part 1: Item No. I1471 Local significance	None	(a), (b), (c), (d) and (g)
C56	Redfern Estate, Redfern	Schedule 5 Part 2: C56 Local significance	None	All
C62	Cleveland Gardens, Surry Hills	Schedule 5 Part 2: C62 Local significance	None	(a), (b), (c), (e), (f) and (g)

Table 3: Identifying Heritage Items in the Vicinity of the Site.

The immediately adjoining Prince Alfred Park, the closest groups of heritage items- the Greek Orthodox Church, Nos. 201-213 Cleveland Street and No. 166 Chalmers Street- and the two adjacent Conservation Areas are described in greater detail below.

4.2.2 Prince Alfred Park

The State Heritage Inventory listing sheet for this item describes it as follows:

'The park is laid out in the Victorian style with evidence of a surrounding sandstone and wrought iron palisade fence. The plantings consist of Planes, Oaks, Brush Box, Phoenix Palm, Moreton Bay Figs and Kauri Pines. Category: Urban Park. General Details: Refer to Archaeological Zoning Plan. The following structure/elements are identified as being of high significance: Remnant iron palisade fencing, dwarf sandstone boundary walls, large sandstone gate posts, Cleveland Street tree plantings, Chalmers Street tree plantings. The following structures or elements have moderate significance: Coronation Recreation Centre, ladies Convenience, 20th century avenues of trees, views to city, sandstone edging stones, tennis courts. Elements have little significance or

intrusive: Swimming Pool complex (prior to upgrading), remnant palm plantings, Gentleman's convenience.'¹⁵

Refer to Figures 148 to 150 above.

The curtilage is defined by Figure 151 above and is identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as Lots 21 and 22, D.P. 594873; Lot 24, D.P. 637261; Lots 1 and 2, D.P. 874757 (i.e. the Park boundaries). The listing sheet notes that the above ground toilets adjacent to Chalmers Street are excluded.

There are views towards Prince Alfred Park from the surrounding streets and views within and out of the Park from within it. The subject site forms part of many of these view corridors.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

'Historically significant as the first park in Australia laid out for the purpose of holding an Agricultural Society Intercolonial Exhibition in 1870. The layout and mature vegetation are extremely important historical items. The park has immense historical and aesthetic significance, and is also of social significance. The park has historical associations with the NSW Agricultural Society and with Benjamin Backhouse, Architect.'¹⁶

Note: there is a separate listing sheet for Prince Alfred Park as an archaeological item.¹⁷

4.2.3 Greek Orthodox Church Group, No. 242 Cleveland Street

The State Heritage Register listing sheet for this item describes it as follows:

'Positioned on a visually prominent site, the cathedral was built in the Colonial Decorated Gothic style. A sandstone construction with slate covered timber roof, the building also consists of a square tower surmounted by an octagonal turret, with a nave, two wide aisles, chancel, two vestries and two porches.

It has been noted that the landmark design of this building is reflected in its positioning and the alignment between the parapet and that of St Paul's College at the University of Sydney (also an Edmund Blacket design).

The architectural form, elevation and dimensions of the cathedral were taken from a lithograph of St Barnabas' at Homerton - designed by Arthur Ashpitel. Using English architectural patterns for inspiration was a common practice for colonial architects in Australia.

The cathedral is supplemented by a number of later buildings on the site. The former rectory (1912) was enlarged after the site's conversion to Orthodoxy to include a second storey and is now used as office and meeting space for the Archdiocese. Later buildings on the site (from

¹⁵ *Prince Alfred Park, Including Fence, Tree Planting, Ground and Coronation Centre, Surry Hills/Chippendale*. State Heritage Inventory Database No.: 2424675.

¹⁶ *Ibid.*

¹⁷ *Archaeological Item- Prince Alfred Park, Prince Alfred Park, Sydney*. State Heritage Inventory Database No.: 2424814.

the 1980s and 1990s) include the library, stores, Archbishop's residence and St Andrew's Greek Orthodox Theological College.¹⁸

Figure 152 illustrates this item as it is seen from just outside of the western boundary of the site.



Figure 152:
View from directly outside of the western boundary of the site towards the Greek Orthodox Church Group, showing the separation and landscaping between the two.

The curtilage is defined by the Figure 151 above and is identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as Lots 7-9, Section 1, D.P. 314 (i.e. the site boundaries). There are views towards this item from Regent Street, Cleveland Street and Prince Alfred Park.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

'The Cathedral of the Annunciation of Our Lady is of state heritage significance as an important early ecclesiastical design in the architectural career of Edmund Blacket. Originally St Paul's Anglican Church, its Decorated Gothic design became one of the established architectural models for parish church construction throughout NSW.

This item is also significant as the Greek Orthodox Cathedral for Australia and for its association with the migrant communities that settled in NSW following the Second World War. Establishing churches and maintaining the orthodox faith has always been a significant aspect of the Greek-Australian experience and, since the conversion and re-consecration of the church to the Orthodox faith in 1970, the cathedral has become a centre for worship and the continuity and celebration of Greek customs, traditions and language.

The former Anglican church also has a significant association with Reverend Francis Bertie Boyce, who presided over the parish from 1886 until his retirement in 1930. A notable and active leader for social reform, Boyce used his political connections to campaign for clearing slums, improving living conditions, promoting pensions and

¹⁸ *Cathedral of the Annunciation of Our Lady*, No. 242 Cleveland Street, Redfern. State Heritage Inventory Database No.: 5050395.

alleviating working class distress within the Redfern/Chippendale parish.¹⁹

4.2.4 Nos. 201, 203, 205, 207 and 209-213 Cleveland Street

The State Heritage Inventory provides the following description of **No. 201 Cleveland Street**:

‘Two storey Victorian Filigree style mansion.’²⁰

The curtilage is defined by Figure 151 above and by Schedule 5 Part of the *Sydney LEP* 2012 as Lot 1, D.P. 168805 (i.e. lot boundary curtilage).

The principal view corridors towards this item is obtained from directly outside of it on Cleveland Street.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

‘The victorian villa represents a good example of middle-class residences in the Redfern Estate. It is of aesthetic significance as a filigree style house overlooking prince Alfred Park.’²¹

The State Heritage Inventory provides the following description of **Nos. 203 and 205 Cleveland Street**, known as *Tutulla* and *Tivoli*:

‘Single storey sandstone Colonial Georgian style semi-detached cottages. Large gardens enclosed with palisade fences and gates are on the front. The verandahs are 5 steps above the gardens.

The cottage at 203 Cleveland Street is 3 bays wide and 2 bays deep and is under a hipped roof. It is mainly built in sandstone blocks with tuck-pointed joints. The roof is covered with corrugated and galvanised iron sheets that replaced the original shingle tiles. A verandah stands to the front which has 4 cast-iron circular columns. The Verandah ground is paved with grid-lined polished square stones and wide boarder stones. It is 5 steps above the front courtyard. The central entrance leading to the hallway is a glazed 4 panel timber door with marginal lights. The two pairs of timber French doors with external timber louvered shutters are on the other openings to the front. Similarly, the rear elevation of the cottage has a pair of glazed timber doors leading to the hall way and another two pairs of glazed French doors leading to the two rear rooms. All the external doors have high fanlights. The central hall features with elaborately moulded arches and pilasters. 4 rooms, each of which has a fireplace, a plaster ceiling rosette, a pendant lamp and ceiling cornices, are symmetrically laid out along the hall way. Large opening with flat arches and timber folding door panels have been made between the front and rear rooms. The archives around the openings are lined with cedar timber. The rear of the cottage has a new pergola with glass roofing and a pool.

¹⁹ *Cathedral of the Annunciation of Our Lady*, No. 242 Cleveland Street, Redfern. State Heritage Inventory Database No.: 5050395.

²⁰ *House, including Fence and Interior*, No. 201 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420573.

²¹ *Ibid.*

A single storey wing or servant quarter, featuring 6 rooms, 6 chimneys and a skillion roof, stands at the western boundary and the rear of the cottage. A concave roofed and timber columned verandah was added on the eastern side of the wing. The verandah extends beyond the southern wall of the wing and forms a porch and entry to the central court. a mezzanine level has been added internally. The front wall is of brick, fenestrated with timber 4-panel doors and double hung windows. There is a middle garden behind the cottage and in front of the western wing. A single storey structure has been added on the southern side of the middle court.²²

The curtilages of these items are defined by Figure 151 above and are identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as Lot 5, D.P. 711626; Lot 6, D.P. 996732 (i.e. a lot boundary curtilage).

The principal view corridors towards these items are obtained from directly outside of them on Cleveland Street.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

'The cottages are among the earliest residential establishments in the Redfern Estate, representing the colonial housing for the middle class. They are a good example of Colonial cottage pair built in stone and with fine interior and exterior detailing. The buildings are intact and retain most original features and fabric.'²³

No. 207 Cleveland Street has a separate listing sheet. The State Heritage Inventory provides the following description of this item:

'Two storey Victorian Gothic style mansion. The subject site contains a two storey Victorian Gothic style mansion constructed in C1849. The building was named Malua House, and is currently used as a hostel.

The principal building is a double-fronted with rendered and painted finish. Front verendah (enclosed) and balcony present at eastern part of ground and first level. Corrugated iron sheets roof and cast iron lace work feature the balcony. The main roof is covered with polychrome terra-cotta tiles and two jerked-in roof dormers stand at the front roof plane. The rear verandah and balcony has been removed and a two storey structure was added.

To the rear the site has a three storey red-face brickwork building and two-storey additions to the east. Internally the rooms have been subdivided and used as hostel accommodations.'²⁴

The curtilage is defined by Figure 151 above and is identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as Lot 1, D.P. 74425 (i.e. the site boundaries).

The principal view corridors towards this item is obtained from directly outside of them on Cleveland Street.

²² Cottages "Tutulla" and "Tivoli" including front fences and interiors, Nos. 203-205 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420574.

²³ *Ibid*

²⁴ Park Hotel, including Interior and Fence, No. 207 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420575.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

‘The building is significant as being a good intact representative example of an early Victorian Gothic style mansion.

The site was purchased by William Thomas Fowler a well-known commercial whaler in 1847 and the building was built as his residence in 1849. The building was thought as the Showplace of Redfern. In spite of additions and alterations to the rear, the front principle building remains intact.

The building is an early building in Redfern area. It was a landmark in the local area. It is significant as it demonstrates the property and social development of local area.’²⁵

The State Heritage Inventory provides the following description of **Nos. 209-213 Cleveland Street**:

‘Three storey Victorian terrace house group. Each house has its own hipped roof running perpendicularly with the street. The front features with first level balcony covered with ogee roof. The front garden party wall also has an ogee profile.’²⁶

The curtilage is defined by Figure 151 above and is identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as Lot 1, D.P. 196109; Lot 1, D.P. 738871; Lot 1, D.P. 736400 (i.e. lot boundary curtilage).

The principal view corridors towards this item is obtained from directly outside of it on Cleveland Street.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

‘Good example of large terrace housing development in Redfern Estate in mid and late Victorian period. It stands on the southern side of Prince Alfred Park and receives paramount view of the park.’²⁷

Figures 153 and 154 illustrates these items. Figure 155 shows the view from outside of these items towards the subject site.

²⁵ *Park Hotel, including Interior and Fence*, No. 207 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420575.

²⁶ *Terrace Group, including interiors*, Nos. 209-213 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420576.

²⁷ *Ibid.*



Figure 153:
Cleveland Street
heritage items.



Figure 154:
Cleveland Street
heritage items.



Figure 155:
View towards the
site from outside
the above heritage
items.
Google Maps.

4.2.5 No. 166 Chalmers Street, Surry Hills

The State Heritage Inventory provides the following description of this item:

‘A two storey free standing mid-Victorian Filigree terrace house, originally part of a pair, situated between two large infill developments. The terrace features include a roof to balcony with a decorative iron frieze and balustrading, rendered masonry ashlar coursing and twin french doors opening onto the balcony. Embellished plaster mouldings are featured along the firewall and cornices, while detailed label mouldings are set around the front door and ground floor Palladian window. The decorative tiles of the verandah run from the sandstone base of the building and also feature marble steps that lead from the iron palisade front fence. The front fence is set on a sandstone base and has the words ‘Ravenswood’ engraved into the capped masonry pillars. The interior plan of the building includes four bedrooms, two bathrooms, kitchen, drawing room, living area and laundry.’²⁸

The curtilage is defined by Figure 151 above and is identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as Lot 7, D.P. 999821 (i.e. a lot boundary curtilage).

The principal view corridors towards this item is obtained from directly outside of it on Chalmers Street. On approach in either direction it is concealed by its set back and the adjoining buildings.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

‘The building is a good and intact example of a mid-Victorian Filigree terrace house, retaining much of its original character. The terrace is sole remaining evidence of the residential character of Chalmers Street and reflects the earlier phases of residential development in the area.’²⁹

Figure 156 illustrates this item. Figure 157 shows the view from outside of this item towards the subject site.

²⁸ *Terrace House, ‘Ravenswood’, including interior*, No. 166 Chalmers Street, Surry Hills. State Heritage Inventory Database No.: 2420558.

²⁹ *Ibid.*

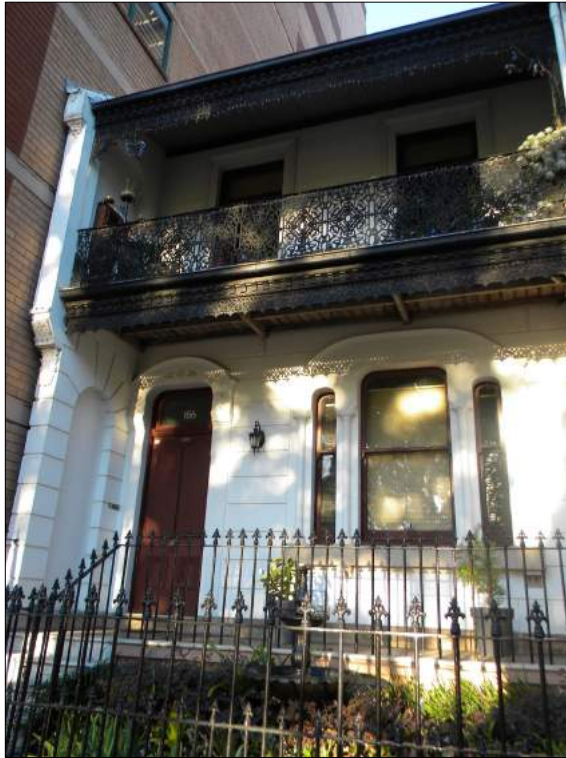


Figure 156:
Front elevation of No. 166 Chalmers Street.



Figure 157:
View from the item towards the site.

4.2.6 Redfern Estate Conservation Area

The State Heritage Inventory listing sheet for this Conservation Area describes it as follows:

‘A residential subdivision dating from 1842 covering the original grant of William Redfern. The subdivision comprises eight regular blocks with irregular secondary streets dividing these blocks. Redfern Street bisects the area and is the civic and commercial centre of the area, containing major civic, religious and commercial buildings. Shops date from the Victorian, Federation and Interwar period. Housing ranges from early single storey cottages, Victorian terraces, some later terraces and recent medium density developments. The Area is interspersed with factories and warehouses dating from the early twentieth century, some of which are being converted to

residential uses. The urban fabric has deteriorated at Phillip Street west area and in the vicinity of the Australia Post complex, where sites have been amalgamated. Redfern Park provides a focus for the area...

Cleveland Street: Park, 2-3 storey grand Victorian terraces, detracting development corner George and Cleveland, 217, Post Office, Factory. Rating A.³⁰

The curtilage is defined by Figure 151 above.

The principal view corridors associated with the Conservation Area are obtained from the streets within it and towards contributory and listed items. There are view corridors out of the Conservation Area from Cleveland Street.

The State Heritage Inventory listing sheet provides the following statement of significance for this item.

'The Redfern Estate Heritage Conservation Area is historically significant as an early Victorian structured subdivision covering the entire grant to William Redfern. The development of the estate from the 1840s - 1890s reflects the establishment of the Railway at Redfern. The importance of the suburb of Redfern in the mid/late nineteenth century is evidenced in the development of the Commercial Centre, the fine Civic buildings, the Park and the prestige housing on primary streets. The area is able to represent a great diversity of housing types dating from the period 1840 - 1890. Large scale factories and warehouses reflect the importance of manufacturing in Redfern in the early twentieth century.'³¹

The boundaries (curtilage) of the Conservation Area is defined by Figure 151 above. The Conservation Area extends beyond the area shown by the figure. Only those boundaries closest to the site are shown.

Figures 143 to 145 and Figures 153 to 154 above illustrate buildings within the Conservation Area adjacent to the site.

4.2.7 Cleveland Gardens Conservation Area

The State Heritage Inventory listing sheet for this area describes it as follows.

'Cleveland House remains a fine example of the earliest residential development of the area. Rows of modest terraces constructed following the 1855 subdivision survive remnant groups in Buckingham Street and Belvoir Street. The primary roads retain little of the first wave of residential development. On Chalmers Street, original terrace houses were demolished in the 1920s and superseded with commercial and industrial development.

Recent development on Elizabeth Street has seen a continued erosion of the Estate and character of the area...

³⁰ *Redfern Heritage Conservation Area*, Redfern. State Heritage Inventory Database No.: 2421496.

³¹ *Ibid.*

Chalmers Street: Large scale inter war and post war development, Heritage Item, overlooking park. Rating C.³²

The boundaries (curtilage) of the Conservation Area is defined by Figure 151 above. The Conservation Area extends beyond the area shown by the figure. Only those boundaries closest to the site are shown.

The principal view corridors associated with the Conservation Area are obtained from the streets within it and towards contributory and listed items. There are view corridors out of the Conservation Area from Chalmers Street.

The State Heritage Inventory listing sheet provides the following statement of significance for this item:

‘The area has significance for its ability to reveal layers of development beginning with Cleveland House and Estate, its subdivision and development into narrow terrace lots. It provides evidence of the decline of the inner city as a residential area and subsequent demolition of terraces and replacement with industry in the early twentieth century and the rejuvenation of the inner city as a place to work at in the late twentieth century.’³³

Figures 140 to 142 and Figures 156 to 157 illustrate buildings within this Conservation Area adjacent to the site.

4.3 View Corridors

Section 3.2 of the *CMP 2016* has identified the principle view corridors towards the site as follows:

‘The former Cleveland Street Public School is notable in the local streetscape, with views to the site from Chalmers Street, Cleveland Street and from Prince Alfred Park. The façades of Buildings 1A, 2 and 3 are prominently visible from Chalmers Street. Buildings 4 and 1B can also be viewed from Chalmers Street via the north east and south east courtyards respectively. Building 1 is prominent from Cleveland Street, while Building 4 is also visible along a long stretch of Cleveland Street.

Prior to the construction of Building 4 in the 1960s, there were largely unobstructed views across Prince Alfred Park to the west and north west from the school site that contributed significantly to the visual amenity of the site. Today, from the north west courtyard there remain expansive views north and west over Prince Alfred Park. From this courtyard there is also a line of sight to the main courtyard and to the north east courtyard. Within the site, it is an important feature of the school site that a line of sight connects the main courtyard with the smaller surrounding courtyards.

While the north east courtyard has connecting views to the north west court yard, views of Chalmers Street from the former are limited by the relative ground levels. Views of Chalmers and Cleveland Streets from the south east courtyard are similarly limited. There are views

³² *Cleveland Gardens Heritage Conservation Area*, Surry Hills. State Heritage Inventory Database No.: 2421467.

³³ *Ibid.*

west and north west over Prince Alfred Park from the south west courtyard, though these are somewhat obscured by vegetation.³⁴

Figure 159 illustrates these view corridors.

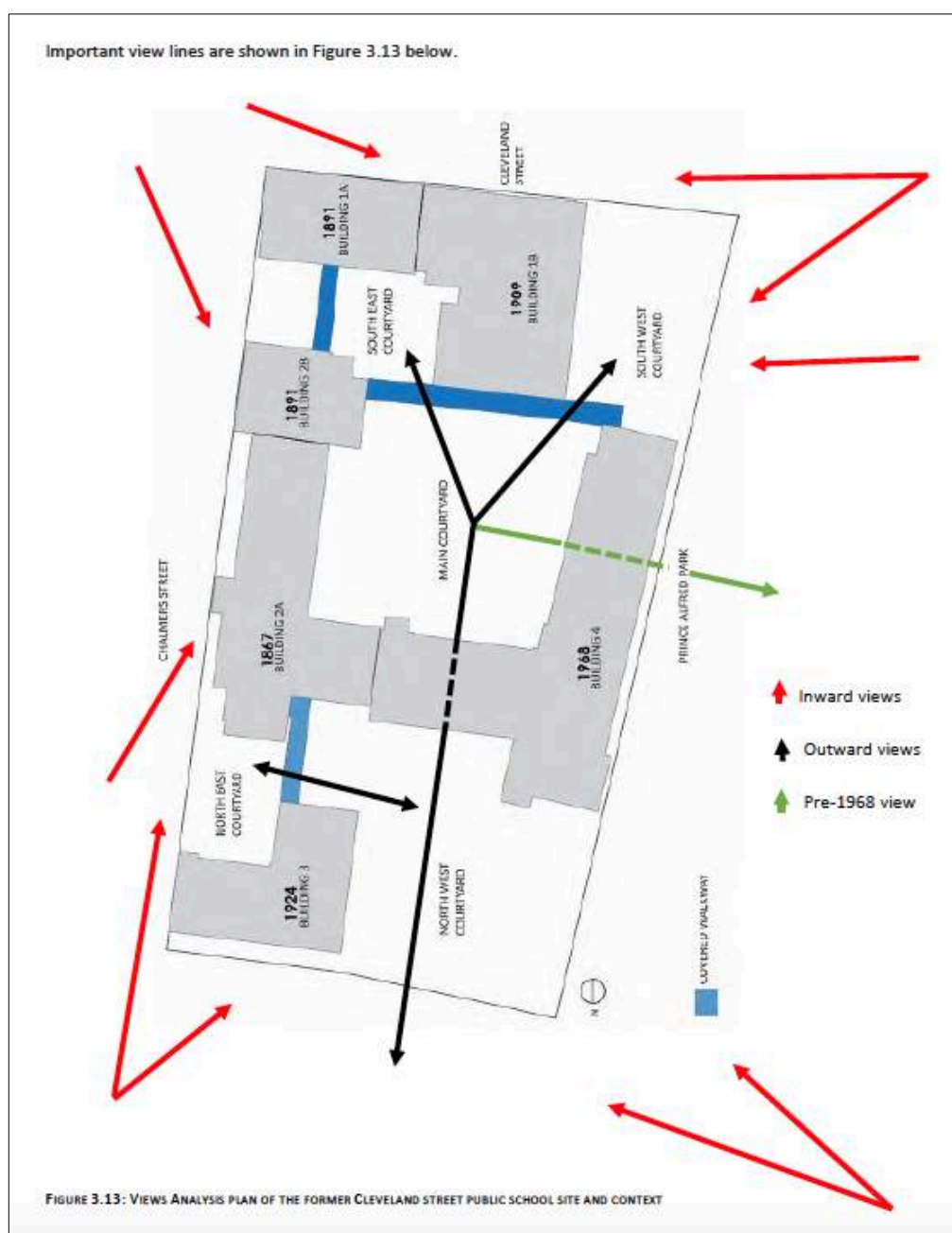


Figure 159: Identifying View Corridors.
CMP December 2016.

Figures 160 to 169 illustrate a selection of the above view corridors. Refer also to the photographs in Section 3.5 above.

³⁴ CMP 2016, p.73.



Figure 160:
View towards the site as approached along Chalmers Street from the north. The existing buildings on the site are concealed from this distance.



Figure 161:
View closer to the site on approach along Chalmers Street from the north. There are angled view corridors across the front of Buildings 1, 2 and 3.



Figure 162:
View towards the site on approach along Cleveland Street from the west. The trees largely screen the site.



Figure 163:
View towards the site on approach along Cleveland Street from the east. The viewing angle is more acute than the view shown in Figure 114.



Figure 164:
View towards the site on approach along Cleveland Street from the east. Building 1 is visible.

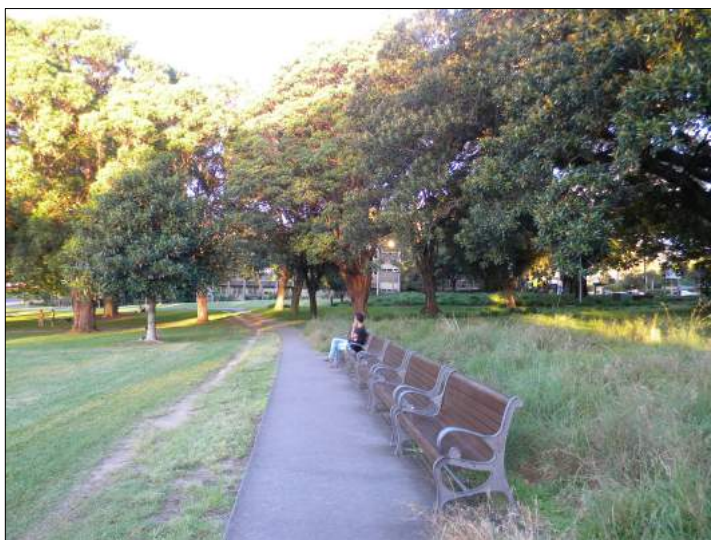


Figure 165:
View towards the site on approach from Prince Alfred Park from the west. The trees largely conceal the site.



Figure 166:
View west towards
the site when
standing further to
the north west than
Figure 156.



Figure 167:
View south east
towards the site
from Prince Alfred
Park.

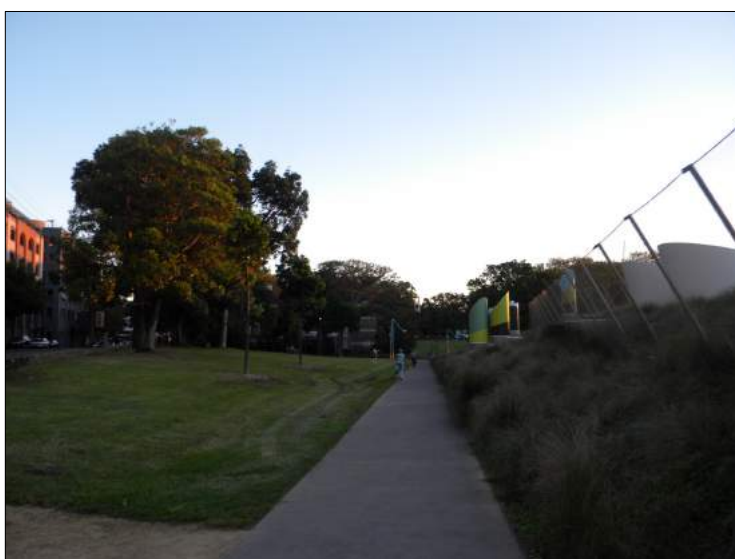


Figure 168:
View south towards
the site from
Chalmers Street
edge of Prince
Alfred Park.



Figure 169:
A more distant view
towards the site.
This view is taken
from the southern
end of the suburban
platforms at Central
Station.

4.4 Integrity

Integrity is discussed in various sections of the *CMP 2016*. Given the focuses of the proposed works, the following is noted:

- The layout of buildings on the site has altered over time. The main courtyard, north eastern, south eastern and south western courtyards are long standing elements on the site.
- Planting on the site has clearly changed over time. The historically significant plantings are the fig trees in the south-western courtyard and the Queensland Kauri Pine in the north-western courtyard.
- Buildings 1 and 2 were each built in two phases. There have been no major additions to these buildings after these two phases. They demonstrate a high degree of external and internal integrity. Internal alterations include additional walls and replacement of elements, such as doors.
- Building 3 was built in one phase. It also demonstrates a high degree of external and internal integrity. Internal alterations include additional walls and replacement of elements, such as doors.
- Building 4 was built in one (or more) phases. There is less information about this building in the *CMP 2016* than the other buildings on the site and no detailed fabric analysis. It appears to be substantially intact.

4.5 Significance

4.5.1 Assessment Under NSW Heritage Division Criteria

Refer to Section 7.1 of the *CMP 2016* provides an assessment of significance of the site under the NSW Heritage Division criteria. Significance is ascribed under each criterion and summarised in the following matrix, Table 4.

Criterion	Description	Level of Significance
A	An item is important in the course, or pattern, of NSW's / the local area's cultural or natural history.	STATE
B	An item has a strong or special association with the life or works of a person or group of persons, of importance in NSW / the local area's cultural or natural history.	STATE
C	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW / the local area.	LOCAL
D	An item has a strong or special association with a particular community or cultural group in NSW / the local area for social, cultural or spiritual reasons.	LOCAL
E	An item has potential to yield information that will contribute to an understanding of NSW's / the local area's cultural or natural history.	LOCAL
F	An item possesses uncommon, rare or endangered aspects of NSW's / the local area's cultural or natural history.	LOCAL
G	An item is important in demonstrating the principal characteristics of a class of NSWs / the local area's cultural or natural places or cultural or natural environments.	STATE

Table 4: Significance Levels.

CMP December 2016.

4.5.2 Statements of 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.'³⁵

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

³⁵ *Former Cleveland Street Public School, Buildings, Including Interiors, Grounds and Fence*, No. 244 Cleveland Street, Surry Hills. State Heritage Inventory Database No.: 2424310.

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.³⁶

The revised statement is adopted for the purposes of this assessment.

4.5.3 Gradings of Significance

Not all parts of the site are of equal significance. Section 8.0 of the *CMP 2016* establishes the significance of the buildings and courtyards. The separate detailed survey part of the *CMP 2016* identifies the significance of individual room elements and should be referred to. Table 5 and Figures 170 and 171 identify the overall significance of buildings and courtyards.

BUILDING, STRUCTURE OR SPACE	LEVEL OF SIGNIFICANCE
Building 1	Exceptional
Building 2	Exceptional
Building 3	High
Stone retaining walls and steps, heavy stone piers at the north eastern and south western corners of the site, and wrought iron palisade fencing	High
Mature Moreton Bay Fig trees and Queensland Kauri pine tree	High **
Main Courtyard	Exceptional
North East Courtyard	High
South East Courtyard	High
South West Courtyard	High
North West Courtyard	Moderate
Covered walkways	Intrusive
Mature London Plane and eucalypt trees	Moderate **
Building 4	Little
Modern signage and modern, high steel palisade fencing	Little
Historical archaeological significance	Little
Aboriginal archaeological significance	Potentially high*

* To date there has been no significant Aboriginal archaeological evidence unearthed at the former Cleveland Street Public School. However, an assessment prepared by Comber Consultants has indicated the site has the potential to yield evidence of pre-contact and contact Aboriginal occupation of the site that could be considered of State heritage significance due to its social, historic and rarity value.

** The Moreton Bay fig trees (2/No. in south west courtyard and 1/No. in north west courtyard) and Queensland Kauri pine tree (north west courtyard) have a long term historic association with the site and can be seen as sizeable trees in 1943 and 1949 aerial imagery of the site (refer Figure 2.23). The London plane trees and eucalypt within the main courtyard were all introduced to the site subsequent to this date, most likely following redevelopment of the site with the construction of Building 4 in 1968.

Table 5: Significance Levels.
CMP 2016.

³⁶ *CMP 2016*, p. 124.

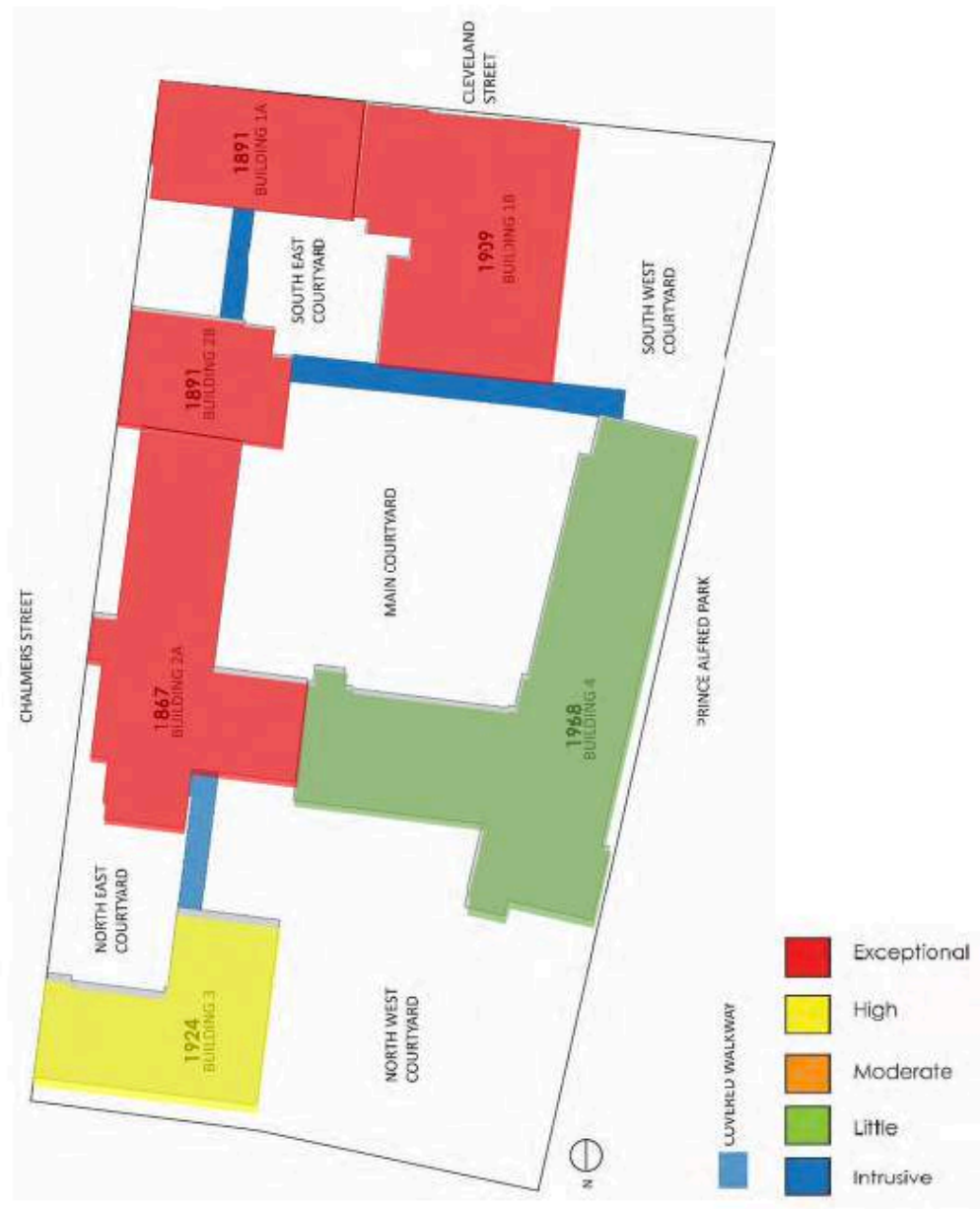


FIGURE B.1: GRADINGS OF SIGNIFICANCE OF BUILDINGS

Figure 170: Significance Levels of the Buildings.
CMP 2016.

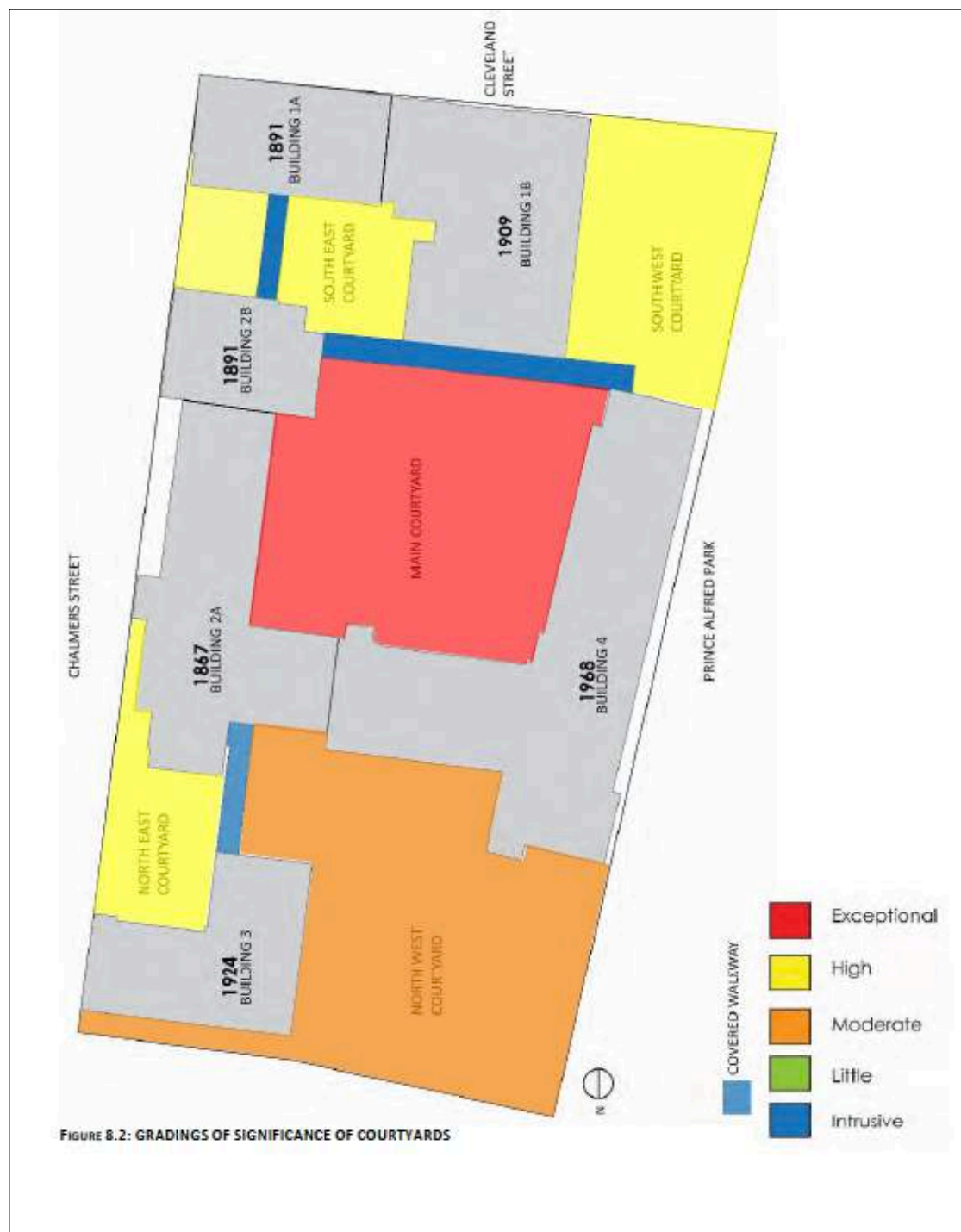


Figure 171: Significance Levels of the Courtyards.
CMP December 2016.

5.0 SCOPE OF WORKS

5.1 Preamble

This section should be read in conjunction with the architectural plans prepared by FJMT that accompany this application.

It is proposed to re-purpose the site as a general high school. The brief is complex as it is for a new form of school. This new form of school must also be integrated with the three-existing heritage significant buildings on the site. The general principle with regard to the existing buildings is to conserve these buildings, removing fabric only where it is necessary for the reasonable functioning of the new high school.

Details of the works will evolve through all the delivery phases. Detailed design developed will be undertaken with the ongoing involvement of a heritage consultant. This statement may be supplemented or amended as further details are provided.

5.2 Client Requirements

Prior to outlining the scope of works, it is first important to understand the design principles and objectives that have informed the direction of the design.

The Design Brief for the Design Competition identified a number of specific design principles. These are as follows:

- Compliance with Commonwealth and state regulations.
- The designs must promote active, student-centred learning for all students through the creation of flexible, functional spaces that support contemporary learning and teaching practices;
- The anatomy of the schools and their design elements must enable the buildings and outdoor spaces to be learning tools in themselves;
- The designs must support the physical and emotional health and well-being of, and promote positive social interaction between, all students and staff;
- The Facilities must exhibit characteristics of high quality design that promote delight, inspiration and belonging among students and the broader school community;
- The Facilities must consist of high quality, durable and adaptable buildings that are able to be expanded and / or reconfigured at a later time as required by the State;
- The designs must actively promote the safety and security of all students, staff and visitors and minimise security risks for buildings and other school assets;
- The designs must actively promote community access, engagement and use of the Facilities;
- The designs must have reference to, and integrate with each individual Facility's surrounding cultural, built and natural environments, particularly abutting community infrastructure and open space; and
- The designs must actively promote safe and easy access by all modes of transport and encourage students and staff to travel by sustainable modes of transport wherever possible.
- The proposed design must be in accordance with the Department's Educational Facilities Standards & Guidelines (EFS&G)
<https://efsg.det.nsw.edu.au/welcome>;
- BCA and Australian Standards tailored to a vertical multi-level/ high rise school format;

- Flexibility to allow customisation to suit different community contexts by providing both core and optional space types.
- Take into consideration shared access to local facilities and school operation with limited park access.
- Support teachers in their roles as student mentors and members of a professional community.
- Maximise outdoor learning opportunities.³⁷

The following Specific Design Objectives were also identified:

- Urban Design and Heritage - Design of any school should reflect the cultural identity of the surrounding area and take into account the school's physical surroundings, historical buildings and the park so that the new development complements the local area in terms of appearance and amenity.
- Character & Form - The schools should be lively and welcoming; a suitable place for intellectual, creative, physical and social activity. A place that the students can make their own with an atmosphere and sense of scale that is not over-powering, impersonal, or institutional.
- Clear Architectural Vision - The proposed layout should provide spaces that are well proportioned, efficient, fit for purpose and meet the requirements of the SFS without wasted or redundant circulation.
- Built Form & Materials - Consideration should be given to how light and shade will enhance the three-dimensional built form. A monotonous form should be avoided. The design should be consistent with creative activities taught and will incorporate focal points between main floors and spaces
- Functional Planning - Designated and purposeful spaces are to be laid out in plan and section in such that changes of temperature and thermal zone acoustic sensitivities, capture of daylight, scaling and proportioning and flexibility of learning spaces are accounted for.
- Use of Colour, Texture and Public Art - Special care will be taken while selecting colour schemes as a way to maximise different spaces. Complex colour schemes and the use of contrasting colours (e.g. red/green) that could create a difficulty to the visually impaired should be avoided. Consideration should be given to incorporating public art into the development.
- Materials - The design will take account of the durability of all the materials and components used in the building structure in terms of its performance, to ensure that the design life of the structure is achieved and maintained. Materials should be considered which contribute to the variety in experience of the users, with the emphasis on scale, colour and texture.
- Ecologically sustainable design (ESD) is to be integrated within the facility as a whole, including planning and spatial organisation, materials selection, mechanical and electrical systems, landscape systems and planning, pedestrian and bicycle -friendly links to the surrounding streets.
- Security & Safety - Schools must provide a safe and secure learning environment.
- Pedestrian safety in the areas of and around the Cleveland Street and Chalmers Street intersection at peak arrival and departure times for students is seen as a significant risk to the school. It is likely that safety barriers will need to be installed at the kerb edge to reduce the risk of students trying to cross the road other than at the traffic lights.
- Access & Circulation - General Circulation and Spatial Organisation
Circulation both within each floor as well as between floors is critical to the

³⁷ NSW Department of Education, *Inner Sydney High School, Invited Design Competition Brief*, July 2016p.10.

success of a multi-level building. Careful attention needs to be paid to the amount of circulation provided and how strategically it is being positioned with regard to the pedagogy.

- Emergency Exits - All emergency exits will be well signposted and will be in accordance with the current BCA and signage will comply with the requirements for fire safety certification. The design should be carried out in accordance with the requirements set out in AS1428; the Disability Discrimination Act (DDA) and Human Rights and Equal Opportunities Commission (HREOC) – Access to Buildings and Services: Guidelines and Information;
- Pedestrian Access- Pedestrian movement through the Site should be well planned, safe and clearly articulated in both External Areas and internal areas. The efficient movement of people from car parks and boundary entrances to buildings is essential in delivering a user-friendly facility.
- Access for Emergency Vehicles - The design will facilitate access for emergency vehicles while minimising the length of on-site roads and will be in accordance with current building regulations.
- Noise and Vibration - The design will consider noise and vibration. Outline measures to minimize and mitigate the potential noise impacts on the surrounding occupiers of land and with the school campus.
- Waste Management - The design will consider waste management. Outline measures to be implemented to manage, reuse, recycle and safely dispose of waste from the school. Identify a proposed strategy for servicing arrangements including loading zones.³⁸

The following specific requirements for heritage were identified:

Heritage listed items are identified within the Conservation Management Plan (CMP) and are required to be addressed by the designers – see Appendix H. All but one of the existing buildings on the site are to be retained in this development. The designers are to include as part of the HDC scope the requirement, the coordination, design and documentation for any heritage interpretation strategy works and archival recording that may be required by the relevant consent authority and government agencies as part of this development. The development of this interpretation strategy is separate and is not required in this design excellence competition.

A draft preliminary Heritage Impact Statement is to be prepared to address the significance of any built elements within the subject land and included in the design competition submission. This document should be prepared by a suitably qualified heritage professional and in accordance with the guidelines and policies of the NSW Heritage Council.

The HIS should also consider the impact of the proposed development on the built elements as well as any state or locally listed items which may be immediately adjacent to the subject land and affect by it (e.g. Prince Alfred Park). The HIS should identify how these impacts should be mitigated through modification of the proposed design (if required). Impacts of sun access provisions and

³⁸ NSW Department of Education, *Inner Sydney High School, Invited Design Competition Brief*, July 2016, pp.10-11.

vibration impacts should also be included within the HIS where appropriate.³⁹

5.3 Works Outside the Scope of This Statement

Some works associated with the proposed re-use of this site as a public high school are outside of the scope of works identified in this statement, being subject to other approvals, most notably:

- The construction of a 13 storey plus roof level and basement building on the site.
- The construction of links between the new building and Buildings 1, 2 and 3.
- Selected internal and external works to the retained buildings, including the removal of internal walls, installation of new partitions and installation of new services, e.g. bathroom fitouts.

5.4 Site Works

The following site works are proposed as part of this application:

- Remove selected trees, as identified on the accompanying plans.
- Remove selected landscape elements, as identified on the accompanying plans.
- Isolate site services.
- Construct temporary works, including site truck turning, hoardings, temporary fencing, site amenities, support gantries and site services connections.

5.5 Demolition of Building 4

- It is proposed to demolish Building 4 and the walkways between it and Buildings 1, 2 and 3.

5.6 Proposed Works to the Retained Buildings

5.6.1 Building 1

5.6.1.1 Exterior

5.6.1.1.1 Northern Elevation

- Remove the walkway between Building 1B and Building 4 (Bridge 1).
- Remove the walkway between Building 1A and Building 2B (Bridge 2).

5.6.1.1.2 Southern Elevation

No works.

5.6.1.1.3 Eastern Elevation

No works.

³⁹ NSW Department of Education, *Inner Sydney High School, Invited Design Competition Brief*, July 2016, p.13.

5.6.1.1.4 Western Elevation

No works.

5.6.1.2 Interior

5.6.1.2.1 Lower Ground Floor Level

- Remove walls and doors in Buildings 1A and 1B as identified by the accompanying plans.

5.6.1.2.2 Ground Floor Level

- Remove walls and doors in Buildings 1A and 1B as identified by the accompanying plans.

5.6.1.2.3 First Floor Level

- Remove walls and doors in Buildings 1A and 1B as identified by the accompanying plans.

5.6.2 Building 2

5.6.2.1 Exterior

5.6.2.1.1 Northern Elevation

- Remove the walkway between Building 2A and Building 3 (Bridge 3).

5.6.2.1.2 Southern Elevation

- Remove the walkway between Buildings 2B and Building 1A (Bridge 2).

5.6.2.1.3 Eastern Elevation

No works.

5.6.2.1.4 Western Elevation

- Remove the walkway between Building 2A and Building 4 (Bridge 1).

5.6.2.2 Interior

5.6.2.2.1 Lower Ground Floor

- Remove doors and reinstate openings in Building 2A in the location identified by the accompanying plans
- Remove walls in Buildings 2A and 2B as identified by the accompanying plans.

5.6.2.2.2 Ground Floor Level

- Remove walls and doors in Buildings 2A and 2B as identified by the accompanying plans.

5.6.2.2.3 First Floor

- Remove stairs leading to the walkway with Building 4.
- Remove walls and doors in Buildings 2A and 2B as identified by the accompanying plans.

5.6.3 Building 3

5.6.3.1 Exterior

5.6.3.1 Northern Elevation

No works.

5.6.3.2 Southern Elevation

- Remove the walkway between Building 3 and Building 2A (Bridge 3).

5.6.3.3 Eastern Elevation

No works.

5.6.3.4 Western Elevation

No works.

5.6.3.2 Interior

5.6.3.2.1 Lower Ground Floor

- Remove walls as identified by the accompanying plans.
- Remove door as identified by the accompanying plans.

5.6.3.2.2 Ground Floor

- Remove room 324.

5.6.3.2.3 First Floor

- Remove doors as identified by the accompanying plans.

5.6.4 General Works to All Buildings

- Remove later applied finishes, e.g. carpets.
- Remove later ceilings.
- Removal of later services, such as bathroom fitouts.
- Removal and storage on site of moveable heritage.

6.0 METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the REF that accompanies this application.

The effect of work is assessed with an understanding of the relevant provisions of the *Sydney DCP 2012*, in particular Part 3 – Heritage and the requirements for heritage impact statements set out in the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update).

The recommended management provisions on the heritage inventory listing sheet for the site and the policies of the *CMP 2016* are also taken into consideration.

7.0 EFFECT OF WORK ON THE SITE

Each aspect of the proposed works is assessed separately below.

7.1 Proposed Adaptive Re-Use

The *CMP 2016* provides two policies relating to the use of the site, as follows:

Policy 48. - Use of the Buildings and Site

Any future uses proposed for the former Cleveland Street Public School must retain or enhance the significance of the place and be compatible with its existing features. The preferred use of the property is education, and the site should retain amenities that support such use. Other supporting educational uses could be conducted after hours or during the school holidays and may include educational short courses or conferences.

The proposed use- for education- is the preferred use. It is the original use of the site and integral to its significance.

Policy 49. - Appropriate Future Uses for the former Cleveland Street Public School site

Appropriate future uses should be determined with consideration for the following criteria:

- sympathetic to the significance of the site and the configuration of existing building complex;*
- sympathetic to the character of the place;*
- sympathetic to established uses within the locality;*
- utilise traditional entry points and circulation routes;*
- does not result in unacceptable levels of wear and tear on extant fabric to be retained.*

The use of the place must be organised in a way that allows the conservation of the significant fabric with consideration for:

- the effect of structural loadings and the effect of service installations;*
- the effect of statutory requirements, including code compliances and meeting access needs.*

Sections 7.2 and 7.3 examine the proposed works in greater details, with reference to other policies within the *CMP 2016*. In brief response to the above, it is noted that:

- The proposed use for public education is the original and best use for the site. It perpetuates and supports this aspect of the site's significance.

- The proposal for this site as a whole (that is, including works outside of the scope of this statement, being the subject of other approvals) carefully consider the configuration of buildings on the site and the character of the surrounding area. The works part of the scope considered by this statement will facilitate the ability of the new design to achieve the objectives of this policy.

7.2 Proposed Site Works

Remove selected trees, as identified on the accompanying plans

Trees will be removed down to natural ground level under this application.

The following table, Table 6, identifies the trees on the site, the ranking given to them by the *CMP 2016* and the ranking given to them by the separate *Arboricultural Assessment* prepared by Earthscape Horticultural Services (report dated July 2015) that accompanies this application. Tree numbers are as used by the Earthscape report. It is noted that few individual trees within the site and none of the trees immediately adjacent to it are assessed by the *CMP 2016*.

Tree ID No.	Species	Location on Site	Earthscape Ranking	CMP 2016 Ranking	Retain or Remove
1	<i>Agathis robusta</i> (Queensland Kauri)	North Western Courtyard	High	High	Retain
2	<i>Celtis sinensis</i> (Chinese Hackberry)	Near Northern Boundary	Very Low	-	Remove
3	<i>Araucaria columnaris</i> (Cook Pine)	Outside of the site in Prince Alfred Park (near northern boundary)	Moderate	-	Remove
4	<i>Agonis flexuosa</i> (WA Willow Myrtle)	North Western Courtyard	Moderate	-	Remove
5	<i>Corymbia citriodora</i> (Lemon-scented Gum)	North Western Courtyard	High	-	Remove
6	<i>Jacaranda mimosifolia</i> (Jacaranda)	North Western Courtyard	Low	-	Remove
7	<i>Leptospermum petersonii</i> (Lemonscented Tea Tree)	North Western Courtyard	Low	-	Remove
8	Group of 4 x <i>Libidibia</i> [syn. <i>Caesalpinia</i>] <i>ferrea</i> (Leopardwood)	Outside of the site in Prince Alfred Park (near western boundary)	Moderate	-	Remove
9	<i>Ficus rubiginosa</i> (Port Jackson Fig)	North Western Courtyard	Moderate	-	Remove
10	<i>Harpephyllum caffrum</i> (Kaffir Plum)	Central Courtyard	Moderate	-	Remove

Tree ID No.	Species	Location on Site	Earthscape Ranking	CMP 2016 Ranking	Retain or Remove
11	<i>Platanus x hybrida</i> (London Plane)	Central Courtyard	High	Moderate (CMP notes that this value relates to amenity not historic significance)	Remove
12	<i>Harpephyllum caffrum</i> (Kaffir Plum)	Central Courtyard	Moderate	-	Remove
13	<i>Platanus x hybrida</i> (London Plane)	Central Courtyard	High	Moderate (CMP notes that this value relates to amenity not historic significance)	Remove
14	<i>Acacia elata</i> (Cedar Wattle)	Central Courtyard	Low	-	Remove
15	<i>Platanus x hybrida</i> (London Plane)	Central Courtyard	High	Moderate (CMP notes that this value relates to amenity not historic significance)	Remove
16	<i>Corymbia citriodora</i> (Lemon-scented Gum)	South Eastern Courtyard	Moderate	Moderate (CMP notes that this value relates to amenity not historic significance)	Remove
17	<i>Ficus macrophylla</i> (Moreton Bay Fig)	South Western Courtyard	High	High	Retain
18	<i>Ficus macrophylla</i> (Moreton Bay Fig)	South Western Courtyard	High	High	Retain
19	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hill's Weeping Fig)	Outside of Site on Cleveland Street (near southern boundary)	Moderate	-	Retain
20	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hill's Weeping Fig)	Outside of Site on Cleveland Street (near southern boundary)	Moderate	-	Retain
21	<i>Ficus macrophylla</i> (Moreton Bay Fig)	Outside of the site in Prince Alfred Park (near western boundary)	Moderate	-	Retain

Tree ID No.	Species	Location on Site	Earthscape Ranking	CMP 2016 Ranking	Retain or Remove
22	<i>Ficus macrophylla</i> (Moreton Bay Fig)	Outside of the site in Prince Alfred Park (near western boundary)	Moderate	-	Retain
23	<i>Ficus macrophylla</i> (Moreton Bay Fig)	Outside of the site in Prince Alfred Park (near western boundary)	High	-	Retain
24	<i>Agathis robusta</i> (Queensland Kauri Tree)	Outside of the site in Prince Alfred Park (near northern boundary)	High	-	Retain
25	<i>Ficus macrophylla</i> (Moreton Bay Fig)	Outside of the site in Prince Alfred Park (near northern boundary)	Moderate	-	Retain

Table 6: Identifying the trees on the site and their significance.

There are two policies in the *CMP 2016* that relate to the management of trees on the site:

Policy 25. – Existing Mature Trees

Retain and conserve the existing mature trees for their contribution to the site amenity, including:

- *Two Moreton Bay fig trees (south west courtyard);*
- *Three London plane trees (main courtyard); and*
- *Moreton bay fig tree and Queensland Kauri pine tree (north west courtyard).*

Policy 26. – Recent Plantings (North West Courtyard)

Removal of more recent plantings within the north west courtyard, including along the western boundary of the site, is acceptable subject to necessary approvals and augmentation of the landscaping in this area subsequent to site redevelopment.

A comparison between Figures 9 (1943 aerial photograph) and Figure 10 (current aerial photograph) in this statement reveals the extent of changing patterns of vegetation on the site over time. Much of the vegetation towards the centre of the site shown by the 1943 aerial photograph would have been removed for the construction of Building 4. Only two trees/groups of trees are identified as being of historic significance by the *CMP 2016*, being Tree 1 (Queensland Kauri), Tree 17 (Mortten Bay Fig) and Tree 18 (Mortten Bay Fig) in the above table. These trees are retained and protected by the proposal in accordance with Policy 25 above.

The London Plane Trees and eucalypts in and around the central courtyard (Trees 11, 13, 15 and 16) and the Fig Tree (Tree 9) in the north western courtyard are identified as having moderate significance by the *CMP 2016* for the amenity that they provide. These trees are included in Policy 25. While it would be desirable to retain these trees, the design constraints on the site are such that their retention is not possible. The site is small and the numbers of students that are required to be accommodated high. It is

not possible to retain these trees and achieve a reasonable outcome for the new school. The impact is mitigated by:

- The fact that these trees are clearly identified by the *CMP 2016* for the amenity that they provide. They are not of historic significance and were most likely planted after the works carried out in the late 1960s. The other fabric associated with this layer of the site's history- Building 4, and other landscape elements- is not considered to be significant by the *CMP 2016*.
- The impact of removing these trees and other trees not ranked by the *CMP 2016* is mitigated by the proposed new landscaping that will be carried out on the site (outside of the scope of this statement).
- The significant trees immediately adjacent to the site, which help express some of the historic relationships that exist between the school and Prince Alfred Park – notably those to the north and south west of the site's boundary- are retained.

Remove selected landscape elements, as identified on the accompanying plans

The landscape elements proposed to be removed under this application are:

- The brick planters and fencing in the central courtyard.
- The shade structures in the northwestern courtyard.
- The small raised concrete stage attached to the western elevation of Building 3.

None of these elements are identified by the *CMP 2016* as being of significance. All date after 1968.

The proposed site works assessed under this application retain the individual site elements identified by the *CMP 2016* as being of high significance, namely:

- The stone retaining walls along Chalmers Street in the north eastern and south eastern courtyards.
- The stone pillars, stone hobs and surviving wrought iron fencing along the boundaries.
- The stone stairs part of the northern elevation of Building 1A.
- The Queensland Kauri Pine in the north western courtyard and the Fig trees in the south western courtyard.

While not considered significant by the *CMP 2016*, the post 1968 landscaping on the site does form part of a layer of the site's history. It is recommended that it be archivally recorded prior to removal.

Isolate site services

This work involves externally capping of hydraulic, gas and electrical services. This can be achieved without impacts upon significant fabric.

Construct temporary works, including site truck turning, hoardings, temporary hoardings, site amenities, support gantries and site services connections.

The following plans should be referred to in relation to this aspect of the proposed works:

- FJMT EW8000: Landscape demolition plan/tree removal plan.
- FJMT/Northrop DA-C21.01: Early works: sediment and erosion control plan.
- FJMT/Northrop DA-C22.01: Early works: sediment erosion control details.
- FJMT/Northrop DA-C23.01: Early works: temporary storm water management plan.

The proposed temporary boundary fencing, tree protection fencing, earthbank diversion/swale, sediment basin and filters will protect the site and trees during construction. These elements will not be attached to significant fabric or impact on it and will have no long-term impact on the significance of the site.

The stabilised site access off Cleveland Street will have no long-term impact on the heritage significance of the site. This site access utilises an existing cross over and entrance into the site. The sandstone pillar at the entrance and tree roots will be protected.

Site amenities and support gantries will be located within the courtyards. They will not be attached to significant fabric. They will have no long-term impacts on the heritage significance of the site.

7.3 Removal of Building 4

It is proposed to Building 4, including the slab but not the footings.

While part of the more recent history of the site, the impact of removing Building 4 from the site is acceptable because it is permitted by the *CMP 2016*. The introduction to Section 10.11 of the *CMP 2016* states:

‘This CMP recognises that there are opportunities to undertake new development on the site provided that it is carefully sited so that it will complement the cultural significance of the site. In this regard, redevelopment opportunities are limited to the western edge of the site, in the area currently occupied by Building 4. Sensitive redevelopment on the site may be appropriate to ensure its ongoing viability.

Building 4, the last building constructed on the site in 1968, has Little significance; it does not make a substantial contribution to the streetscape and is aesthetically inferior to the Victorian buildings fronting Chalmers Street and Cleveland Street and other heritage buildings in the vicinity of the site. As such, it may be possible to provide a vertical extension to this building and to incorporate it into any redevelopment. Alternatively, the removal of this building and replacement with a well-designed modern building is considered to be acceptable.’⁴⁰

Policy 66. – Redevelopment in the Area of Building 4 – states:

There are opportunities to redevelop Building 4 or alternatively to replace this building with new development. Any new development must respect the cultural significance of the site and be subject to rigorous design, planning and conservation consultation.

The works proposed in place of Building 4 are outside of the scope of works reviewed by this statement.

While the *CMP 2016* gives little weight to Building 4 in the overall hierarchy of the site, it must be acknowledged as part of the post 1968 history of the site. It is substantial building that had a significant impact on the layout of the site and on the older buildings. It may also have social significance arising out of the teaching that

⁴⁰ *CMP 2016*, p. 158.

occurred within it. The building should be archivially recorded. Its role in the history of the site form should form part of an interpretation strategy and plan.

7.4 Proposed Works to the Retained Buildings

7.4.1 Building 1

7.4.1.1 Exterior

7.4.1.1.1 Northern Elevation

*Remove the walkway between Building 1B and Building 4 (Bridge 1); and
Remove the walkway between Building 1A and Building 2B (Bridge 2)*

This work will have a positive impact. The walkways are identified in the CMP 2016 as being intrusive elements. Two policies in the CMP 2016 encourage their removal:

*Policy 56. – Intrusive Fabric
Opportunities should be taken to remove fabric that has been identified as being
Intrusive as this fabric detracts from the heritage significance of the place.*

*Policy 72. – Circulation Links between Buildings
The existing covered walkways circulation and access between the existing buildings
are intrusive to the quality of the courtyards and should be removed when the
opportunity arises. Any new covered ways should be minimal in appearance and
should be of a high quality design including materiality; and where possible, should be
freestanding, effecting minimal contact with and damage to the abutting surfaces of
significant buildings.*

The method by which the links will be removed and the openings temporarily secured pending future works (subject to other approvals) is detailed in the accompanying plans (refer to FJMT EW1801 and EW1802). This methodology has been developed in consultation with a heritage consultant to minimise the impact on significant fabric both during the demolition process and in securing the buildings pending future works.

7.4.1.1.2 Southern Elevation

No works.

7.4.1.1.3 Eastern Elevation

No works.

7.4.1.1.4 Western Elevation

No works.

7.4.1.2 Interior

7.4.1.2.1 Lower Ground Floor Level

Remove walls and doors in Buildings 1A and 1B as identified by the accompanying plans

The walls that it is proposed to remove in Building 1A (walls dividing Rooms 101-105) and in Building 1B (walls dividing Rooms 122-126 and creating Room 115) at this level include what appear to be original masonry walls. These walls are ranked

as having 'high' significance by the *CMP 2016*. While desirable to retain these walls, it is proposed to remove them in order to locate plant equipment in this part of the building, the installation of which is not part of the scope of this statement. Given the constraints of the site, there are no other alternatives to the location of this equipment. The impact is mitigated by the fact that these small rooms have largely served ancillary functions. With the exception of the doric supporting columns in the rooms in Building 1A, which are retained, they do not contain architectural elements or finishes that are rare or outstanding. Ceilings and floors can be retained and patched in a manner that interprets the original floor plan; non-original ceilings can be removed without impact. It is preferable that plant equipment be located at this level than within the more significant rooms at ground and first floor levels.

The storeroom, Room 107, that it is proposed to remove appears to be a later addition. The walls are plasterboard; the door is a flush panel door. It is not a significant space.

Re-opening the bricked-up openings between Rooms 107 and 109, Rooms 116 and 117 and Rooms 118 and 119 will have a positive impact.

The doors to be removed as a result of this work are not original or identified as being significant by the *CMP 2016*.

7.4.1.2.2 Ground Floor Level

Remove walls and doors in Buildings 1A and 1B as identified by the accompanying plans

The wall dividing Rooms 128 and 129 is a later partition wall of no significance.

The wall dividing Rooms 142 and 146 is identified as a later wall by the *CMP 2016*. It is not, however, ranked differently from the original walls. Its removal will have a minimal and acceptable impact. The space created by this sub-division is not significant.

Removing the wall dividing Rooms 147 and 148 will have a positive impact. This was originally one space, that was later divided to create a hallway leading to the walkway connecting this building to Buildings 2 and 3.

Creating an opening in the wall between Rooms 133 and 134 will have an acceptable impact. The fireplace in the corner of Room 113 will be retained.

7.4.1.2.3 First Floor Level

Remove walls and doors in Buildings 1A and 1B as identified by the accompanying plans

Removing the walls between Rooms 160-162 will have no impact. These are later stud partition walls.

Removing the wall creating Room 167 will have an acceptable impact. The door is not original. The space created by this wall is a minor, ancillary space.

Removing part of the wall between Rooms 168 and 169 will have an acceptable impact. This wall, shown by Figure 59, once had an opening within it of a similar type to that shown by the historic photograph Figure 2.16 in the *CMP 2016*. While the cupboard is removed, the fireplace in the corner of Room 168 is retained and the

wall is nibbed at the other end. Other cupboards of this type will be retained in other locations in the building.

Removing part of the wall between Rooms 172 and 173 will have no impact. The part to be removed is a later folding wall. The fireplace in the corner is retained.

Removing the doors into Room 175 will have no impact. The doors are not original or significant fabric.

7.4.2 Building 2

7.4.2.1 Exterior

7.4.2.1.1 Northern Elevation

Remove the walkway between Building 2A and Building 3 (Bridge 3)

This work will have a positive impact. The walkways are identified in the CMP 2016 as being intrusive elements. Two policies in the CMP 2016 encourage their removal:

Policy 56. – Intrusive Fabric

Opportunities should be taken to remove fabric that has been identified as being Intrusive as this fabric detracts from the heritage significance of the place.

Policy 72. – Circulation Links between Buildings

The existing covered walkways circulation and access between the existing buildings are intrusive to the quality of the courtyards and should be removed when the opportunity arises. Any new covered ways should be minimal in appearance and should be of a high quality design including materiality; and where possible, should be freestanding, effecting minimal contact with and damage to the abutting surfaces of significant buildings.

The method by which the links will be removed and the openings temporarily secured pending future works (subject to other approvals) is detailed in the accompanying plans (refer to FJMT 1801EW and 1802EW). This methodology has been developed in consultation with a heritage consultant to minimise the impact on significant fabric both during the demolition process and in securing the buildings pending future works.

7.4.2.1.2 Southern Elevation

Remove the walkway between Buildings 2B and Building 1A (Bridge 2)

This work will have a positive impact. The walkways are identified in the CMP 2016 as being intrusive elements. Two policies in the CMP 2016 encourage their removal:

Policy 56. – Intrusive Fabric

Opportunities should be taken to remove fabric that has been identified as being Intrusive as this fabric detracts from the heritage significance of the place.

Policy 72. – Circulation Links between Buildings

The existing covered walkways circulation and access between the existing buildings are intrusive to the quality of the courtyards and should be removed when the opportunity arises. Any new covered ways should be minimal in appearance and should be of a high quality design including materiality; and where possible, should be freestanding, effecting minimal contact with and damage to the abutting surfaces of significant buildings.

The method by which the links will be removed and the openings temporarily secured pending future works (subject to other approvals) is detailed in the accompanying plans (refer to FJMT 1801EW and 1802EW). This methodology has been developed in consultation with a heritage consultant to minimise the impact on significant fabric both during the demolition process and in securing the buildings pending future works.

7.4.2.1.3 Eastern Elevation

No works proposed.

7.4.2.1.4 Western Elevation

Remove the walkway between Building 2A and Building 4 (Bridge 1)

This work will have a positive impact. The walkways are identified in the CMP 2016 as being intrusive elements. Two policies in the CMP 2016 encourage their removal:

Policy 56. – Intrusive Fabric

Opportunities should be taken to remove fabric that has been identified as being Intrusive as this fabric detracts from the heritage significance of the place.

Policy 72. – Circulation Links between Buildings

The existing covered walkways circulation and access between the existing buildings are intrusive to the quality of the courtyards and should be removed when the opportunity arises. Any new covered ways should be minimal in appearance and should be of a high quality design including materiality; and where possible, should be freestanding, effecting minimal contact with and damage to the abutting surfaces of significant buildings.

The method by which the links will be removed and the openings temporarily secured pending future works (subject to other approvals) is detailed in the accompanying plans (refer to FJMT 1801EW and 1802EW). This methodology has been developed in consultation with a heritage consultant to minimise the impact on significant fabric both during the demolition process and in securing the buildings pending future works.

7.4.2.2 Interior

7.4.2.2.1 Lower Ground Floor

Remove doors and reinstate openings in Building 2A in the location identified by the accompanying plans

It is proposed to remove roller doors and modern fire doors. This work will have no impact. The roller doors and fire doors are not original or significant fabric.

Removing the doors between Rooms 222 and 223 and Rooms 224 and 226 will have no impact. These doors are not original or significant fabric.

Reinstating the arched opening between Rooms 226 and 229 will have a positive impact.

Reinstating the openings between Rooms 230 and 221 and Rooms 231 and 221 will have an acceptable impact. These openings were infilled in timber in the late nineteenth/early twentieth century. The timber infill should form part of the archival recording.

Remove walls in Buildings 2A and 2B as identified by the accompanying plans

Removing the walls between Rooms 233, 234 and 235 and Rooms 226, 227 and 228 includes the removal of walls identified as original fabric. The work is required to create bathrooms, which will be fitted out as part of a separate approval. While it would be preferable to retain these walls, there are few places in this building where bathrooms could be installed. These are ancillary spaces and a good location for these services. The doric cast iron columns in Room 233 and original ceilings will be retained.

7.4.2.2.2 Ground Floor Level

Remove walls and doors in Buildings 2A and 2B as identified by the accompanying plans

Removing the walls creating Rooms 210 and 211 will have no impact. These walls are later plasterboard walls. The spaces they define are not significant.

Removing the partitions in Room 205 will have no impact. These are recent partition walls of no heritage significance.

Removing the wall between Room 203 and 204 involves the removal of an original wall. The work is required to create bathrooms, which will be fitted out as part of a separate approval. While it would be preferable to retain this wall, there are few places in this building where bathrooms could be created. These are ancillary spaces and a good location for these services. The doors into these rooms (to be removed) are not original or significant fabric.

Removing the later service riser in Room G206 will have no impact.

7.4.2.2.3 First Floor

Remove stairs leading to the walkway to Building 1

This work will have no impact. The stairs were installed when the walkway was created. They are not heritage significant fabric. The works to make good the space after the removal of the stairs is not part of the scope for these works.

Remove walls and doors in Buildings 2A and 2B as identified by the accompanying plans

Removing the wall between Rooms 218 and 219 will have a positive impact. This wall is a later partition wall installed when the walkway to Building 1 was created. It is not significant fabric and does not define a significant space.

Removing the walls and later false ceiling within Room 217 will have a positive impact. The walls are later partition walls.

Removing the later riser in Room F217 will have no impact.

7.4.3 Building 3

7.4.3.1 Exterior

7.4.3.1 Northern Elevation

No works.

7.4.3.2 Southern Elevation

Remove the walkway between Building 3 and Building 2A (Bridge 3)

This work will have a positive impact. The walkways are identified in the CMP 2016 as being intrusive elements. Two policies in the CMP 2016 encourage their removal:

Policy 56. – Intrusive Fabric

Opportunities should be taken to remove fabric that has been identified as being Intrusive as this fabric detracts from the heritage significance of the place.

Policy 72. – Circulation Links between Buildings

The existing covered walkways circulation and access between the existing buildings are intrusive to the quality of the courtyards and should be removed when the opportunity arises. Any new covered ways should be minimal in appearance and should be of a high quality design including materiality; and where possible, should be freestanding, effecting minimal contact with and damage to the abutting surfaces of significant buildings.

The method by which the links will be removed and the openings temporarily secured pending future works (subject to other approvals) is detailed in the accompanying plans (refer to FJMT 1801EW and 1802EW). This methodology has been developed in consultation with a heritage consultant to minimise the impact on significant fabric both during the demolition process and in securing the buildings pending future works.

7.4.3.3 Eastern Elevation

No works.

7.4.3.4 Western Elevation

No works.

7.4.3.2 Interior

7.4.3.2.1 Lower Ground Floor

Remove walls and doors as identified by the accompanying plans

While it would be desirable to retain Room 311 because it is an original room, the removal of this room will have an acceptable impact because it is not a significant space and does not contain unique architectural elements.

Re-opening the staircase by removing the door into Room 315 will have a positive impact. The door is a modern flush sliding door of no significance.

7.4.3.2.2 Ground Floor

Remove Room 324

While part of the original plan, removal of this room will have an acceptable impact because it is small ancillary room. The door should be salvaged.

7.4.3.2.3 First Floor

Remove stud wall identified by the accompanying plans

This wall is located between Rooms 331 and 335. This is marked in the CMP as a later addition. Its removal will have a minimal and acceptable impact.

7.4.4 General Works to All Buildings

Remove later applied finishes, e.g. carpets;

Remove later ceilings;

Removal of later services, such as bathroom fitouts;

Removal and storage on site of moveable heritage

A detailed scope of works will be developed in conjunction with a heritage consultant to guide these works. Only those services identified as not being of heritage significance will be removed as part of this application. Removal of hazardous materials and services will be carried out in a manner that minimises impact on fabric.

The location of moveable heritage on the site will be documented and items carefully removed to secure onsite storage. The reinstatement of these items will be part of the Interpretation Strategy and Plan for the site.

8.0 EFFECT OF WORK ON HERITAGE ITEMS IN THE VICINITY OF THE SITE

8.1 Prince Alfred Park

The works proposed under this scope will:

- Have no impact on the ability to understand the historic significance of Prince Alfred Park as the location of the first Agricultural Society Intercolonial Exhibition (1870) or on its layout or mature vegetation.
- Have no impact on significant existing view corridors into or out of Prince Alfred Park to the surrounding streets will be blocked.

The proposed works will change the immediate setting of the Park. Removing Building 4 removes an established element in the Park's setting. This building, however, does not contribute to the significance of the Park's setting. The impact of removing trees on the site is mitigated by the new landscaping that will be carried out under a separate application.

8.2 Greek Orthodox Church Group, No. 242 Cleveland Street, Surry Hills

The proposed works under this scope will:

- Have no impact on the ability to understand the historic, social and architectural significance of the Church group.
- Have no impact on significant existing view corridors to or from the Church Group.
- Have a minor impact on its setting by removing Building 4 and trees on the site. Building 4 does not contribute to the significance of the setting of the Church Group; the trees on the subject site make only a minor contribution to its wider setting. The trees within Prince Alfred Park are more important to this item than those on the subject site. These are retained.

8.3 Items, No. 201-213 Cleveland Street

The proposed works under this scope will:

- Have no impact on the ability to understand the historic and architectural significance of these items.
- Not block significant view corridors to or from these items.
- Have a minor impact on its setting by removing Building 4 and trees on the site. Building 4 does not contribute to the significance of the setting of the Church Group. The trees on the subject site make only a minor contribution to its wider setting. The trees within Prince Alfred Park are more important to this item than those on the subject site and are retained.

8.4 Terrace House, No., 166 Chalmers Street, Surry Hills

The proposed works under this scope will:

- Have no impact on the ability to understand the historic and architectural significance of this item.
- Not block the principal view corridors to and from this item.
- Have no impact upon its setting. Building 4 and the trees on the site make no contribution to the setting of this item.

8.5 Redfern Estate Heritage Conservation Area, Redfern and the Cleveland Gardens Heritage Conservation Area

The proposed works under this scope will:

- Have no impact on the ability to understand the historic significance of this area.
- Not block significant view corridors into and out of it.
- Have a minimal impact on their wider setting. The removal of trees on the site is mitigated by new landscaping outside of the scope of works reviewed by this statement.
- Support the strong historic and social ties that the school has to social significance of these Conservation Areas.

9.0 CONCLUSIONS

This HIS has been prepared as part of an REF for works at the proposed inner Sydney high school, No. 244 Cleveland Street, Surry Hills, New South Wales. The site is listed as a heritage item of local significance by Schedule 5 Part 1 of the *Sydney LEP 2012*.

The proposed works support an appropriate use for the site. Use for public education is the original and best use for this site. Ongoing use for education is integral to its significance.

The ways in which education is delivered have changed significantly from the periods when the existing buildings on the site were designed and constructed. This, combined with the number of students that are required to be housed on the site, has resulted in an innovative proposal that explores the significance of the existing buildings, whilst providing new works to create a stimulating learning environment. The works reviewed by this statement form part of a larger scheme, different aspects of which are considered under other approvals.

The proposed works under this REF will result in the removal of a number of trees and landscape elements. These works are required to accommodate new building

works, which are outside the scope of this statement, being subject to separate approvals. The landscape elements- including garden walls, internal fencing and seats- to be removed date from after 1968 are not identified as significant by the *CMP 2016*. The trees identified by the *CMP 2016* as having historic significance are retained. The impact of removing other trees is mitigated by proposed new landscaping works, outside of the scope of this statement.

Alterations to the exteriors of the existing buildings are kept to a minimum under this scope of works. These works involve the removal of the existing walkways between Buildings 1, 2 and 3 and Building 4. The removal of the walkways between buildings is encouraged by the *CMP 2016*. The ways in which the walkways will be removed and the openings temporarily secured ahead of future work has been carefully considered.

Alterations, including the removal of walls and services, are proposed to the interior of Buildings 1, 2 and 3. Given the significant changes in the delivery of education that have occurred since these buildings were erected, the existing floor plans cannot be retained without modification if the school is to function effectively. Some of the proposed alterations- at lower ground floor level in Buildings 1 and 2 and at ground floor level in Building 2- will facilitate the insertion of plant and service equipment and bathroom amenities under a separate approval. Their location has been carefully considered; these spaces have served similar uses in the past or are less significant, ancillary, spaces. Where new openings are to be made in original internal walls, nibs are retained where possible, which will help interpret the original floor plan.

The proposed works will have no impact on the significance of, or on view corridors to/from, nearby heritage items or conservation areas. The removal of Building 4 and trees from the site will change the character of the setting of some nearby items. It is noted, however, that neither Building 4 or the trees to be removed are major or heritage significant elements in the setting of these items. Internal works will not be visible from these items/areas.

10.0 RECOMMENDATIONS

Works of the proposed nature require notification to Council as per *State Environmental Planning Policy (Infrastructure) 2007* cl 14, which states:

- 14 Consultation with councils – development with impacts on local heritage
- (1) This clause applies to development carried out by or on behalf of a public authority if the development:
 - (a) is likely to have an impact that is not minor or inconsequential on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area, and
 - (b) is development that this Policy provides may be carried out without consent.
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:
 - (a) had an assessment of the impact prepared, and
 - (b) given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and
 - (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.

The proposed works are considered not to have a 'minor or inconsequential' impact on the heritage item because they involve the removal of original fabric.

A heritage consultant should be involved in developing a detailed scope of works for the removal of existing services and finishes under this approval to ensure that only non-significant services and finishes are removed.

An archival recording of the site, with a particular focus on the areas of proposed works, should be undertaken prior to the commencement of works. This recording is to be carried out in accordance with NSW Heritage Division guidelines and Policy 9 of the *CMP 2016*.

A record of the proposed works should be maintained in accordance with Policy 8 of the *CMP 2016*.

Moveable heritage is to be documented (including the original location) and stored on site in a secure room that is free from damp. All items should be stored on pallets, i.e. raised off the floor and covered with loose coverings.

All salvageable significant or original fabric identified by the *CMP 2016* that will be removed during the course of the proposed works (e.g. any original doors and windows) should be stored on site for possible reinstatement at a future date or use in repairs where appropriate. Where storage or future reinstatement is not possible, they should be offered to a reputable storage yard.

All significant fixtures and fittings left in situ during works (for example, cupboards) should be clearly labelled as 'to be retained without damage.' It should be made clear at the site induction what these labels mean. Workers should be instructed that if there is any ambiguity with regard to the removal or treatment of fabric, they must stop work and seek the advice of their supervisor and, if required, the advice of a heritage consultant.

An Interpretation Strategy and Plan should be prepared and its recommendations implemented.