

HERITAGE IMPACT STATEMENT

Proposed Inner Sydney High School

244 Cleveland Street, Surry Hills

Revision B



Building 2 in 1871 (State Library of NSW).

**Weir
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Heritage

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EXECUTIVE SUMMARY

0.1 Introduction

This Heritage Impact Statement (HIS) has been prepared as part of an Environmental Impact Statement (EIS) submitted to the NSW Department of Planning and the Environment for a State Significant Development (SSD 16_7610) 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 also adjoins and/or lies within the vicinity of, other heritage items identified by this Schedule and 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 subject site has operated as a public school since 1856. The first building on the site was an iron clad building. In late 1867, the foundation stone for a new brick and stone building, designed by George Allen Mansfield, was laid. The new school opened in 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 building erected in 1924. 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 an intensive English high school.

0.3 Site Assessment

The site is approximately 5,800m² in size and is irregular in shape. 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 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 a number of mature trees 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:

- New landscaping and site works.
- Alterations to Buildings 1, 2 and 3.
- The construction of a new 11-storey building in the approximate location of Building 4.
- The construction of walkways between Buildings 1, 2 and 3 and the proposed new building.

Note: the demolition of Building 4, the covered walkways between this building and Buildings 1, 2 and 3 and the removal of existing landscape elements and selected trees are works outside of the scope of this statement, being subject to other approvals.

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. Ongoing use for education is integral to its significance.

The ways in which education is delivered have changed significantly from the time when the existing buildings on the site were designed and constructed. The site is also small; a large part of it is occupied by heritage significant building. These factors, combined with the number of students that are required to be housed on the site, has resulted in an innovative proposal that adaptively reuses the existing buildings, whilst providing new works to create a stimulating learning environment.

The proposed site works retain and protect the historically significant trees on the site and the understanding of the arrangement of courtyards. The north eastern courtyard is reinterpreted at street level to provide a safe new main entrance into the school. Existing visual links between courtyards and Prince Alfred Park are generally retained. The landscaping seeks to enhance the historically significant visual relationships that exist between Prince Alfred Park and the site.

The proposed new building is located in the best location for a new building on this site as identified by the *CMP 2016*. The building is considerably larger than the existing buildings on the site. It has been designed as a deliberately contemporary structure that compliments, rather than mimics, the forms and finishes of the earlier buildings. Links are provided to the existing buildings. These links will be designed during the detailed design phase to be light weight structures that maintain the understanding of the three existing building as originally individual, free standing, structures.

Alterations to the exteriors of the existing buildings are kept to a minimum. Links to the new building generally utilise existing openings. Where new openings are proposed to assist in the efficient running of the school, their location has been carefully considered. Repairing openings left by the removal of existing links that are not to be reused as openings will be undertaken in two ways: repair to match the original detail or modification of the opening to serve a new purpose. Where an opening is modified, the proportions of the existing elevation have been used as a guide. As encouraged by the *CMP 2016*, proposed works retain the overall Victorian and early twentieth century character of Buildings 1, 2 and 3 and their 'robust masonry character.'

Alterations are proposed to the interior of the existing buildings. 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. Plant and service equipment, bathrooms and a lift in Building 1, have been carefully located in spaces that have served similar uses in the past or which are less significant, ancillary, spaces. Where new openings are to be made in original walls, nibs are retained, together with the ceilings, which will help interpret the original floor plan. Wherever compatible with proposed room uses, non-full height partitions are proposed, which preserves an understanding of the original volume of the space.

0.8 Recommendations

A heritage consultant should be involved in the detailed design and construction phases in accordance with Policy 11 and 12 of the *CMP 2016*. The *CMP* should continue to guide the detailed design phase

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*.

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

A Schedule of Conservation Works should be prepared and its recommendations implemented.

An Interpretation Strategy should be prepared and its recommendations implemented.

1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared as part of an Environmental Impact Statement (EIS) submitted to the NSW Department of Planning and the Environment for a State Significant Development (SSD 16_7610) 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 inner Sydney high school will accommodate up to 1,200 students to take enrolment pressure off surrounding high schools and accommodate future population growth within City of Sydney Local Government Area (LGA). The high school will contain high quality classrooms, collaborative learning spaces and associated facilities.

Specifically, this proposal seeks development consent for the following works at the site:

- Internal reconfiguration and refurbishment of the existing heritage listed buildings on the site to create:
 - General and specialist learning areas;
 - Amenities; and
 - Staff workplaces for teachers and administrative staff.
- Construction of a 11 storey plus roof level (approximately 52.5m from Chalmers Street), multi-purpose school building, containing:
 - Collaborative general and specialist learning hubs with a combination of enclosed and open spaces;
 - Library and Resource Hubs;
 - Staff workplaces;
 - Student canteen;
 - Indoor Movement Complex and other indoor recreation and performance spaces;
 - Outdoor learning and recreational areas.
- Associated site landscaping and public domain improvements; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

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 currently known as the Cleveland Street Intensive English High School. The site also adjoins and/or lies within the vicinity of, other heritage items identified by this Schedule and 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 Conservation Management Plan (CMP) for the site, see details below, the appropriate heritage management document in this instance is a Heritage Impact Statement (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 accompanies plans prepared by Francis-Jones Morehen Thorp (FJMT).

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*.

1.2 Background

The population of Sydney is forecast to grow by over one million people in the next 10 years, with a significant number residing 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 within the 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 at Cleveland Street 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, Francis Jones Morehen Thorp (FJMT), continuing to progress the design for the school. The new inner Sydney high school is expected to open in 2020. The school will offer:

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.

- 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:

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

The proposed works are illustrated in detail by the Architectural Design Statement and plans prepared by FJMT.

1.3 SEARS

On 11 April, 2016, prior to the launch of the Design Competition, a request for Secretary's Environmental Assessment Requirements (SEARS) for the project was made to the NSW Department of Planning and the Environment. The provision of a HIS was one of the requirements listed under 'Section 8. Heritage' of the SEARS provided on 18 May, 2016. The requirement states:

'Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the site and in the vicinity (including consideration of the Conservation Management Plan and Master Plan for the adjacent heritage listed Prince Alfred Park), in accordance with the guidelines in the NSW Heritage Manual.'

There is also a requirement for an historical archaeological assessment (Section 8) and an Aboriginal heritage assessment (Section 9). These requirements are addressed in separate reports by other consultants.

1.4 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.

1.5 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.

1.6 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update), with reference to the CMP for the site cited above 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 by the authors on these occasions. Additional photograph, taken in late 2016 and in 2017, have been provided by FJMT.

1.7 Documentary Evidence

1.7.1 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.
- 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.

1.7.2 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.

1.7.3 Original Plans

The following plans were sourced separately from the CMP 2016:

- *Cleveland Street Public School, New Building for Boys, 1912.* Department of Finance, Services and Innovation, Plan Room, SB359/13.
- *Cleveland Street Public School, New Building for Infants and Girls, 1918.* Department of Finance, Services and Innovation, Plan Room, SB359/11A.
- *Cleveland Street Public School, Proposed Boys School, 1916.* Department of Finance, Services and Innovation, Plan Room, SB359/17.

1.7.4 Planning Documents

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

1.8 Site Location

1.8.1 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.

1.8.2 Site Identification Summary

Figure 2 and Table 1 identify the site boundaries and the principal elements upon it. In order that this HIS correspond to the *CMP 2016* and the plans that accompany this application, the building numbers designated by the *CMP 2016* are adopted.

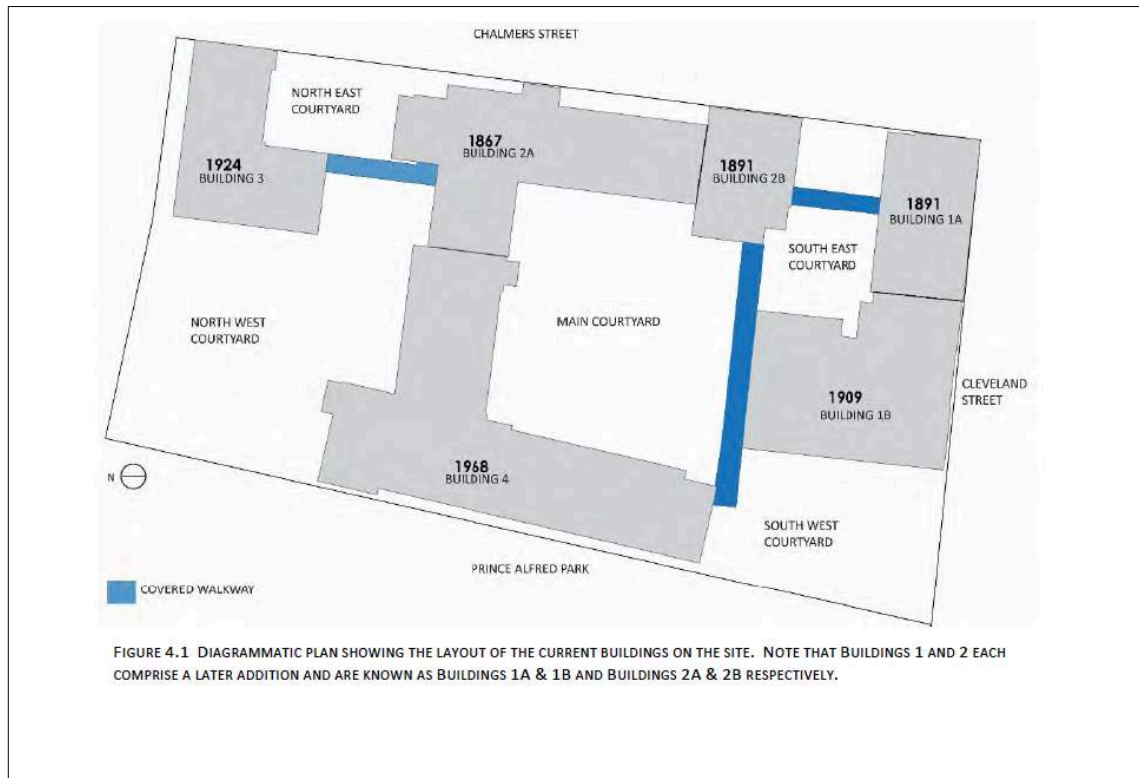


Figure 2: Site Elements

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>NSW 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).
Principal Architect(s) of the Built Elements	Building 2: 1867 (architect: G.A. Mansfield); 1891 (architect: W.E. Kemp). Building 3: 1924 (architect: unclear). Building 4: 1968 (architect: E.H. Farmer, Government Architects Office, in association with Spain, Cosh and Stewart).

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.
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Table 1: Site Information

1.9 Abbreviations

The following abbreviations are used in this statement.

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

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.

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

The site lies within the north western corner of what was known by the 1840s 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 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 that catered for the immediate need for educational facilities. 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 had, however, been made by 1865 when the site was surveyed for a second time. The 1865 survey, a detail of which is provided by 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 the newly dedicated Prince Alfred Park.

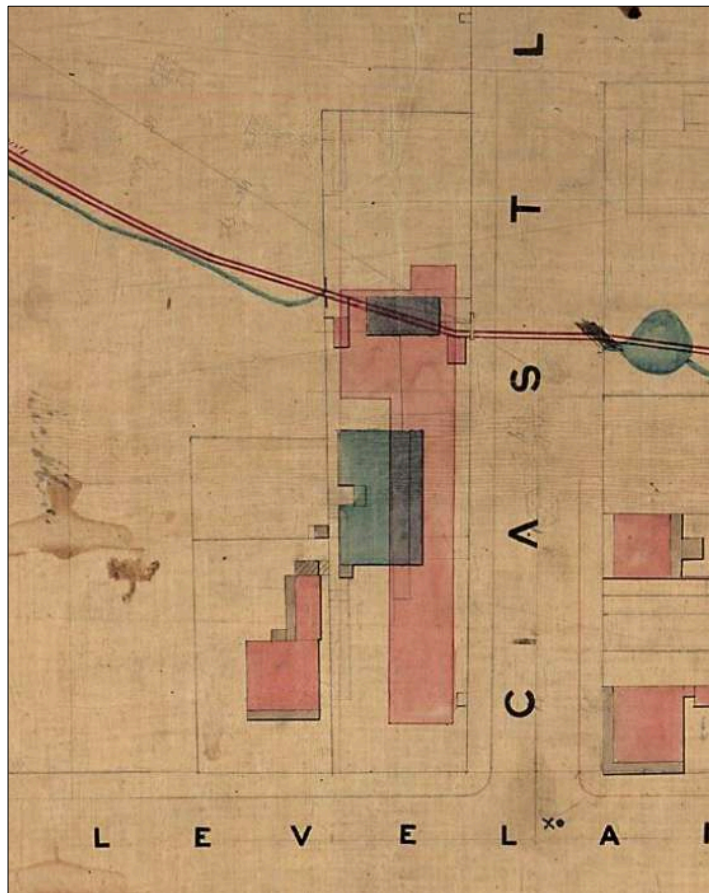


Figure 4: Trigonometrical Survey of Sydney, 1865 (Detail of Sheet 21).

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 also 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 for £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, 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

³ CMP 2016, p.18.

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 daily 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*.

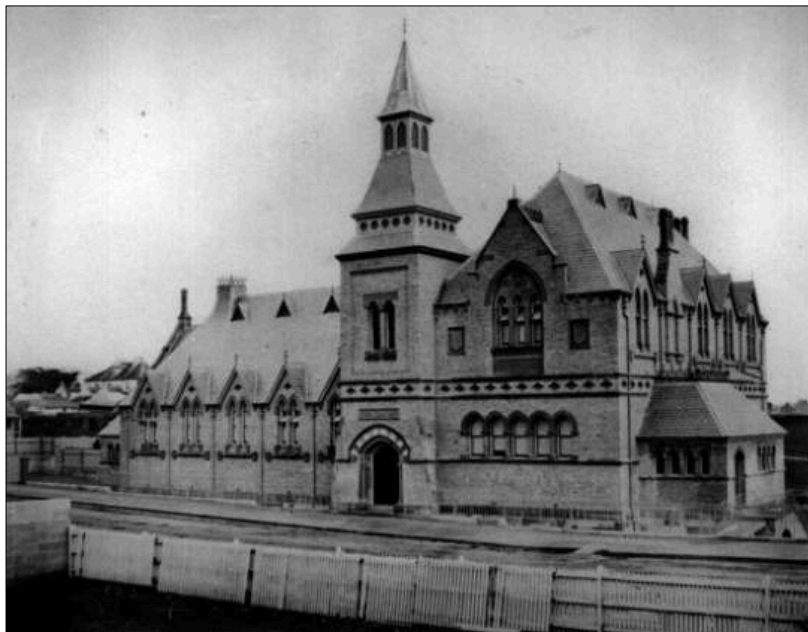


Figure 5: C. Pickering, Cleveland Street School, 1871.

State Library of NSW cited in the *CMP 2016*.

Note: the gablets in the roof and the finials to the gables, since removed.

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.

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

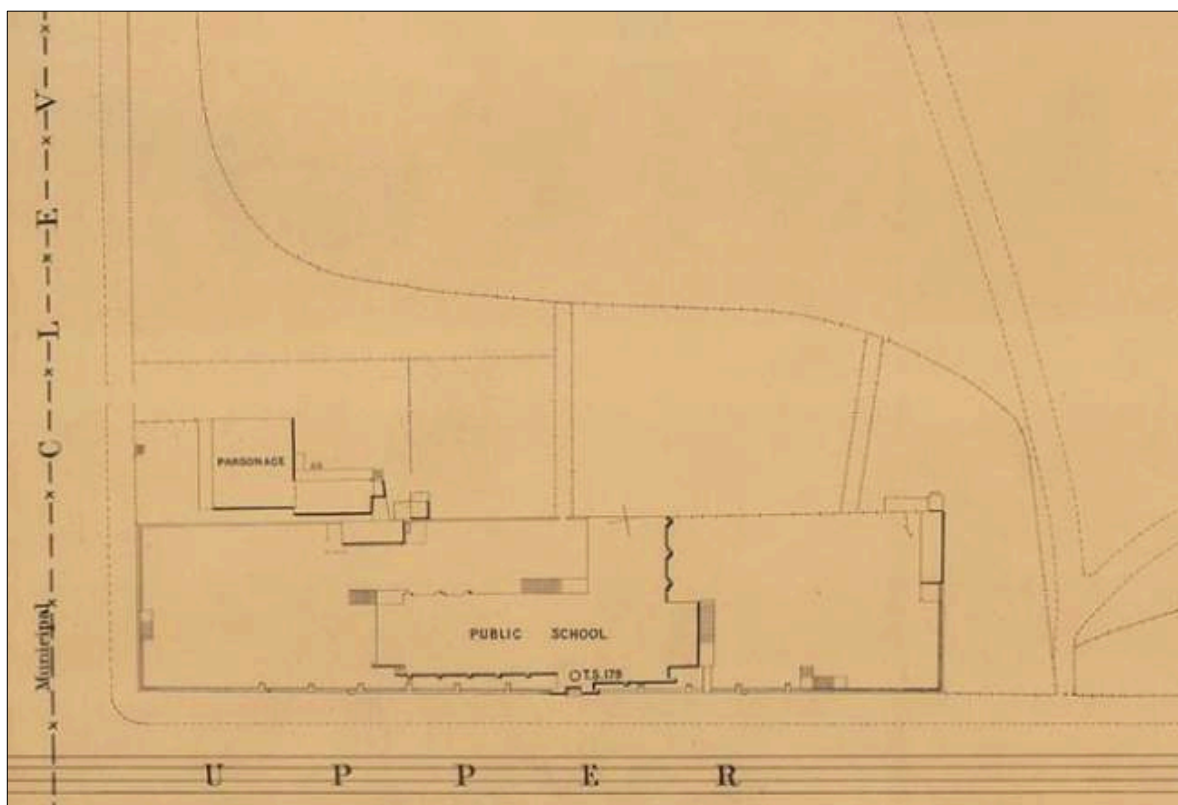


Figure 6: NSW Lands Department, Sydney Metropolitan Detail Series, 1886. Detail of Sheet 12.
State Library of NSW cited in the *CMP* 2016.

2.6 Expansion of the School and its Site

2.6.1 The Girls' School 1891-1893

Crowding remained a major issue. In December 1890, architect William Kemp reported on a plan he had prepared for an addition to the Girls' School. 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 the 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 purposes 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 the 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 on 24 December, 1912. It would be some years before this building (now Building 3) was constructed. Over the following years, portable classrooms and pavilion classrooms were erected

within the grounds. These have all been demolished. 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. The three storey brick building in the north eastern corner of the site is dated by the *CMP 2016* to 1924. Plans for this building, however, date from 1916; the architect's name in the Government Architect's Office is difficult to read.⁵ Why there was a delay in construction is not known. 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.

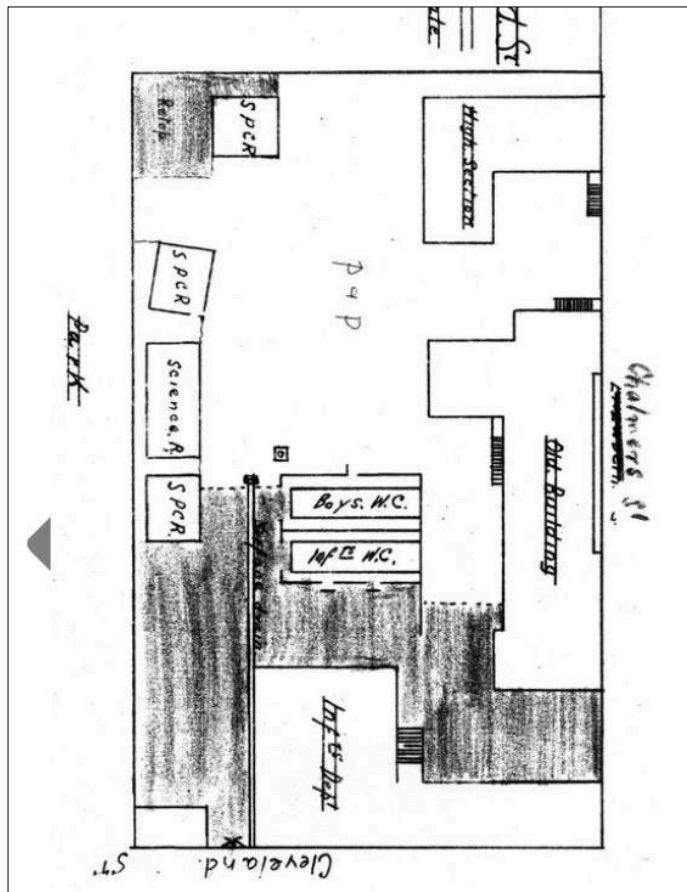


Figure 8: Plan of the site in 1934.
SRNSW cited in the *CMP 2016*.

⁵ For example, *Cleveland Street Public School, Proposed Boys School, 1916*. Department of Finance, Services and Innovation, Plan Room, SB359/17.

Sound proofing of the school was initiated in 1936 to combat the growing noise caused by increased traffic along 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, inadvertently built on the parkland leased from the City Council for use as a playground only. The problem was rectified in May 1964 when an additional area of 2 roods and 16 perches was dedicated for school purposes.

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'.⁶

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.

⁶ *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 the buildings. 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.

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

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

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

The lowest points across the site is located near the north west corner of the site with a finished level of approximately RL 26.70 m AHD. With exception of the driveway access ramp and carpark the site comprises of two flat central play areas located between each of the existing buildings. Both play areas sit approximately 1.0 – 2.5 m below the finished levels in Cleveland and Chalmers Street. These play areas are generally flat.’⁷

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. These spaces are identified in Figure 10 as the main, 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.

⁷ FJMT Architectural Design Statement, Section 2.0.



Figure 11:
A brick wall stands atop part of the stone retaining wall along Chalmers Street near Building 3. This photograph also shows one of the stone pillars on the boundary and the modern steel palisade fence along this boundary.



Figure 12:
Detail of the stone retaining wall below the section of brick wall on Chalmers Street. The stairs lead up to Building 3.

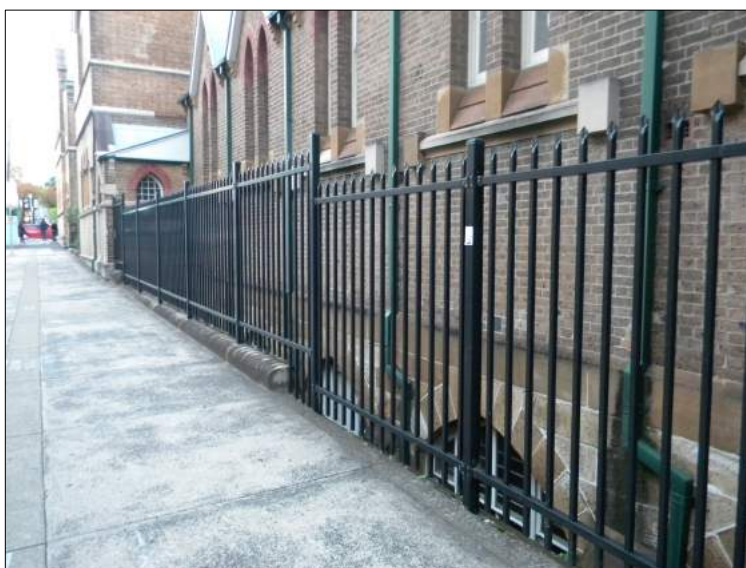


Figure 13:
Modern steel palisade fence, part of which is set into a stone base, outside Building 1 on Chalmers Street.



Figure 14: One of the substantial stone pillars within the fence line (Cleveland Street).

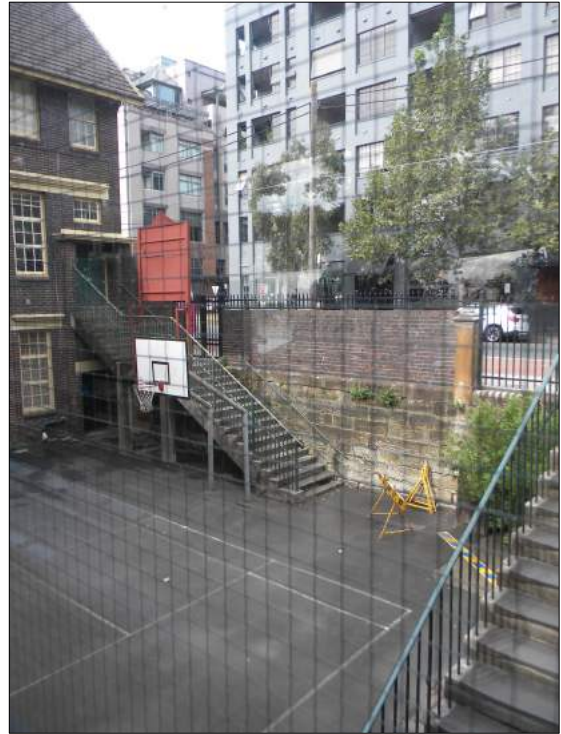


Figure 15: Looking over the north eastern courtyard.



Figure 16:
View north over the
north eastern courtyard.
FJMT.



Figure 17:
The north west courtyard.



Figure 18:
Queensland Kauri Pine in the
north western courtyard.



Figure 19:
Main courtyard.



Figure 20:
Main courtyard.



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 are taken from the *CMP 2016*. A separate volume of the *CMP 2016* contains detailed room surveys of the interiors of the building 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).⁸

Figures 24 to 37 illustrate this building.



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

⁸ 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. When the walkway was constructed, a series of windows at ground floor level were bricked up and a new opening made.



Figure 30:
Detail of the lower ground floor of the northern elevation of Building 1B. Note the differences in the brickwork beneath the window openings.



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



Figure 32:
Northern elevation of Building 1A.



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



Figure 35: Detail of the walkway and how it connects with Building 1A. The opening cut to accommodate the walkway has no regard to the pattern of openings in the original building.



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



Figure 37: Detail of the window and bubbler set beneath the stairs shown by Figure 36.

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 1.⁹

Some of the proposed works to the interior of this building part of this overall project are considered to be works outside of the scope identified in this statement, being subject to other approvals. The 'existing' floor plan for the purposes of this statement is not the floor plan provided by the *CMP 2016* but the floor plan provided by the plans that accompany this application. Figure 38 to 45 below illustrate typical spaces at lower ground floor level, with a focus on the areas of proposed works. Photographs taken by the authors of this statement are supplemented by photographs from the *CMP 2016*. No changes have been made to these spaces since 2016. Refer to the *CMP 2016* for further additional photographs and information.

⁹ *CMP 2016*, p. 84-85.



Figure 38: Room 112 in the CMP 2016. The walls are of painted stonework. The ceiling is of plasterboard. The floor is of bitumen, possibly over flagging.

CMP 2016.



Figure 39: Room 111 in the CMP 2016. This is an original timber staircase. The original wall (north wall) is of painted stone. The other walls and the ceiling are plaster board. Flush panel door open into the stairwell.



Figure 40:
Room 117 in the *CMP 2016*. This room has a concrete floor and concrete ceilings. Walls are painted brickwork or tiled.



Figure 41:
Room 119 in the *CMP 2016*. This room also has a concrete ceiling with painted brick walls.
CMP 2016.



Figure 42:
Room 120 in the *CMP 2016*. This room also has a concrete ceiling with rendered walls with a moulded dado line. Room 118 adjoining, currently the boys' change room, is similarly finished.
CMP 2016.



Figure 43:
Room 120 in the *CMP 2016*, looking towards the stairase.



Figure 44 :
Typical finishes at lower ground floor level. This is the room designated Room 122 in the *CMP 2016*.

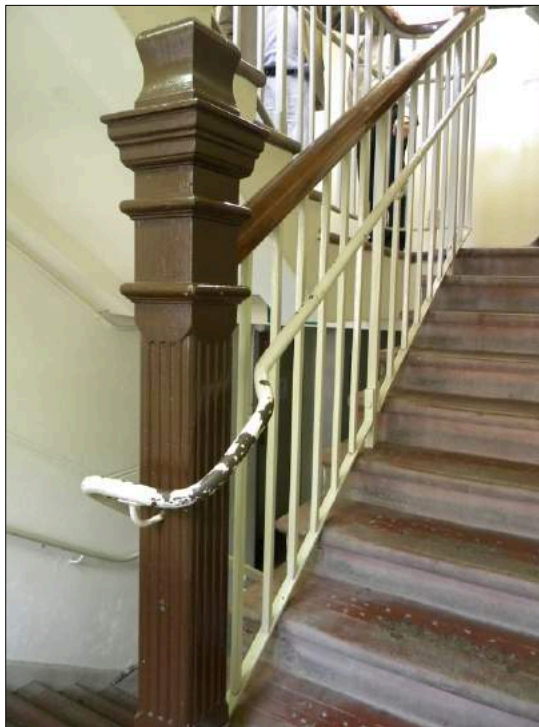


Figure 45:
Original stairwell. Room designated Room 121 in the *CMP 2016*.

Figures 46 to 53 illustrate typical spaces at ground floor level.



Figure 46: Room 129 in the *CMP 2016*. The 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.



Figure 47: Room 135 in the *CMP 2016*, looking west. The lower landing of stairs was replaced in the 1970s. This hallway has a timber floor (concealed by carpet) and a timber lined ceiling. The walls are of painted brick. There are profiled timber skirting boards. All internal doors along this hallway have been replaced.



Figure 48:
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 49:

Room 134. This room has a concrete and timber floor, concealed by carpet. It has a timber boarded ceiling with original vents. Other fabric of note includes a fireplace, which has been infilled (no mantelpiece; painted tiles), an original cupboard and an original chalk board mount. This finishes in this room are similar to those in the immediately adjoining Room 133.

CMP 2016.



Figure 50:

Room 134. See notes above.

CMP 2016.



Figure 51:

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.



Figure 52:
Fireplace in Room 147 in the *CMP 2016*. The eastern wall in this room is a stud wall. Other walls are rendered and painted. The ceiling is timber lined.



Figure 53:
Room 149 in the *CMP 2016*. This room has rendered walls and a timber lined ceiling.

There is a small ground floor mezzanine in Building 1B. The mezzanine rooms off the northern stairwell provides staff toilets. The mezzanine off the southern stairwell is a small storeroom. It is noted that the layout of the northern mezzanine is not correctly shown in the *CMP 2016* plans and the southern mezzanine is not shown at all. Figures 54 to 59 illustrate the mezzanine level.



Figure 54:
Room 153 in the CMP 2016, being the staircase leading up to the mezzanine. The walls (with dado line) and ceiling are of rendered masonry. The stair has an original metal balustrade with timber top rail.
CMP 2016.



Figure 55:
Entrance into Room 151 in the CMP 2016 from the stairwell (Room 153).
CMP 2016.



Figures 56 and 57: Room 151 in the CMP 2016. This room has vinyl (c.1960s) over the original concrete floor and a concrete ceiling. The joinery, including the partition, is original.

Figure 56: *CMP 2016*; Figure 57: *WP Heritage*.



Figure 58:
Figure 52 is similarly finished to Figure 151. The joinery is original; the toilet fittings are modern.



Figure 59:
Mezzanine room off the southern stairwell.

Figures 60 to 68 illustrate typical spaces at first floor level. Neither the *CMP 2016* or the authors of this statement were able to access Room 175, being the proposed location of the lift at this level. It is likely to be similarly finished to the above. The doors into this room have been replaced.



Figure 60:
Room 159 in the *CMP 2016*. This room has painted brickwork walls and a timber lined ceiling.

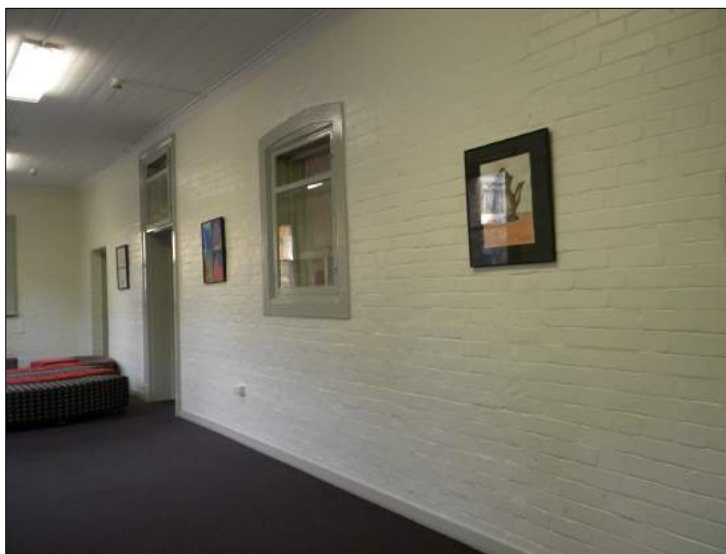
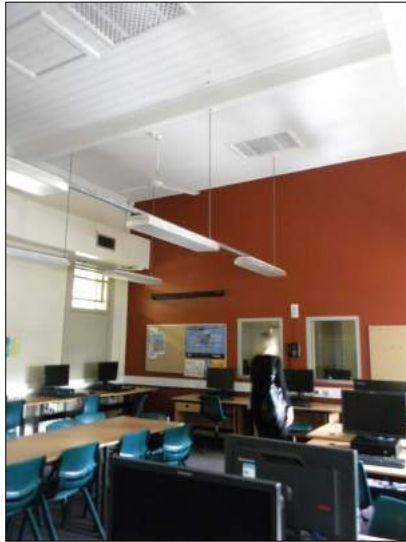


Figure 61:
Detail of the wall dividing the hallway and adjoining classrooms.



Figures 62 and 63: Room 160-162 in the *CMP 2016*. East and west walls in these rooms (the red wall in this photograph is one of these walls) are later partition walls, to be removed under separate approval, creating one space. Figure 49 shows one of the doors and windows in the wall dividing this space from the hallway.

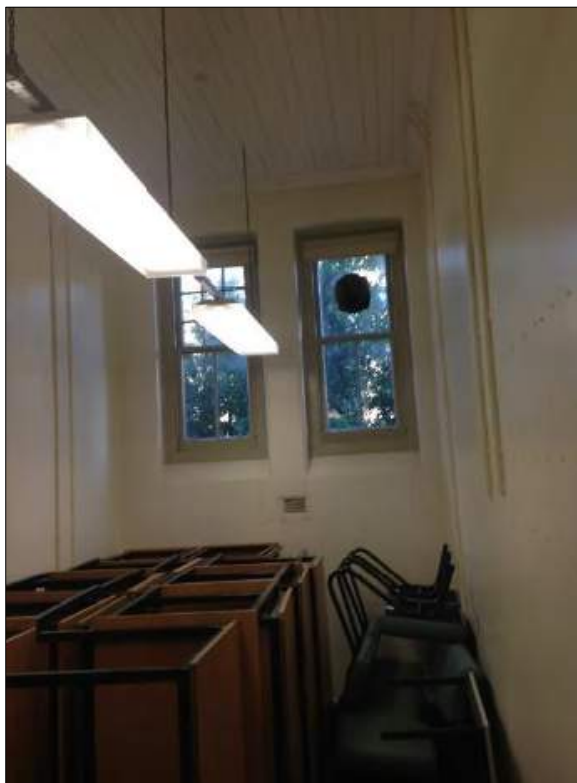


Figure 64:
Room 167 in the *CMP 2016*. It is proposed to remove the dividing wall between this room and Room 168. This room has rendered walls, a timber floor (covered by carpet) and a timber lined ceiling. Room 170, another storage room on this level, is similarly finished.
CMP 2016.



Figure 65:
Room 168. This room has rendered wall and skirting and a timber lined ceiling. Note the corner fireplace.



Figure 66:
CMP 2016 Room 169. This room has rendered walls and skirting and a timber lined ceiling. Note the fireplace, blackboard and cupboard.



Figures 67 and 68: Room 171 in the CMP 2016. Finishes are similar in Rooms 169, 172 and 173. CMP 2016.

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.¹⁰

Figures 69 to 86 illustrate the exterior of this building.



Figure 69: Cleveland Street (eastern) elevation of Building 2B.

FJMT.



Figure 70: Junction between Buildings 2A and 2B.

FJMT.

¹⁰ CMP 2016, pp. 87-89.



Figure 71:
Eastern elevation of Building
2A.
FJMT.



Figure 72: Eastern elevation of Building 2A.
FJMT.



Figure 73: Detail of the original main entrance, beneath the tower.
FJMT.



Figure 74:
Southern elevation of Building 2B.
FJMT.



Figure 75:
Southern elevation of Building
2B.
FJMT.



Figure 76:
Northern elevation of Building
2A.
FJMT.



Figure 77:
Northern elevation of Building
2A.
FJMT.



Figure 78: Detail of the later bridge between the above staircase and Chalmers Street.
Figure 79: Detail of the stairs.





Figure 80:
Building 2A, northern elevation.



Figure 81:
Building 2A, northern elevation
(continuing west from Figure 53).



Figure 82:
Northern elevation of Building 2A.



Figure 83:
Western elevation of
Building 2B.



Figures 84 and 85: Western elevation of Building 2A.



Figure 86:
Southern elevation of Building 2A.

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.¹¹

Only minor works are proposed to the interior of this building under this application. Figures 87 to 93 illustrate typical interiors at lower ground and ground floor levels. No works are proposed at first floor level.



Figure 87:
Room 225 in the *CMP 2016*, being the undercroft beneath the east-west wing of Building 2A. This area has a concrete floor with later pavers and plaster board ceiling.



Figure 88:
Room 227 in the *CMP 2016*. This room has rendered walls, a plaster board ceiling and a concrete floor.

¹¹ *CMP 2016*, pp. 94-95.



Figure 89:
Room 235 in the *CMP 2016*. This room has rendered walls and a timber boarded ceiling. The floor is tiled. The bathroom fiout is mixed in date.



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*.



Figure 92: Room G205 in the *CMP 2016*.



Figure 93: Room G212 in the *CMP 2016*.

3.3.3 Building 3

3.3.3.1 Exterior

The *CMP 2016* provides the following description of this building:

‘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.¹²

Figures 94 to 104 illustrate the exterior of this building.



Figure 94: Eastern elevation of Building 3.

¹² CMP 2016, pp.96-97.



Figure 95:
Southern elevation of Building 3
(eastern end).



Figure 96:
Southern elevation of Building 3
(western end) and eastern elevation of
the side wing.
FJMT.



Figure 97:
Southern elevation of Building 3, showing the stairs at the
eastern end leading from the courtyard to ground floor
level.



Figure 98:
Beneath the walkway connecting
Buildings 2 and 3.



Figure 99:
Southern elevation of the side wing.



Figure 100:
Western elevation.



Figure 101:
Western elevation at courtyard level.



Figure 102:
Western elevation at courtyard level.



Figure 103:
Western elevation at courtyard level.



Figure 104:
Northern elevation.

3.3.3.1 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.¹³

¹³ *CMP 2016*, pp.101-102.

Limited works are proposed under this application to the interior of Building 3. Figures 105 to 114 illustrate typical spaces within this building.



Figure 105:
Room 308-309 in the *CMP 2016*. This hallway has plastered walls with a dado line and a concrete ceiling. Large top hung sash windows are of significance. The small windows on the internal wall have been replaced and are of low significance.

CMP 2016.



Figures 106 and 107: 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 108:
 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 109:
 Room 301 in the *CMP 2016*. This
 room has a concrete floor (with
 carpet) and square set concrete
 ceiling.



Figure 110:
Room 321 in the *CMP 2016*. Ground floor hallway with plaster walls with dado line and modern suspended ceiling.



Figure 111:
Room 325 in the *CMP 2016*. Ground floor classroom with rendered walls and a concrete ceiling.



Figure 112:
Room 317 in the *CMP 2016*.

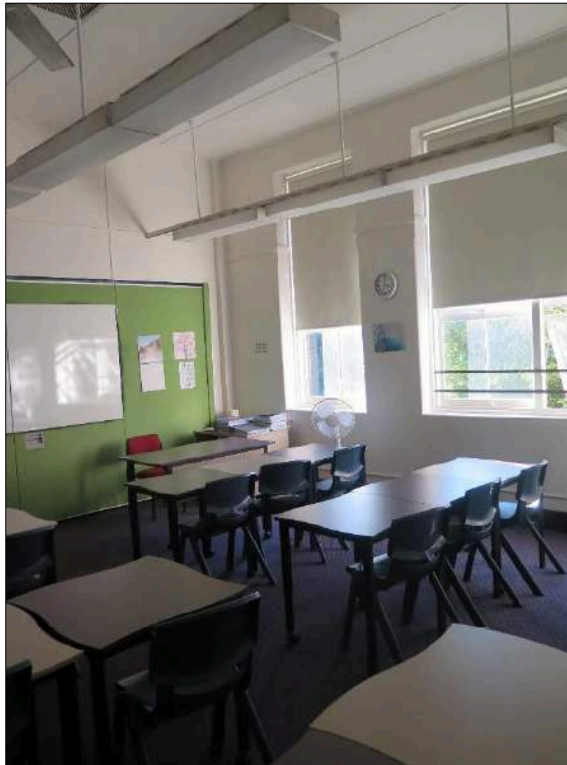


Figure 113: Room 336 in the CMP 2016. The walls and ceiling are lined with masonite panels. There are original ventilation grills in the ceiling.



Figure 114: Room 331 in the CMP 2016. This hallway has a Masonite panel ceiling. The plastered walls have a dado line. The doors have been replaced.
CMP 2016.

3.3.4 Building 4

Building 4 is not described for the purposes of this statement. The demolition of this building is outside the scope of works identified by this statement, being subject to other approvals.

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 115, the site is located within a densely developed mixed use area.



Figure 115: 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 116 to 118 illustrate Chalmers Street in the vicinity of the site.



Figure 116:
The site on approach along Chalmers Street from the south, with Prince Alfred Park to the north.



Figure 117:
Chalmers Street opposite the site, looking south.



Figure 118:
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. Directly west of the site lies Prince Alfred Park. On the opposite side of the park, and well separated from the site, lies the Greek Orthodox Cathedral and associated buildings.

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 119 to 123 illustrate Cleveland Street in the vicinity of the site.



Figure 119:
Looking east along
Cleveland Street towards the
site.



Figure 120:
The south eastern corner of
Cleveland Street and
Chalmers Street, diagonally
opposite the site.



Figure 121:
Strawberry Hills Post
Office, opposite the site.



Figure 122:
Continuing west of the
Strawberry Hills Post Office.



Figure 123:
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 that includes a public swimming pool and tennis courts, with various intersecting sealed pathways. The park contains mature trees, including Morton Bay Figs, Plane trees, Kauri Pine and Eucalypts, particularly around the perimeter and within the southern part of the park.

Prince Alfred Park adjoins the railway lines and yards south of Central Station. Significant buildings located immediately adjacent to the park include St Andrew's Greek Orthodox Cathedral and associated buildings, adjoining its south western corner, and the former Mortuary Railway Station to the west.

Prince Alfred Park is illustrated by Figures 124 to 126 below and Figure 123 above.



Figure 124:
Looking west into
Prince Alfred Park from
near the subject site.



Figure 125:
Looking south east
towards the subject site
from within Prince
Alfred Park.



Figure 126:
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 127 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 and numbered. 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 identifies other statutory heritage listings.

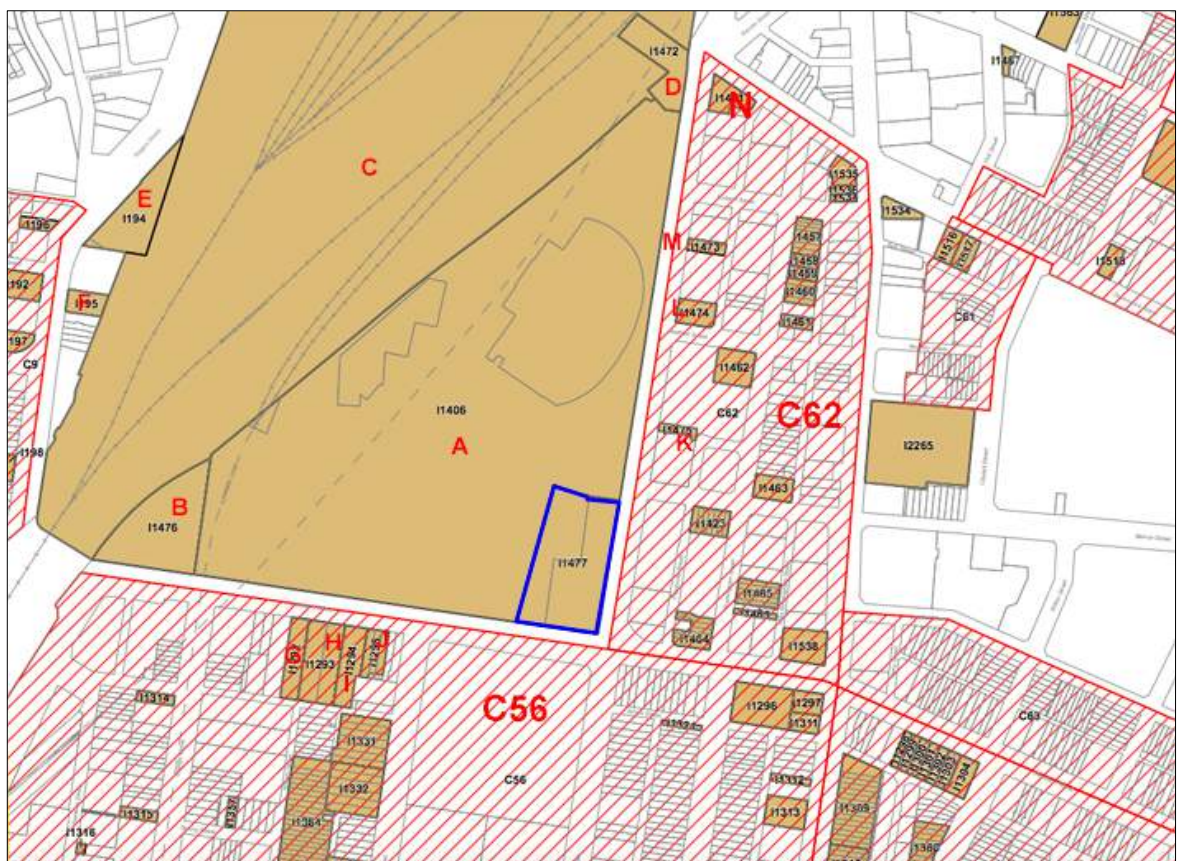


Figure 127: Detail of the City of Sydney Heritage Plan (Sydney LEP 2012). *Sydney LEP 2012; blue lines and red text added by WP Heritage.*

Only the closest heritage items to the site are identified in the following table. The massing and scale of the proposed new building may mean that it will be visible from items in a wider area.

The immediately adjoining heritage item (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.

	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 Hills	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)

	Item and Address	Sydney LEP 2012	Other Statutory Listings	Reasons for Heritage Listing (NSW Heritage Division Criteria)
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)
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 and Conservation Areas in the Vicinity of the Site.

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.'¹⁴

Refer to Figures 123 to 126 above.

The curtilage is identified by Schedule 5 Part 1 of the *Sydney LEP 2012* as comprising 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 through and out of the Park. 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.'¹⁵

Note: there is a separate listing sheet for Prince Alfred Park as an archaeological item.¹⁶

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

¹⁴ *Prince Alfred Park, Including Fence, Tree Planting, Ground and Coronation Centre, Surry Hills/Chippendale*. State Heritage Inventory Database No.: 2424675.

¹⁵ *Ibid.*

¹⁶ *Archaeological Item- Prince Alfred Park, Prince Alfred Park, Sydney*. State Heritage Inventory Database No.: 2424814.

meeting space for the Archdiocese. Later buildings on the site (from the 1980s and 1990s) include the library, stores, Archbishop's residence and St Andrew's Greek Orthodox Theological College.¹⁷

Figure 128 illustrates this item as it is seen from outside of the western boundary of the subject site.

The curtilage 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 alleviating working class distress within the Redfern/Chippendale parish.¹⁸

¹⁷ *Cathedral of the Annunciation of Our Lady*, No. 242 Cleveland Street, Redfern. State Heritage Inventory Database No.: 5050395.

¹⁸ *Ibid.*



Figure 128:
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.

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.’¹⁹

The curtilage is identified 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 are 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.’²⁰

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

¹⁹ *House, including Fence and Interior*, No. 201 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420573.

²⁰ *Ibid.*

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.

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.²¹

The curtilages of these items 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 curtilages).

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.’²²

The State Heritage Inventory provides the following description of **No. 207 Cleveland Street**:

‘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

²¹ Cottages "Tutulla" and "Tivoli" including front fences and interiors, Nos. 203-205 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420574.

²² *Ibid*

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.²³

The curtilage 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.

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.²⁴

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.²⁵

The curtilage 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

²³ *Park Hotel, including Interior and Fence*, No. 207 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420575.

²⁴ *Ibid.*

²⁵ *Terrace Group, including interiors*, Nos. 209-213 Cleveland Street, Redfern. State Heritage Inventory Database No.: 2420576.

southern side of Prince Alfred Park and receives paramount view of the park.²⁶

Figures 129 and 130 illustrates these items. Figure 131 shows the view from outside of these items towards the subject site.



Figure 129:
Cleveland Street
heritage items.



Figure 130:
Cleveland Street
heritage items.

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



Figure 131:
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.'²⁷

The curtilage 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.'²⁸

²⁷ *Terrace House, 'Ravenswood', including interior*, No. 166 Chalmers Street, Surry Hills. State Heritage Inventory Database No.: 2420558.

²⁸ *Ibid.*

Figure 132 illustrates this item. Figure 133 shows the view from outside of this item towards the subject site.

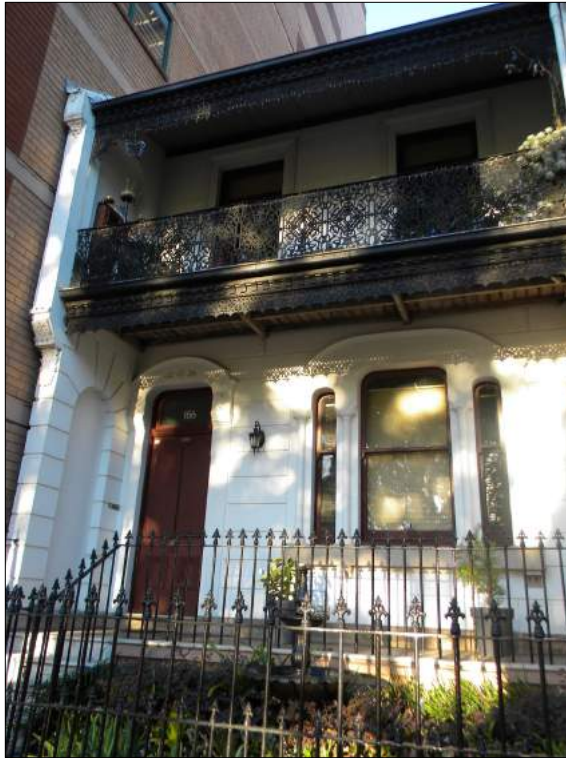


Figure 132:
Front elevation of No. 166 Chalmers Street.



Figure 133:
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.²⁹

The boundaries of the Conservation Area are defined by Figure 127 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 Cleveland Street.

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

'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.'³⁰

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

Refer to Figures 116 to 122 and 129 and 130 above.

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.

²⁹ *Redfern Heritage Conservation Area*, Redfern. State Heritage Inventory Database No.: 2421496.

³⁰ *Ibid.*

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

Chalmers Street: Large scale inter war and post war development, Heritage Item, overlooking park. Rating C.³¹

The boundaries (curtilage) of the Conservation Area are defined by Figure 127 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.'³²

Refer to Figures 116 to 118 above.

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

³¹ *Cleveland Gardens Heritage Conservation Area*, Surry Hills. State Heritage Inventory Database No.: 2421467.

³² *Ibid.*

the relative ground levels. Views of Chalmers and Cleveland Streets from the south east courtyard are similarly limited. There are views west and north west over Prince Alfred Park from the south west courtyard, though these are somewhat obscured by vegetation.³³

Figure 134 illustrates these view corridors.

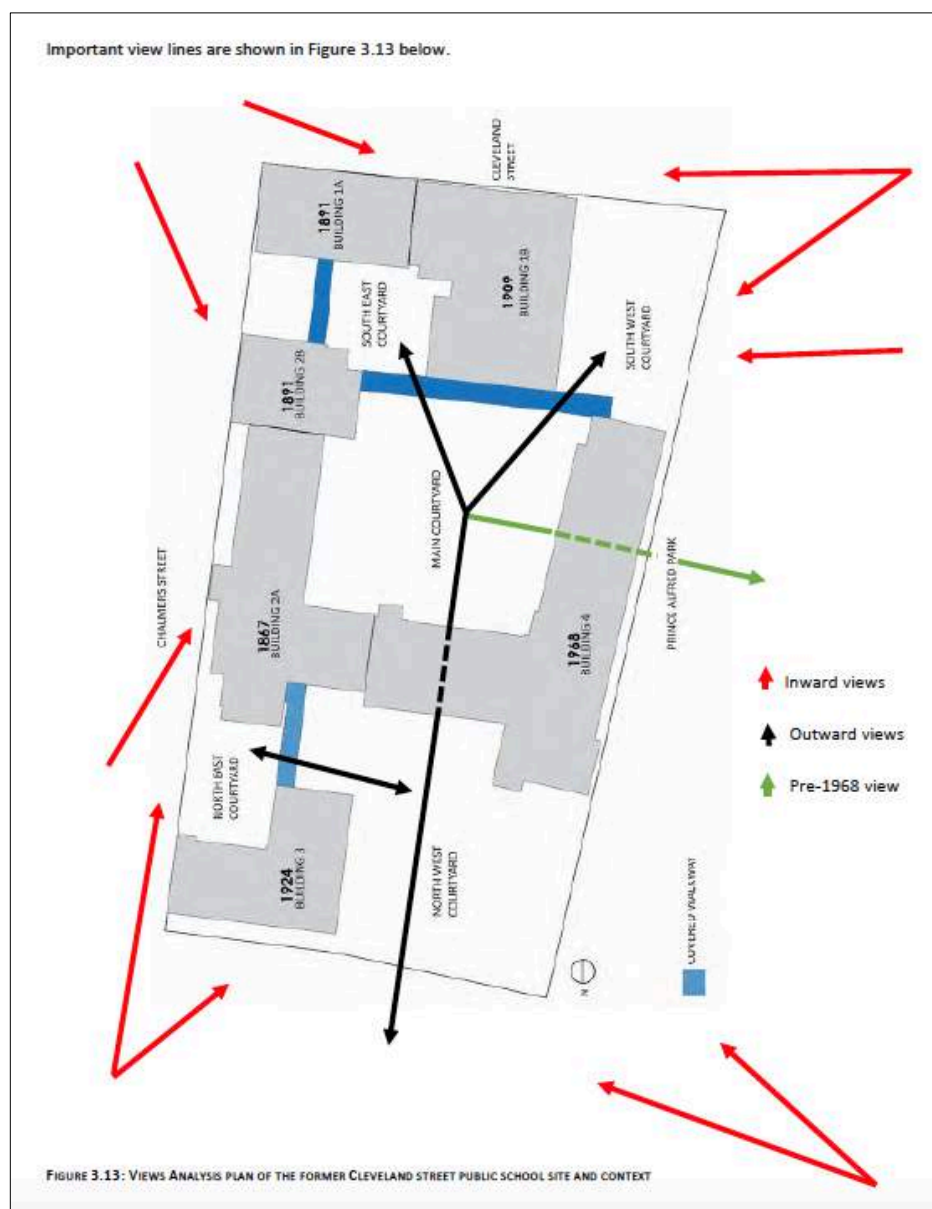


Figure 134: Identifying View Corridors.

CMP December 2016.

Figures 135 to 144 illustrate a selection of the above view corridors. Refer also to the photographs in Section 3.5 above.

³³ *CMP 2016*, p.73.



Figure 135:
View towards the site as approached along Chalmers Street from the north. The existing buildings on the site are concealed from this distance.



Figure 136:
View closer to the site on approach along Chalmers Street from the north. There are angled view corridors across the front corners of Buildings 1, 2 and 3.



Figure 137:
View towards the site on approach along Cleveland Street from the west. The fig trees largely screen the site.



Figure 138:
View towards the site on approach along Cleveland Street from the east. The viewing angle is more acute than the view shown in Figure 137.



Figure 139:
View towards the site on approach along Cleveland Street from the east. Building 1 is visible.

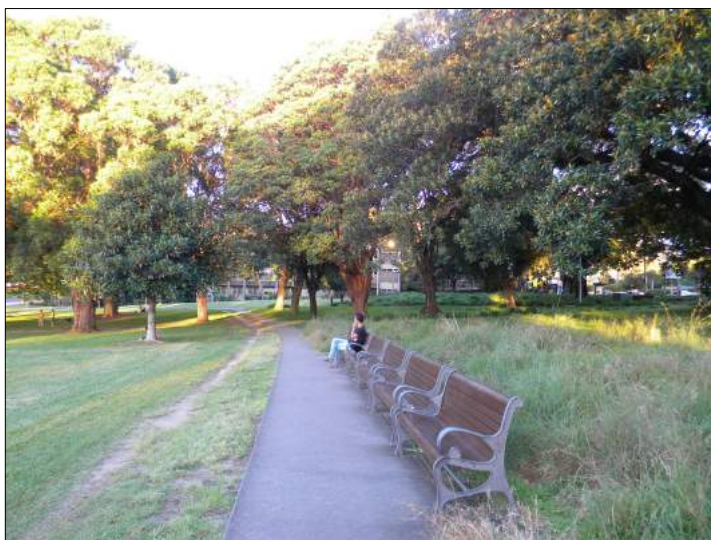


Figure 140:
View towards the site on approach from Prince Alfred Park from the west. The trees largely conceal the site.



Figure 141:
View west towards
the site.



Figure 142:
View south east
towards the site
from Prince Alfred
Park.

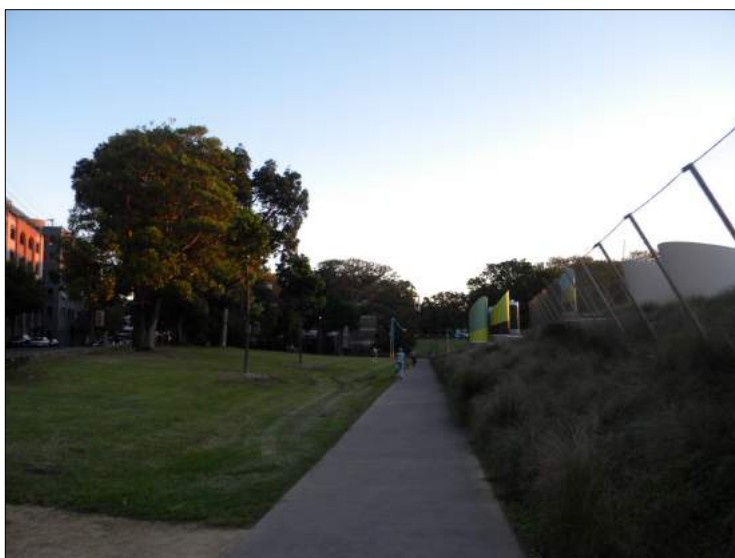


Figure 143:
View south towards
the site from
Chalmers Street
edge of Prince
Alfred Park.



Figure 144:
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. While the main courtyard, north eastern, south eastern and south western courtyards are long standing elements on the site, it is noted that lesser buildings, since demolished, have sometimes stood within these spaces. Refer for example to Figure 8, a plan of the site dated 1934 showing a building in the main courtyard housing wcs.
- The pattern of vegetation 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. The trees in the main courtyard were planted after 1943 and possibly as part of the works undertaken in 1968.
- Buildings 1 and 2 were each built in two phases. There have been no major additions to these buildings after these two phases, with the exception of the construction of overhead walkways between buildings. As illustrated by the photographs contained in this statement and in the *CMP 2016*, the openings cut into the elevations of Buildings 1, 2 and 3 for these walkways frequently had little regard to the pattern or height of existing openings. These openings aside, the buildings generally demonstrate a high degree of external and internal integrity. Other external alterations include the bricking-in of openings facing Chalmers Street and Cleveland Street and the replacement of some doors. Internal alterations include the construction of additional walls and replacement of joinery elements, most notably doors. A number of staircases have been modified.
- Building 3 was built in one phase. It also demonstrates a high degree of external and internal integrity. Minor internal alterations include the construction of additional walls, the blocking in or openings and the replacement of elements, such as doors.
- Building 4 is outside the scope of this statement.

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.'³⁴

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

³⁴ *Former Cleveland Street Public School, Buildings, Including Interiors, Grounds and Fence*, No. 244 Cleveland Street, Surry Hills. State Heritage Inventory Database No.: 2424310.

'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.'³⁵

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 145 and 146 identify the overall significance of buildings and courtyards.

³⁵ *CMP 2016*, p. 124.

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.

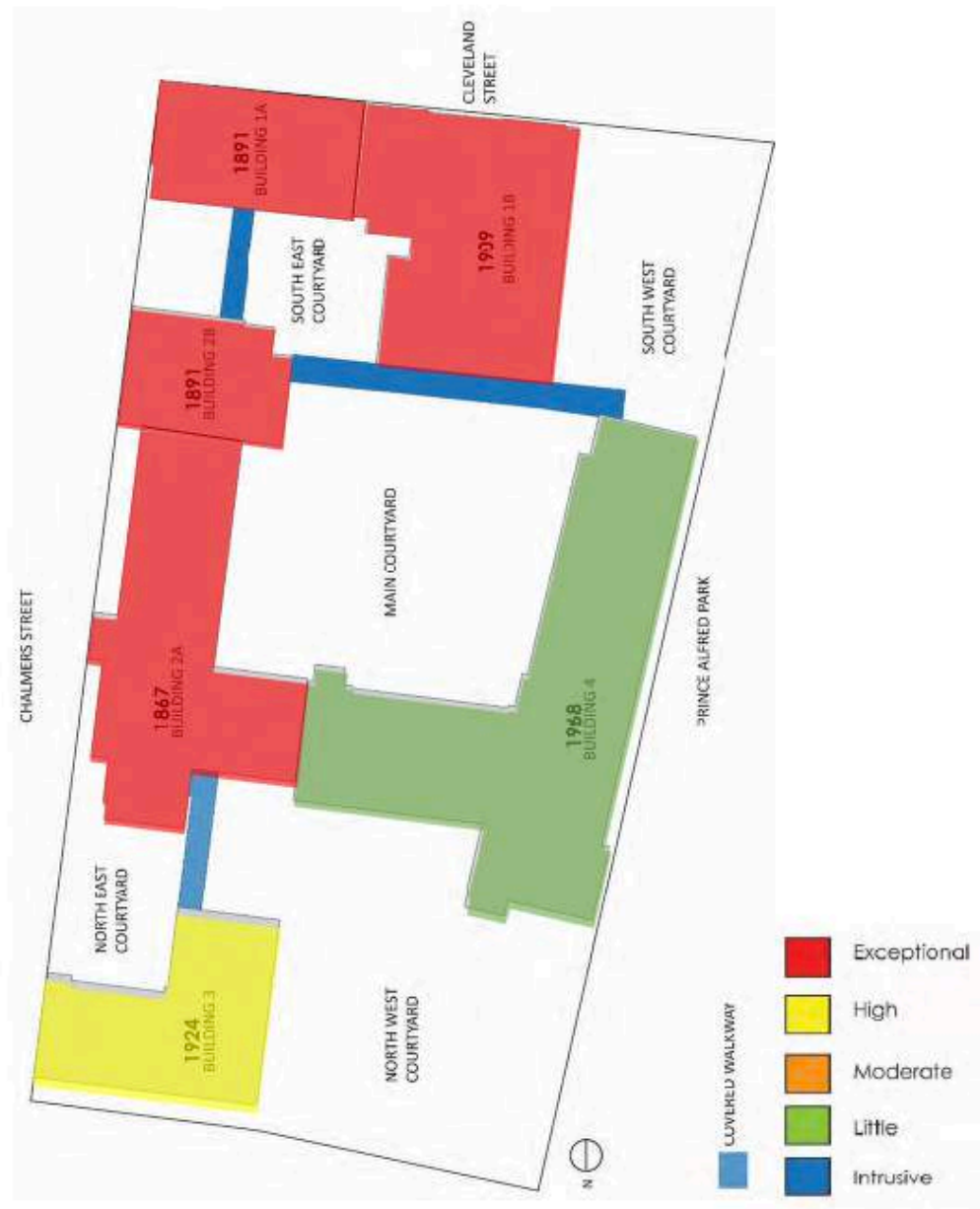


FIGURE B.1: GRADINGS OF SIGNIFICANCE OF BUILDINGS

Figure 145: Significance Levels of the Buildings.
CMP 2016.

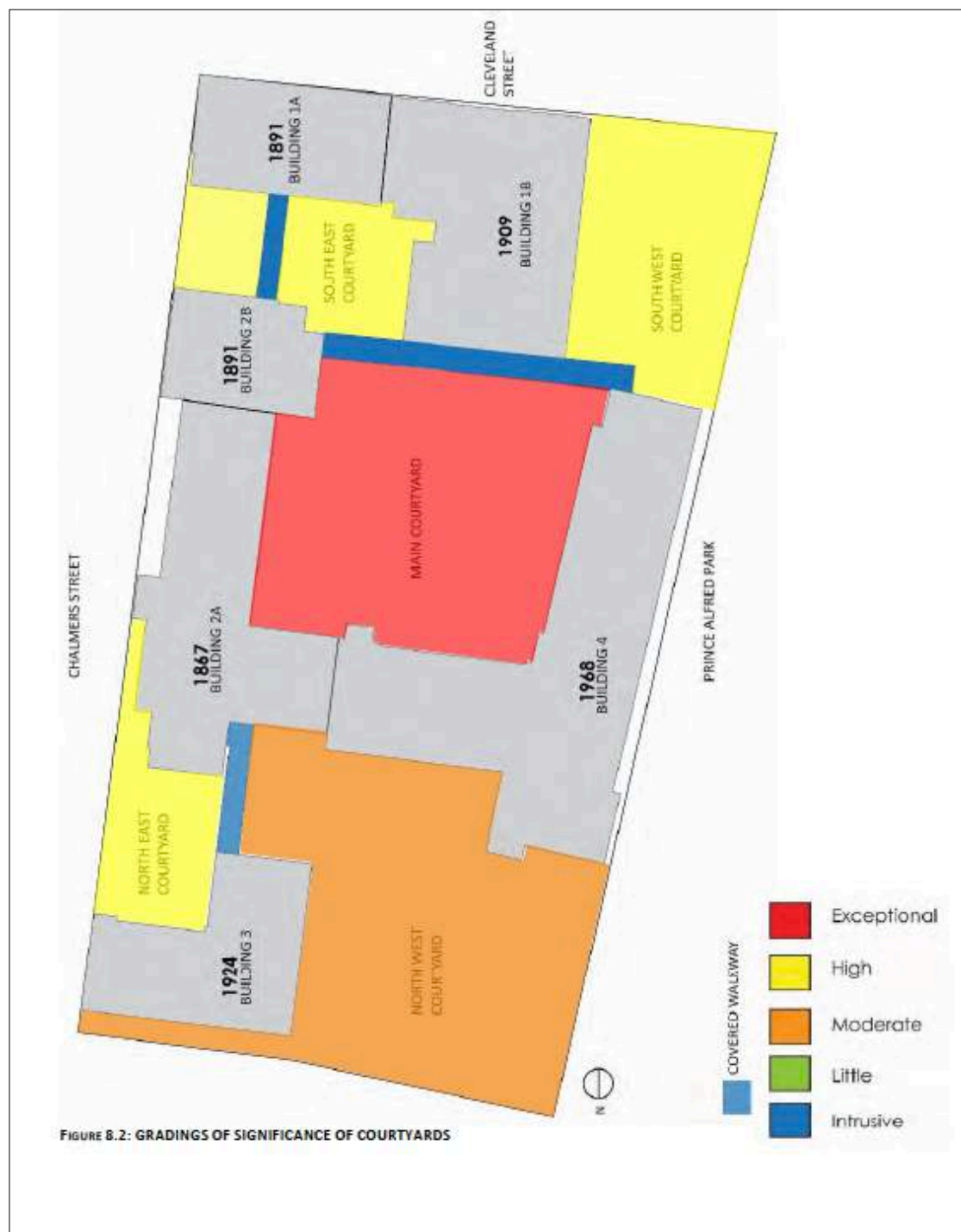


Figure 146: Significance Levels of the Courtyards.
CMP December 2016.

5.0 SCOPE OF WORKS

This section should be read in conjunction with the architectural plans and architectural design statement prepared by FJMT. This statement addresses plans for works to the existing buildings prepared by FJMT.

The brief for the site is complex as it is for a new form of school. 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.

5.1 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.³⁶

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 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.

³⁶ NSW Department of Education, *Inner Sydney High School, Invited Design Competition Brief*, July 2016p.10.

- 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.³⁷

The following specific requirements for heritage were identified as follows:

‘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 vibration impacts should also be included within the HIS where appropriate.³⁸

³⁷ NSW Department of Education, *Inner Sydney High School, Invited Design Competition Brief*, July 2016, pp.10-11.

³⁸ *Ibid*, p.13.

5.2 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 demolition of Building 4;
- The removal of a number of trees in the main courtyard and the north western courtyard;
- The removal of the covered walkways between Buildings 1, 2 and 3; and
- The removal of some internal walls and non-significant floor coverings, ceilings and services from Buildings 1, 2 and 3.

5.3 Site Works

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

- Carry out new landscaping works as set out on the accompanying plans.

This work includes the retention of Queensland Kauri Pine tree in the north western courtyard, the Fig trees in the south western courtyard and the retention of the existing fences. New works include the construction of new paths; the creation or re-landscaping of courtyards, including an amphitheatre in the central courtyard area and a raised courtyard over the existing north eastern courtyard accessed off Chalmers Street; the installation of seats etc.; and new planting. Landscaped areas are provided at lower ground floor level, ground floor level and levels 1, 5, 9 and 12.

The proposed works involve the removal of the brick wall constructed above the sandstone retaining wall on Chalmers Street side of the north eastern courtyard. The retaining wall and stone pillar will be retained.

The proposed works also involve the removal of the steel bridge between the staircase on the northern side of Building 2 and Chalmers Street.

5.4 Proposed New Building

It is proposed to construct a new 11 storey plus roof level building on the site. The new building will be set back approximately 52.5m from Chalmers Street, behind the existing buildings. The new building will provide:

- Collaborative general and specialist learning hubs with a combination of enclosed and open spaces;
- Library and Resource Hubs;
- Staff workplaces;
- Student canteen;
- Indoor Movement Complex and other indoor recreation and performance spaces;
- Outdoor learning and recreational areas.

The ground and first floor plans of the new building are organic in shape. Levels 2 and above are more regular in plan. The new building will be linked with the existing Buildings 2 and 3 at ground and first floor level. The finishes of the façade include at:

- Lower ground, ground and first floor: Glass façade with vision and spandrel strips with external battens, incorporating sections of solid wall and laminated glass balustrade to 1500mm where appropriate.

- Second to fifth floor: An aluminium framed glazed window system with fixed and openable awning sash windows. The aluminium windows have angled large format aluminium frames and sit within face brickwork panels on steel shelf angles.
- Upper levels: a combination of full Height Tensile Webnet facade with angled external steel framed feature aluminium structure; all glass façade with steel mesh screen; aluminium framed floor by floor system; and perforated aluminium shading screen in front of aluminium framed system. Incorporates 600mm wide maintenance access gangway.

Links will be provided between the new building and the existing buildings using new and existing openings as set out below.

5.5 Proposed Works to the Retained Buildings

5.5.1 Building 1

5.5.1.1 Exterior

Northern Elevation

The following works are proposed:

- Create two new openings at ground and first floor levels in Building 1B in the location identified on the accompanying plans to enable the construction of walkways to the new building.
- Enlarge the existing opening created by the removal of the walkway between Building 1A and Building 2B at first floor level and install a new steel framed window. This involves the removal one existing window. The walkway will be removed under separate approval.
- Remove the brick infill from three former window openings at ground floor level in Building 1B and the brickwork in between to create a new opening. Install a new steel framed window. This opening is in the location of the former walkway.
- Replace three windows at lower ground floor level in Building 1B with doors in the locations identified on the accompanying plans. This involves the removal of a set of concrete bubblers.
- 'Close in' from behind one window in the lower ground floor level of Building 2B, in the location identified on the accompanying plans, for substation blast requirements.

Southern Elevation

- No works proposed.

Eastern Elevation

- No works proposed.

Western Elevation

- 'Close in' from behind one window in the lower ground floor level of Building 2B, in the location identified on the accompanying plans, for substation blast requirements.

5.5.1.2 Interior

Lower Ground Floor Level

- Create new openings in walls and remove doors as identified on the accompanying plans.
- Remove the concrete bubblers in Room 122 in Building 1B.
- Install a lift in the location identified on the accompanying plans.
- Install new full height partitions in the locations identified on the accompanying plans.
- Install services and plant equipment in the location identified on the accompanying plans.

Ground Floor Level

- Create new openings and remove doors/windows in walls as identified on the accompanying plans.
- Install a lift in the location identified on the accompanying plans.
- Install new full height partitions in the locations identified on the accompanying plans.
- Install a display space in the location identified on the accompanying plans.

Mezzanine Floor

- Remove the mezzanine floor in Building 1B.

First Floor Level

- Create new openings in walls and remove doors as identified on the accompanying plans.
- Install a lift in the location identified on the accompanying plans.
- Install full height partitions in the locations identified on the accompanying plans.
- Install a display space in the location identified on the accompanying plans.

5.5.2 Building 2

5.5.2.1 Exterior

Northern Elevation

- Modifying the existing opening created by the removal of the walkway leading to Building 3 at ground floor level to create a new entrance. The walkway will be removed under separate approval. Install steel framed doors.
- Recover the original opening beneath the stairs.

Southern Elevation

- Install a new timber framed window to match the existing at first floor level after the removal of the walkway connecting this building to Building 1A. Repair the brickwork. The walkway will be removed under separate approval.

Eastern Elevation

- No new works proposed.

Western Elevation

- Construct a new connection to the new building at lower ground floor level, ground floor level and first floor level in the location of the openings created by the removal of Building 4. Building 4 will be removed under separate approval.
- Construct a new Juliette balcony to an existing opening in the location marked on the existing plans.
- Install a steel framed window in a later opening created by the removal of the existing walkway to Building 2B and Building 4 and construct a Juliette balcony. The walkway will be removed under separate approval.

5.5.2.2 Interior

Lower Ground Floor

- Create a new doorway in Building 2A in the location identified on the accompanying plans.
- Remove doors in Building 2B in the location identified on the accompanying plans.
- Install full height partitions in the locations identified on the accompanying plans.
- Install bathroom amenities in two locations identified on the accompanying plans.

Ground Floor Level

- Enlarge an existing door opening in Building 1A in the location identified on the accompanying plans.
- Create two new door openings in Building 1B in the location identified on the accompanying plans.
- Install new full height partitions in the locations identified on the accompanying plans.
- Install new 'boxed' partitions in the location identified on the accompanying plans.
- Install bathroom amenities in Building 2A in the location identified on the accompanying plans.
- Install services and plant equipment in Building 2A the location identified on the accompanying plans.

First Floor

- Install new 'boxed' partitions in the location identified on the accompanying plans.

5.5.3 Building 3

5.5.3.1 Exterior

Northern Elevation

- Remove a window and enlarge the opening to install a fire door mounted in a steel frame.

Southern Elevation

- Increase the height of the opening created by the removal of the existing walkway to match nearby windows and install a steel framed structure with a

door in a glazed partition wall. The walkway will be removed under a separate approval.

- Remove the stairs leading from the main entrance at ground floor level to the courtyard below. Retain the door and install a Juliette balcony.

Eastern Elevation

- No works proposed.

Western Elevation

- Create new openings at lower ground, ground and first floor levels in the location identified on the accompanying plans to provide connections to the new building.
- Replace an existing door at lower ground floor level with a fire door.

5.5.3.2 Interior

Lower Ground Floor

- Remove the door into the store in the location identified on the accompanying plans.

Ground Floor

- Create a new opening in the hallway wall in the location identified on the accompanying plans.
- Install new full height partitions in the locations identified on the accompanying plans.
- Install new amenities in the location identified on the accompanying plans.

First Floor

- Create a new opening in the hallway wall in the location identified on the accompanying plans.
- Install new full height partitions in the locations identified on the accompanying plans.
- Install new amenities in the location identified on the accompanying plans.

5.5.4 General Works to All Buildings

The following general programmes of works are proposed across the three heritage buildings:

- Acoustic Treatment
- Fire Upgrade
- New Services and Services Upgrade
- General Maintenance and Repair Works

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 Statement of Environmental Effects (SEE) 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

7.1 Proposed Use

The *CMP 2016* provides two policies relating to the use of the site. Each is addressed below.

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 has carefully considered the configuration of the existing buildings on the site and the courtyards that lie between them. The proposed new building is located in the best location for a new building on this site as

identified by the *CMP 2016*. The south eastern and southwestern courtyard are retained. The open space provided by the north eastern courtyard is reinterpreted at street level to provide a safe new main entrance into the site. The main courtyard and north western courtyards are retained, albeit reconfigured. Views between courtyards are retained where possible. Visual relationships with Prince Alfred Park are strengthened.

- A tall building on a site that contains smaller heritage items will have an impact on that site. The ways in which the proposal seeks to be sympathetic to the character of the place- to engage with the place *and* its setting- are set out in detail below. The building will be 'of its time'. While the most visible element of the school from a distance, it is the original school buildings that will be experienced at street level.
- There are many situations where school are located within mixed localities, such as this one, which comprises residential, commercial, religious and recreational uses. The use of the site for a school is long standing. In many instances, it pre-dates the surrounding land uses. It is compatible with the established uses in the area.
- Traditional points of entry are retained and new entry points are provided in a carefully considered way. No changes to fabric are proposed around significant entry points, such as the original entrance into Buildings 1 or 2A. The provision of a new raised courtyard over the existing north eastern courtyard resolves the issue of providing a safe access point from a constrained footpath for a large number of people whilst not requiring the creation of new openings into the Chalmers Street elevations of the extant buildings. Where entry points are no longer to be use for their original purposes, for example, the original front entrance beneath the tower of Building 1A, the doors and other architectural elements that mark this as an entrance are retained in situ so that continues to be understood as an entrance from the public domain.
- Circulation routes have been carefully considered. Existing openings are utilised where possible. Where new openings are required to allow the new school to function effectively, their location has been carefully considered and the design detailed in a respectful manner. A consistent language for new openings has been developed across the three heritage buildings.
- Ongoing design development will be undertaken with a heritage consultant and relevant specialists to ensure that all structural works, services implementation and statutory code compliance is done in a manner that is sensitive to heritage fabric.

7.2 Proposed Site Works

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.
- The courtyards, albeit, in some instance, in altered configurations, with new landscaping and/or with additional amenities.

With regard to the proposed changes to the courtyards:

Main Courtyard

The main courtyard is ranked as having exceptional significance by the *CMP 2016*. The proposed works will result in a change in the configuration and landscaping within this courtyard. The removal of the trees in this courtyard is outside of the scope of works identified in this statement, being subject to other approvals.

The works proposed under this scope will have an acceptable impact because, while reconfigured, the idea of a central courtyard is retained and enhanced through its use as an amphitheatre. Views to other parts of the site through/from the courtyard are generally retained in accordance with Policy 19 of the *CMP 2016*. As examined above, the configuration of this courtyard has changed over time. In 1934, for example, there was a building containing wcs within the courtyard.

North Eastern Courtyard

The north eastern courtyard is ranked as having high significance by the *CMP 2016*. Policy 21 of the *CMP 2016* states that 'no new development' should occur within this courtyard.

It is proposed to create a raised new courtyard at street level above existing courtyard- in effect re-interpreting this courtyard at street level- and to construct a number of small rooms below the courtyard, adjoining Building 3 but separate from Building 1A. These rooms will provide an opening learning area- fitness, a shared health and performing arts workshop and a PA store and a music practice room.

A new main entrance into the site from Chalmers Street is required because of the increase in the number of people who will be accessing it. A raised courtyard is proposed, as opposed to, for example, steps leading down into the site, because of the compressed nature of Chalmers Street. A new entrance removes the pressure to alter the existing, original, entrances into the heritage buildings from Chalmers Street. The raised courtyard is separated from the existing buildings by voids (Building 1A) and/or glass roofs (Building 3), except at entrance points. This retains an understanding of the lower level from street level.

Initial designs for the forecourt have been modified as they have been developed to enable the stone stairs on the northern elevation of Building 1A to be retained. The construction of the new raised courtyard will, however, conceal these stairs from the public domain and existing views down into the northern part of the site from Chalmers Street.

The impact is mitigated by the fact that stairs will remain visible from within the site at lower ground floor level and from the edges of the new courtyard. While visible in view corridors towards Building 1A from outside of the site and on approach along Chalmers Street from the north, the stairs are not a critical architectural element in being able to understand and appreciate the overall form and architectural style of the building.

The loss of view corridors down into the site from Chalmers Street is mitigated by the opportunities for new view corridors towards Prince Alfred Park created by the new forecourt and building. Existing view corridors down into the site towards the lower level of the existing buildings are less significant than view corridors at and above street level. This view corridor has not always been an open one, as demonstrated by the historic photograph Figure 7, which clearly shows a solid paling fence across this part of the boundary, blocking views into the lower part of the site.

The construction of the new raised courtyard also requires the removal of the brick wall south of Building 3 on the Chalmers Street boundary. While showing on original plans for this building, removing this wall will have an acceptable impact because it is ancillary to the elevation of Building 3 and not fundamental to

understanding the overall form and style of the building.³⁹ It is anticipated that the wall can be removed without damage to the remainder of the elevation because it is not keyed into the brickwork of the main part of the elevation.

The construction of the raised courtyard also involves the removal of the steel bridge between the staircase on the northern side of Building 2 and Chalmers Street. This work will have no impact on the significance of the site. While historic photographs show a bridge in this location, the existing steel bridge is not original fabric.

The limited area of site means that there is no other location for the facilities proposed at lower ground floor level in the north eastern courtyard. The impact is acceptable because the proposed new rooms will not be visible from the public domain. No new openings into Building 3 at lower ground floor are proposed to accommodate these rooms.

South Eastern Courtyard

The south eastern courtyard is ranked as having high significance by the *CMP 2016*. This courtyard is retained and new landscaping carried out which shall enhance its contribution to the site. This is in accordance with Policy 21 of the *CMP 2016*.

The South Western Courtyard

The south western courtyard is ranked as having high significance by the *CMP 2016*. Car parking will continue to be located in this area. The trees are retained. This is in accordance with Policy 21 of the *CMP 2016*.

The North Western Courtyard

The north western courtyard is ranked as having moderate significance by the *CMP 2016*. Relationships between this space, which is reconfigured by the proposed new works, and the adjoining Park are improved through new landscaping. The historically significant Kauri Pine tree is retained.

Prince Alfred Park

The proposed new landscaping, as a whole, will enhance the significant associations that lie between this site and Prince Alfred Park. A number of policies within the *CMP 2016* highlight the relationships between the two sites. As discussed further below, the landscaping has been carefully designed to visually integrate the two sites, particularly at 'park level' or lower ground floor level. New opportunities for views over the park are created by the new building.

7.3 Proposed New Building

The *CMP 2016* anticipates that a building taller than the extant buildings on the site may need to be erected upon the site. Section 10.11 of the *CMP 2016* considers new development on the site. The following strategies/guidelines apply:

Any new future development should be designed so as to enhance appreciation of the cultural significance of the place. There is greater scope for changes to be made to Building 4, which is of Little significance, than to Buildings 1, 2 and 3.

Any new built form should complement existing development on the site to be retained. A smart and contemporary aesthetic that denotes new work as such is appropriate.

³⁹ *Cleveland Street Public School, Proposed Boys School, 1916*. Department of Finance, Services and Innovation, Plan Room, SB359/17.

New development and design details should complement the character and scale of the existing buildings and be recognisable as new work.

The proposal is assessed against each of the policies in this section and with an understanding of the above guidelines.

Policy 62. – Approach to Site

Consider the site as a whole when planning future works, including the site, open space areas, buildings, extant structures and site elements. Locate new building/s in areas of lower significance at the rear of the site where Building 4 is currently situated.

The proposed new building has been developed as part of a scheme involving the adaptive re-use of the whole site. The proposal supports the original and best use of the site- for the education of children. This use is integral to its significance. It has been carefully considered in conjunction with a master plan for the site, a comprehensive CMP 2016 and in consultation with a wide range of specialists, including heritage specialists and archaeologists.

The proposed new building is located in the best location for a new building on this site as identified by the CMP 2016. In compliance with this policy, it lies in the location of Building 4. The new building will also extend into the north-western corner. This is the least significant of the courtyards within the site. Policy 22 in the CMP 2016 states of this courtyard:

‘Some new development within this courtyard is feasible provided that it does not prevent opportunities to retain visual connection with Prince Alfred Park.’

The proposed design retains strong visual connections with Prince Alfred Park at lower ground floor level, i.e. at ‘park level.’ All levels of the new building will have visual connections with Prince Alfred Park.

The historically significant Queensland Kauri Pine tree within the north-west courtyard is retained.

Policy 63. – Planning Approach

The siting of new building/s and their bulk and scale should retain significant views and vistas within the site and the locality.

The new building lies behind the historic buildings and is set back approximately 52.5m from Chalmers Street, which is the principal frontage of the site. The historic buildings will remain the dominant elements on the site experienced at street level. By siting the new building behind the existing buildings, and well recessed from Chalmers Street, the view corridors towards the principal elevations of the existing buildings from Chalmers Street and from Cleveland Street will remain unobstructed. This is discussed further under Policy 69 below.

The new building has been carefully sited to retain significant courtyards on the site at lower ground level and thus the significant views that these courtyards provide within the site and out of it at that level.

The new building will be visible within significant view corridors because of its height. This is discussed further under Policy 69 below.

Policy 64. – Collaboration

New design and heritage conservation teams should work together from initial stages through design concepts, design development and construction.

Heritage consultants have been involved from the outset and will have ongoing involvement throughout the various stages of the project.

Policy 65. – Protection of Significant Landscape Features

An arborist should be engaged to prepare a report and recommendations to ensure the protection of significant landscape features, both within the site and also the adjacent Prince Alfred Park as relevant, in association with any proposed redevelopment of the site.

An arborist has been engaged to provide the required report.

It is noted that the historically significant trees on the site- the Fig trees in the south western courtyard and the Kauri Pine tree in the north western courtyard, together with significant trees immediately adjacent to the site in Prince Alfred Park- are retained by the proposal and will be protected during construction.

Policy 66. – Redevelopment in the Area of Building 4

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 proposed new building uses the opportunity identified by this policy to provide a new building in the location of Building 4. Approval for the demolition of this building is not part of the scope of works for this statement, being subject to other approvals. As discussed above and below, the new building respects the cultural significance of the site by:

- Facilitating the use of the site for the education of children, which is its original and best purpose.
- Being placed in the best location for a new building on the site as identified by the CMP 2016.
- Being set back behind the significant buildings on the site and well removed from the principal site frontage.
- Taking into consideration significant view corridors and encouraging new links between the site and Prince Alfred Park.
- Providing an innovatively designed, obviously contemporary building that will read as a new layer in the site's history.

In accordance with this policy, the proposal has been the subject of rigorous design, planning and conservation consultation not the least of which was through the selection of a top tier architectural firm through a design competition.

Policy 67. – Protection of Building 2A

Any proposal to remove Building 4 must not result in any irreversible damage to the significant fabric of the adjacent Building 2A and must be carried out in a carefully controlled, systematic manner so as to not compromise or undermine the adjacent heritage building. The following principles should be applied:

- Large scale demolition using machinery or wrecking ball within the vicinity of heritage fabric or structure is not permitted; - Any demolition or excavation work within close

proximity to the foundations of Building 2, e.g. footings, abutting walls, is to be carefully undertaken, by hand where necessary; - Demolition must be carried out by specialist construction personnel, with experience working with heritage fabric.

The removal of Building 4 is not part of the scope of works dealt with by this statement, being subject to a separate approval.

Policies 68, 69, 70 and 71

Policies 68 to 71 consider the height and design of the new building. These policies read as follow and are discussed as one below.

Policy 68. – New Development to be Complementary to Existing Significant Fabric

Where new development is in close proximity or adjacent to existing significant building fabric, an appropriate dialogue must be established between the modern and heritage fabric via high quality architectural detailing that respects the significant heritage qualities of the existing buildings.

Policy 69. – Height of New Development

New development proposed to exceed the height of the existing heritage buildings on the site should adopt a distinct ‘podium and tower typology’ that responds to the scale of the existing buildings, with the podium distinguished by materiality e.g. horizontal articulation and/or design e.g. set back above podium.

New development proposed to exceed the height of the existing heritage buildings on the site should adopt a neutral aesthetic above the existing established height, or alternatively be of ‘lighter’ character, to allow the character of the existing buildings to remain prominent.

Policy 70. – Design Details of New Development

New development should be designed with consideration for the existing heritage buildings in terms of siting and envelope, scale, details, materials, colours and finishes.

Policy 71. – Façade Treatment

New development should be designed with consideration for its presentation to Prince Alfred Park, in addition to its presentation internally within the site and to the locality in general.

The following comments are made with regard to these policies:

The constraints arising out of the size of the site and the need for connectivity between buildings for the efficient operation of the school means that the new building will lie in close proximity to the existing buildings and will be considerably taller than the existing buildings. The new building responds to the site and the existing buildings in the following ways:

- The building is sited and designed so that the existing buildings retain their dominance at street level when seen from the public domain. The set back is sufficient from the tower of Building 1A and the roof line of all the buildings as they front Chalmers Street for them to remain clearly legible within the skyline, particularly on approach from the north or south.
- The new building has been sited and will be linked to the existing buildings in a manner that preserves the understanding of the three-dimensional form of the individual buildings.
- The new building will be clearly identifiable as a modern building. This is an appropriate response to a new building of this size. A building of this

massing and scale that replicated the forms, details and finishes of the existing building on the site would dominate them. It is better that the new building be allowed to evolve its own typology.

- The new building is lower in height than the original concept proposal.
- As required by Policy 71, the new building responds equally to Prince Alfred Park as to Chalmers Street and Cleveland Street. Interfaces with the internal courtyards have also been carefully considered.
- As set out in the Architectural Design Statement that accompanies this application, the massing and scale of the new building has been carefully broken down into distinct components that respond to the existing buildings and significant spaces, such as the courtyards, on the site as well as the way in which the site interacts with Prince Alfred Park:

‘The new building form has been broken down into parts. Each part relates to the adjacent dominant existing conditions on the site - the lower levels, the park; the mid-level - a neutral backdrop to the finely crafted neo gothic facades; the Verandah and the Learning Hubs - dynamic new forms rising about the solidity of the campus base.’⁴⁰

The lowest levels – called the ‘Landscape Terraces’ by the Design Statement- are organic in form, providing a gentle integration of the new building into the site and into the adjoining park, with which the site has strong historical and aesthetic links. The elevations of these ‘terraces’ have a strong horizontal emphasis and large areas of glazing that contrast with (and hence highlight) the strong masonry elements of the original buildings.

The middle level- the three storey element called ‘The Studio’ by the Design Statement- together with the landscape terraces provides a distinct podium, an approach suggested by Policy 69 of the *CMP 2016*. This is set back over 52m from Cleveland Street, from where the most important view corridors into the site are obtained. This part of the building demonstrates similar proportions to the existing heritage buildings as seen from different viewpoints- e.g. a long, low form as seen from Cleveland Street where the heritage buildings line the street and a squared form when seen from the north in the park to correspond to the more vertical form of the northern elevation of Building 3.

The horizontal emphasis when seen from Cleveland Street will provide a ‘backdrop’ to the gabled forms of the heritage buildings. Within this horizontal form, there is a vertical emphasis and regularity in the pattern of openings that responds to the openings in existing buildings. The use of brick response to the texture of the original buildings. ‘The Studio’ is lifted to provide view corridors east-west, supporting visual connections through the site and with Prince Alfred Park.

Above ‘The Studio’, the tower element- comprising ‘The Hubs’ and ‘The Verandah’ -are located towards the southern part of the site. As explained by the Architectural Design Statement:

‘The *Verandah* element is placed on axis to the previous school entrance. Symbolically, looking towards the future, the new campus entrance is related to the park and the site’s topography. The previous entrance to the existing school was accessed immediately off Chalmers Street, whereas the new entrance is inset providing a new fore court for gathering prior to entry with views across the *Landscape Terraces* to the park beyond.’⁴¹

⁴⁰ *FJMT Architectural Design Statement*, Section 4.0 Design Principles.

⁴¹ *Ibid*, Section 3.0.

'The Hubs' are split into two main components, thereby break the massing and scale. The two forms are rotated on their axis to create architectural interest. The remainder of the tower element is broken into smaller 'box-like' elements that respond to the smaller forms of the heritage buildings. Vertical elements pick up the vertical line of the tower of the original school building. Cladding elements are more light weight than for the 'The Studio' below in accordance with Policy 69. There is vertical emphasis in the arrangement of elements and in the detailing which responds to the heritage buildings. The highest point is the 'Verandah' element, expressed as a slender finely grained vertical volume, making reference to the steeple of Building 2.

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 removal of the existing walkways between buildings is outside the scope of this statement, being subject to other approvals.

While the location of links has been determined, detailed design have not been provided for comment. These will be developed during the detailed design phase in construction with the heritage consultant. The plans provided to date suggest that the links will comply with the above policy.

Most of the proposed links utilise existing openings. New links- in the northern elevation of Building 2B and the western elevation of Building 3- are proposed. These links are required to allow the site to effectively function as a high school. The impact of these links is discussed below.

Policies 31 and 32

Policies 31 and 32 consider archaeological implications where new works are proposed on the site.

Policy 31. – Application for Excavation – Historical Archaeology

An application for an excavation permit must be made under Section 140 of the NSW Heritage Act 1977 (NSW) for any archaeological excavation works that may be required based on the findings of the historical archaeological assessment.

All ground disturbance associated with any future development of the site should be undertaken in accordance with the proposed archaeological methodology and any conditions of the archaeological approval which may include archaeological monitoring or salvage excavation; and

Policy 32. – Aboriginal Archaeology

Any Aboriginal archaeological evidence should be managed in accordance with the provisions of the National Parks and Wildlife (NPW) Act 1974.

Archaeology assessment is outside the scope of this statement. It is noted, however, that the CMP 2016 includes an Aboriginal archaeological assessment (prepared by Comber Consultants in 2016) and a historical archaeological assessment (prepared by Casey and Lowe in 2016).

The Aboriginal archaeological assessment prepared by Comber Consultants recommends the following actions for the management of the archaeological significance of the site:

- '1. Prior to any redevelopment of the site Aboriginal community consultation should be undertaken in accordance with OEH's *Aboriginal Cultural Heritage consultation requirements for proponents 2010*.
2. Once the above consultation has been undertaken, an Aboriginal Heritage Impact Permit should be applied for, prior to any redevelopment of the site.
3. Once the AHIP has been received archaeological testing and salvage should be undertaken, prior to any redevelopment of the site.
4. The policies detailed in this report should be included in the Conservation Management Plan.'⁴²

The assessment prepared by Casey and Lowe recommends the following actions for management of the historical archaeological significance of the site:

- '1. The proposed design indicates there is a small possibility that archaeological remains of potential local heritage significance will be impacted during construction works. In order to mitigate this impact, archaeological monitoring is recommended.
2. A program of archaeological monitoring needs to be undertaken by an appropriately qualified archaeologist, as outlined in Section 6.0 of their report [attached]
3. A report presenting the results of the archaeological program and artefact catalogue will be a condition of consent and will be prepared at the end of the archaeological program.
4. Any archaeological program needs to be reported on in accordance with Heritage Council guidelines.
5. Any artefacts collected and retained during the works will need to be catalogued and then securely stored by the client after the completion of the archaeological program.'⁴³

The site shall be managed in accordance with these assessments, the appropriate approvals will be obtained and the appropriate procedures followed.

⁴² Comber Consultants, 244 Cleveland Street, Surry Hills: *Aboriginal Archaeological Assessment*, August 2016, p.40. In Appendices of the CMP 2016.

⁴³ Recommendations from Casey & Lowe, Pty Ltd, *Archaeological Assessment: 244 Cleveland Street, Surry Hills*, July 2016. Cited in the CMP 2016, p.114.

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

Create two new openings at ground and first floor levels in Building 1B in the location identified on the accompanying plans to enable the construction of walkways to the new building.

Links in these locations are required to allow for the proper functioning of the school. Figure 29 illustrates the location of the proposed link in the existing elevation. This work will have an acceptable impact for the following reasons:

- The link will not be visible from Cleveland Street and is well recessed into the site when seen from Chalmers Street.
- The new openings have been aligned to existing openings.
- The link will read as an obviously contemporary element. The information provided by the architects to date is that the link will be a steel framed structure rising from ground floor to first floor. The opening at each level will be enclosed with a glazed partition wall with double entry doors.

The use of steel framing and glazing is part of a consistent language being developed for the new layer of works to the existing buildings put forward by this proposal. The integrity of the fabric record is preserved.

The design of the links will be further developed in conjunction with the heritage consultant during the detailed design development phase. The links will comply with Policy 72 of the *CMP 2016* cited above. FJMT have provided images of similar works they have designed for heritage buildings. Refer to Figure 124 below.

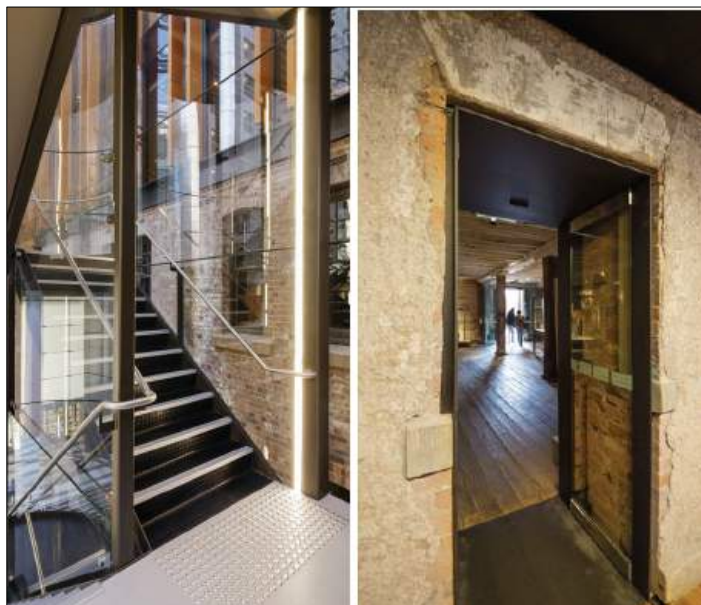


Figure 124:
New openings and connections designed by FJMT for other heritage buildings. FJMT.

Enlarge the existing opening created by the removal of the walkway between Building 1A and Building 2B at first floor level and install a new steel framed window. This involves the removal one existing window. The walkway will be removed under separate approval.

Figures 32 to 35 show the existing walkway in this location.

Two other options to 'make good' the removal of the existing link were available other than the options chosen. First, to retain the existing opening 'as is' and install a new window. Second, to repair the brickwork and stonework and install a window to match the alignment, height and proportions of the existing.

The first option was not chosen because it would provide a window that is out of alignment with the existing windows part of this elevation.

The second option would require the bricks to be well matched.

The chosen option is put forward in preference to the second option because the architects have been engaged to provide a stimulating and engaging campus. Areas of past works provide opportunities to reflect the layering of history on this site and to engage with it in new ways. The proposed opening will provide improved light into the building and a new vantage point to observe the courtyard and other buildings in the 'village campus' and thus new ways to engage with the site.

The impact is acceptable because:

- The enlarged opening will match the established height and spaces between windows in this elevation and thereby sit comfortably within the rhythm of openings. The proposed pattern of glazing bars responds to the vertical proportions of the existing windows and the sill height.
- The opening will be readily identifiable as part of the new layer of history on this site. A new language of steel frames is being established for new/modified openings in the heritage buildings on this site. The integrity of the fabric record is retained.

It is recommended that the bricks and window be carefully removed, cleaned and stored on site. They can be used elsewhere within the building for repair if required

Remove the brick infill from three former window openings at ground floor level in Building 1B and the brickwork in between to create a new opening. Install a new steel framed window. This opening is in the location of the former walkway.

As stated above, the architects have been engaged to provide a stimulating and engaging campus. Areas of past works provide opportunities to reflect the layering of history on this site and to engage with it in new ways. The proposed opening will provide improved light into the building at this level, which will be impacted upon by the construction of the new building, and a new vantage point to observe the courtyard and other buildings in the 'village campus' and thus new ways to engage with the site.

The new window will be steel framed to provide a distinction between new and old fabric. This part of the northern elevation has considerably less visibility from the public domain than other parts of the elevation. As for the proposed new opening at first floor level, the opening aligns with existing openings. The pattern of glazing bars respond to the vertical emphasis of existing windows. Simply detailed steel frames are being used to clearly identify this layer of the site's history. The integrity of the fabric record is retained.

Replace three windows at lower ground floor level in Building 1B with doors in the locations identified on the accompanying plans. This involves the removal of a set of concrete bubblers.

Openings in this location are required for the reasonable functioning of the school. No details for the new doors have been provided for comment. They are likely to be steel framed and glazed to match the language of new doors and windows being developed for new works to the existing buildings. The impact is acceptable for the following reasons:

- Changing these openings from windows to doors will not impact on the ability to understand the overall form and architectural character of the building.
- This work will not be visible from Cleveland Street and has limited visibility from Chalmers Street.
- The openings will be cut down but not widened. This maintains the rhythm of openings along this elevation and minimises the amount of fabric removed.

The original bricks and windows should be carefully removed, cleaned and stored on site. They can be used elsewhere within the building for repair if required.

‘Close in’ from behind one window in the lower ground floor level of Building 2B, in the location identified on the accompanying plans, for substation blast requirements.

This work will have a minimal impact. The original window will be retained. Closing the window from the inside means that it will remain visible from the outside and thus part of the pattern of openings in the elevation. A heritage consultant will be involved in detailing how this work will be carried out to ensure that it is reversible.

7.4.1.1.2 Southern Elevation

No works proposed.

7.4.1.1.3 Eastern Elevation

No works proposed. The removal of the staircase abutting the eastern elevation of Building 2B was discussed under ‘Northern Elevation’ above.

7.4.1.1.4 Western Elevation

‘Close in’ from behind one window in the lower ground floor level of Building 2B, in the location identified on the accompanying plans, for substation blast requirements.

This work will have a minimal impact. The original window will be retained. Closing the window from the inside means that it will remain visible from the outside and thus part of the pattern of openings in the elevation. A heritage consultant will be involved in detailing how this work will be carried out to ensure that it is reversible.

7.4.1.2 Interior

7.4.1.2.1 Lower Ground Floor Level

Create new openings in walls as identified on the accompanying plans.

New openings will be trimmed with 400mm painted timber portal. The portal will be offset from the existing fabric with a shadow gap.

These works include the creation of openings in masonry walls identified by the *CMP 2016* as having high significance. The *CMP 2016* states that fabric of high significance should be retained. The works are required for the reasonable functioning of the new school. The delivery of education has changed significantly since this building was constructed. The impact is mitigated by:

- The fact that these rooms were many used as small ancillary rooms. They are not vital to understanding the architectural significance of the site. The occasional use of the lower ground floor level as teaching space can be interpreted by other means.
- Walls are nibbed where the use of the room will not be unreasonably impeded to help retain an understanding of the original floor plan.
- Ceilings are retained and the gap where walls are removed capped. The original floor plan will continue to be read in the ceiling

Remove doors as identified on the accompanying plans.

The doors to be removed are a mixture of four panel timber doors, ranked by the *CMP 2016* as having high significance, and flush modern panel doors, ranked by the *CMP 2016* as having low significance.

The four panel timber doors should be stored on site for possible re-use if possible or offered to a reputable storage yard. Four panel doors are typical of the late Victorian/Federation period. They are not unique to this site.

Remove the concrete bubblers in Building 1B.

The concrete bubblers in Room 122 (*CMP 2016*) are ranked as having high significance. Adaptive re-use of the bubblers is not feasible. Their removal is mitigated by the retention of a contemporary set of bubblers on the western side of Building 3. The retained bubblers are more prominently located than this set.

Install a lift in the location identified on the accompanying plans.

Policy 79. – Stair and Lifts of the *CMP 2016* states:

No new lifts or stairs are permitted within Buildings 1, 2 and 3 and where required should be provided externally.

Where new vertical and horizontal access and/or circulation is required, the location should be determined by access consultants, to ensure the proposed circulation design for access is compliant, working in consultation with an experienced heritage architect, to ensure that the heritage significance of the existing buildings is not unduly affected.

It is proposed to provide a lift for Building 1 to provide equitable access over the three levels. It will be the only lift installed within the three heritage buildings. As suggested by Policy 79 in the *CMP 2016*, in normal practice, lifts are often installed on the exterior of heritage buildings, often in glazed structures. An internal lift in

this instance has been proposed because of the limited space available on this constrained site. The location of the lift has been carefully considered and will have an acceptable impact for the following reason:

- The space into which the lift is inserted at lower ground floor level is a minor, ancillary, self-contained space that does not contain unique fabric or finishes. Its use on original plan is marked as 'hat room.'⁴⁴
- Installing an internal lift means that no additional penetrations will be need to be made in an exterior wall. With the exception of openings made for the existing walkways, the elevations of these buildings are substantially intact. By providing an internal lift the exterior additions to the heritage significant buildings part of the proposed works are limited to the connecting walkways.
- The lift overrun can be housed within the roof space of the building.

Install new full height partitions in the locations identified on the accompanying plans.

The design of the partitions at this level will be further developed in consultation with a heritage consultant. Partitions can be installed in a manner that is reversible with minimal impact on existing fabric.

Install services and plant equipment in the location identified on the accompanying plans.

The lower ground floor is a good location for plant equipment and services to be installed. This level has largely been used for ancillary purposes throughout the building's history. The occasional use of the lower ground floor level as teaching space can be interpreted by other means. The installation of plant and services will be further developed in consultation with a heritage consultant.

7.4.1.2.2 Ground Floor Level

Create new openings in walls as identified on the accompanying plans.

Openings will be trimmed with 400mm painted timber portal. The portal will be offset from the existing fabric with a shadow gap.

These works include the creation of openings in masonry walls identified by the CMP 2016 as having high significance. As set out under 'Lower Ground Floor Level' above, these works are required for the reasonable functioning of the new school. The impact is mitigated by:

- The retention of wall nibs to help retain an understanding of the original floor plan.
- The retention of ceilings. The gap where walls are removed will be capped. The original floor plan will continue to be read in the ceiling.

Remove doors as identified on the accompanying plans.

The doors identified to be removed are flush panel doors of no heritage significance.

Install a lift in the location identified on the accompanying plans.

The reasons for the installation of a lift internally and the reasons why the impact is acceptable are set out under 'Lower Ground Floor' above. The passage of the lift at this level is through a small, ancillary room with finishes that are well represented

⁴⁴ *Cleveland Street Public School, New Building for Infants and Girls, 1918.* Department of Finance, Services and Innovation, Plan Room, SB359/11A.

within other rooms at this level. This space is marked on original plans as forming part of a lobby and part of a mistress' room.⁴⁵

Install new full height partitions in the locations identified on the accompanying plans.

Limited new partitioning is proposed at this level. The design of the partitions will be further developed in consultation with a heritage consultant. Partitions can be installed in a manner that is reversible with minimal impact on existing fabric.

Where desirable and feasible given proposed room functions, full height partitioning can be designed with, for example, glazed panels towards the top, that retains some understanding of the original volume of space.

Install a display space in the location identified on the accompanying plans.

This work will have a positive impact in that it provides an opportunity for interpretation within the site. FJMT have provided an example of the type of display space they have created for past projects. Refer to Figure 125. The concept will be further developed and refined in conjunction with a heritage consultant.



Figure 125: Display box designed by FJMT for another project.
Benchmark reference image.

7.4.1.2.3 Mezzanine Level

Remove the mezzanine floor rooms in Building 1B.

The removal of the western mezzanine will allow for the installation of the lift. It is questionable whether the integrity of this bathroom could be retained if it was to be updated to meet current hygiene and accessibility standards. Bathroom fit-outs are secondary to being able to understand this building a school. The removal of this space can be mitigated by archival recording.

⁴⁵ *Cleveland Street Public School, New Building for Infants and Girls, 1918.* Department of Finance, Services and Innovation, Plan Room, SB359/11A.

The removal of the eastern mezzanine is proposed to increase the size of the northern room and the head clearance under and above the mezzanine slab. Its removal can be mitigated by archival recording. There are no finishes in this space not found elsewhere within the building. This space is a small space that is not critical to understandings the building's use as a school.

7.4.1.2.4 First Floor Level

Create new openings in walls as identified on the accompanying plans.

Openings will be trimmed with 400mm painted timber portal. The portal will be offset from the existing fabric with a shadow gap.

These works include the creation of openings in masonry walls identified by the *CMP 2016* as having high significance. As set out above, the works are required for the reasonable functioning of the new school. The impact is mitigated by:

- Walls are nibbed to retain an understanding of the original floor plan.
- Ceilings are retained and the gap where walls are removed, capped. The original floor plan will continue to be read in the ceiling.

Remove doors as identified on the accompanying plans.

The doors to be removed at this level are identified by the *CMP 2016* as being later replacements. They are ranked as having 'low significance.' Their removal will have no impact.

Install a lift in the location identified on the accompanying plans.

The reasons for the installation of a lift internally and the reasons why the impact is acceptable are set out under 'Lower Ground Floor' above. The passage of the lift at this level is through a small, ancillary room, marked on original plans as a hat room.⁴⁶ The work will result in the removal of a timber lined ceiling. The impact is mitigated by the fact that this is a small space and that these ceilings are well represented throughout the building.

Install full height partitions in the locations identified on the accompanying plans.

Limited new partitioning is proposed at this level. The design of the partitions will be further developed in consultation with a heritage consultant. Partitions can be installed in a manner that is reversible with minimal impact on existing fabric. Where desirable and feasible, given proposed room functions, full height partitioning can be designed with, for example, glazed panels towards the top, that retains some understanding of the original volume of space.

Install a display space in the location identified on the accompanying plans.

This work will have a positive impact in that it provides an opportunity for interpretation within the site. FJMT have provided an example of the type of display space they have created for past projects. See Figure 125 above. The concept will be further developed in conjunction with a heritage consultant.

⁴⁶ *Cleveland Street Public School, New Building for Infants and Girls, 1918.* Department of Finance, Services and Innovation, Plan Room, SB359/11A.

7.4.2 Building 2

7.4.2.1 Exterior

7.4.2.1.1 Northern Elevation

Modifying the existing opening created by the removal of the walkway leading to Building 3 at ground floor level to create a new entrance. The walkway will be removed under separate approval. Install steel framed doors.

This work will have an acceptable impact for the following reasons:

- Modification to the opening is proposed to provide a better proportioned opening than would exist if the existing opening was retained unaltered.
- The use of steel framing and glazing is part of a consistent language being developed for the new layer represented by this proposal.
- The door will read as an obviously contemporary element. The integrity of the fabric record is preserved. The use of steel framing and glazing is part of a consistent language being developed for the new layer represented by this proposal.

Recover the original opening beneath the stairs.

This door is illustrated by Figure 77. This work will have a positive impact because the existing infill is intrusive. No details have been provided about the style of the new door. The new door should match the style of other new doors, providing a consistency in this layer of new works. This door will not be visible from the public domain because of the proposed new forecourt.

7.4.2.1.2 Southern Elevation

Install a new timber framed window to match the existing at first floor level after the removal of the walkway connecting this building to Building 1A. Repair the brickwork. The walkway will be removed under separate approval.

Reinstating a window in this location will have a positive impact because it re-establishes the original pattern of openings in this elevation. The regularity of the pattern of openings is an important part of the character of what is otherwise a relatively short and simple elevation.

7.4.2.1.3 Eastern Elevation

No new works proposed.

7.4.2.1.4 Western Elevation

Construct a new connection to the new building at lower ground floor level, ground floor level and first floor level in the location of the openings created by the removal of Building 4. Building 4 will be removed under separate approval.

The link will be a steel framed structure rising from lower ground floor to first floor levels. The opening at each level will be enclosed with a glazed partition wall with single or double entry doors.

This work will have an acceptable impact for the following reasons:

- The use of existing openings to provide a link to the new building is encouraged by the *CMP 2016*. This is a good location for a link, not only because it is the location of an existing link but because this elevation is not highly visible from the public domain.

-
- The link will read as an obviously contemporary element. The use of steel framing and glazing is part of a consistent language being developed for the new layer represented by this proposal. The integrity of the fabric record is preserved. The design will be further developed in consultation with a heritage consultant.

Construct a new Juliette balcony to an existing opening in the location marked on the existing plans.

Figure 84 illustrates the existing opening. The new balustrade will be metal with a vertical emphasise to compliment the lower windows. The proposed works present an elegant solution to a door that does not address stairs, a landing or a balcony. It provides a new vantage point from which to engage with the central courtyard. A simple metal balustrade is in keeping with the language developed for new works on the site. The balcony will not be visible from the public domain, will not conceal a significant architectural element and will sit comfortably within the elevation.

Install a steel framed window in a later opening created by the removal of the existing walkway to Building 2B and Building 4 and construct a Juliette balcony. The walkway will be removed under separate approval.

The proposed works present an elegant solution for an existing opening that is no longer required while providing a new vantage point from which to engage with the central courtyard. A simple steel framed window and metal balustrade is in keeping with the language developed for new works on the site. The balcony will not be visible from the public domain, will not conceal a significant architectural element and will sit comfortably within the elevation.

7.4.2.2 Interior

7.4.2.2.1 Lower Ground Floor

Create a new doorway in Building 2A in the location identified on the accompanying plans.

This work will provide internal access to new bathrooms. It is minor work and will have a minimal impact. It will not result in the loss of an architectural element or alter understanding of the floor plan in this part of the building.

Remove a door in Building 2B in the location identified on the accompanying plans.
The door, if original, can be salvaged.

Install full height partitions in the locations identified on the accompanying plans.

The design of the partitions will be further developed in consultation with a heritage consultant. Partitions can be installed at this level in a manner that is reversible with minimal impact on existing fabric.

Install bathroom amenities in two locations identified on the accompanying plans.

The location of the proposed bathroom amenities at this level are good locations for such facilities. These are minor, ancillary, rooms. There are existing facilities (not original) in this location. The scope will be developed in conjunction with a heritage consultant to ensure that any significant fabric is retained.

7.4.2.2.2 Ground Floor Level

Enlarge an existing door opening in Building 1A in the location identified on the accompanying plans.

The door to be removed is not original or significant fabric. Removing a small section of wall to enlarge the opening will have a minimal and acceptable impact. Enlarging the opening will not result in the loss of a significant architectural element or the loss of the understanding of a significant space.

Create two new door openings in Building 1B in the location identified on the accompanying plans.

The proposed openings are small and will not result in the removal of significant architectural elements.

Install new full height partitions in the locations identified on the accompanying plans.

The design of the partitions will be further developed in consultation with a heritage consultant. Partitions can be installed in a manner that is reversible with minimal impact on existing fabric. Where desirable and feasible, given proposed room functions, full height partitioning can be designed with, for example, glazed panels towards the top, that retains some understanding of the original volume of space.

Install new 'boxed' partitions in the location identified on the accompanying plans.

These partitions are not full height partitions. They have a lower, false, ceiling. This allows the original ceilings to remain visible, as well as retaining an understanding of the original volume of the space. FJMT have provided an example of the type of 'box' partitioning they have developed in the past. Refer to Figure 126. The design of these partitions will be further developed in consultation with the heritage consultants.



Figure 126:
'Box' partitioning.
FJMT.

Install bathroom amenities in Building 2A in the location identified on the accompanying plans.

This is a good location for amenities at this level. This is a minor ancillary space. The fit out will be developed in conjunction with a heritage consultant.

Install services and plant equipment in Building 2A the location identified on the accompanying plans.

This is a good location for services at this level. This is a minor, ancillary space. The installation of the services will be further developed in conjunction with a heritage consultant.

7.4.2.2.3 First Floor

Install new 'boxed' partitions in the location identified on the accompanying plans.

These partitions are not full height partitions. They have a lower ceiling, supported by the partition walls. This allows the original ceilings to be retained and to remain visible, as well as retaining an understanding of the original volume of the space. FJMT have provided an example of the type of 'box' partitioning they have developed in the past. Refer to Figure 126 above. The design of these partitions will be further developed in consultation with the heritage consultants.

7.4.3 Building 3

7.4.3.1 Exterior

7.4.3.1 Northern Elevation

Remove a window and enlarge the opening to install a fire door mounted in a steel frame.

This work is required for fire safety. It will have a minimal and acceptable impact for the following reason:

- This part of the elevation is not highly visible from the public domain.
- A new door in this location will not decrease the ability to appreciate this elevation.
- A steel frame maintains the language of the new works.

7.4.3.2 Southern Elevation

Increase the height of the opening created by the removal of the existing walkway to match nearby windows and install a steel framed structure with a door in a glazed partition wall. The walkway will be removed under a separate approval.

This work will have an acceptable impact for the following reasons:

- The use of an existing opening to provide a link to the new building is encouraged by the *CMP 2016*.
- Removing bricks to enlarge the link provides a better proportioned link than the existing.
- The link will read as an obviously contemporary element. The use of steel framing and glazing is part of a consistent language being developed for the new layer represented by this proposal. The integrity of the fabric record is preserved. As identified above, the design will be further developed in consultation with a heritage consultant.

Remove the stairs leading from the main entrance at ground floor level to the courtyard below. Retain the door and install a Juliette balcony to the retained landing.

Figure 97 illustrates the stair and door.

Removal of the stairs will impact upon the building because they are identified in the *CMP 2016* as being original. This is confirmed with reference to the original plans.⁴⁷ The stairs need to be removed because of the creation of the new entry forecourt, the reasons for which are given above.

A Juliette balcony in this location will have an acceptable impact. The new balustrade will be metal with a vertical emphasise. The proposed works present an elegant solution to a door that will be above the new ground floor level. It provides a new vantage point from which to engage with the central courtyard and forms part of a new language of Juliette balconies part of the new works to the site.

7.4.3.3 Eastern Elevation

No works proposed. The removal of the adjacent wall is considered as part of the site works above.

7.4.3.4 Western Elevation

Create new openings at lower ground, ground and first floor levels in the location identified on the accompanying plans to provide connections to the new building.

Links of this size and in these locations to the new building are required to allow for the proper functioning of the school. This work will have an acceptable impact for the following reasons:

- The link will not be visible from Chalmers Street or Cleveland Street. It will have limited visibility from Prince Alfred Park.
- This is the least significant of the building's elevations.
- The highlight windows at first floor level will be retained.
- The link will read as an obviously contemporary element. The link will be a steel framed structure rising from ground floor to first floor. The opening at each level will be enclosed with a glazed partition wall with double entry doors. The integrity of the fabric record is preserved. The use of steel framing and glazing is part of a consistent language being developed for the new layer represented by this proposal. As stated above, the design of the link will be further developed in consultation with a heritage consultant.
- It is noted that the concrete bubblers attached to this elevation, identified as having high significance by the *CMP 2016*, will be retained.
- It is recommended that the windows and doors be removed for the construction of the links be labelled and securely stored on site. The windows could be used for replacement within the building if required.
- The bricks should be carefully removed and stored on site for use in repairs within the building if required.

⁴⁷ Cleveland Street Public School, New Building for Boys, 1912. Department of Finance, Services and Innovation, Plan Room, SB359/13.

Replace an existing door at lower ground floor level with a fire door.

This action is required for fire safety reasons. Ways of potential retaining the doors while providing a fire rating will be investigated. If it is found that the door need to be replaced, that should be removed, labelled and stored on it. This set of doors is not highly visible.

7.4.3.2 Interior

7.4.3.2.1 Lower Ground Floor

Remove the door in the location identified on the accompanying plans.

This door is being removed to provide better circulation around the stairs. It is identified as an original door and should be salvaged.

7.4.3.2.2 Ground Floor

Create a new opening in the hallway wall in the location identified on the accompanying plans.

The new opening will be trimmed with 400mm painted timber portal. The portal will be offset from the existing fabric with a shadow gap.

The works are required for the reasonable functioning of the new school. The impact is mitigated by:

- Wall is nibbed to help retain an understanding of the original floor plan.
- The original floor plan will continue to read in the ceiling.
- The original door will be salvaged.

Install new full height partitions in the locations identified on the accompanying plans.

The design of the partitions will be further developed in consultation with a heritage consultant. Partitions can be installed in a manner that is reversible with minimal impact on existing fabric. Where desirable and feasible, given proposed room functions, full height partitioning can be designed with, for example, glazed panels towards the top, that retains some understanding of the original volume of space.

Install new amenities in the location identified on the accompanying plans.

This is a good location for new amenities at this level. The existing room is a store room. The fit out will be developed in consultation with a heritage consultant.

7.4.3.2.3 First Floor

Create a new opening in the hallway wall in the location identified on the accompanying plans.

The new opening will be trimmed with 400mm painted timber portal. The portal will be offset from the existing fabric with a shadow gap.

The works are required for the reasonable functioning of the new school. The impact is mitigated by:

- Wall is nibbed to help retain an understanding of the original floor plan.
- The original floor plan will continue to read in the ceiling.
- The original door will be salvaged.

Install new full height partitions in the locations identified on the accompanying plans.

The design of the partitions will be further developed in consultation with a heritage consultant. Partitions can be installed in a manner that is reversible with minimal impact on existing fabric. Where desirable and feasible, given proposed room functions, full height partitioning can be designed with, for example, glazed panels towards the top, that retains some understanding of the original volume of space.

Install new amenities in the location identified on the accompanying plans.

This work will have no impact. There are existing bathrooms in these locations, with modern fittings. The fit-out will be developed in conjunction with a heritage consultant.

7.4.4 General Works to All Buildings

The following general programmes of works are proposed across the three heritage buildings:

Acoustic Treatment

Building 1 and a number of rooms in other buildings, for example, music rooms, will require acoustic works. These works will be internal. The proposed works will be developed in consultation with a heritage consultant.

Fire Upgrade

It is proposed to sprinkler the existing buildings as the less intrusive method of achieving compliance with fire safety requirements. The proposed works will be developed in consultation with a heritage consultant.

New Services and Services Upgrade

Upgraded and new services will be required, for example, electrical services. The methodology of providing these new services will be developed in consultation with a heritage consultant.

General Maintenance and Repair Works

The buildings require general maintenance and repair work, for example, to crumbling stone and degraded guttering. A schedule of conservation works will be developed in consultation with a heritage consultant.

The above works shall be guided by the policies for such works provided in the *CMP 2016*.

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

8.1 Prince Alfred Park

The proposed works 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 and mature vegetation.

The proposed works acknowledge the social significance of Prince Alfred Park. As is set out further in the Architectural Design Statement, the proposed works have carefully considered the significant social, historic and visual relationships between

the School and Prince Alfred Park and enhances these connections through new landscaping, particularly within the 'landscape terrace' levels of the new building.

The new building will be clearly visible from within Prince Alfred Park. The impact is managed by:

- Setting the tower element towards the southern part of the site so that it 'anchors' the south eastern corner of the block in which Prince Alfred Park lies.
- Presenting elevations to Prince Alfred Park that comprise fully resolved forms and detailing.
- The presence of substantial trees within the southern part of Prince Alfred Park, within the immediate vicinity of the school.

No significant existing view corridors into or out of Prince Alfred Park to the surrounding streets will be blocked. Views into/out of Prince Alfred Park to the south east are blocked by the existing school buildings.

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

The proposed works will have no impact on the ability to understand the historic, social and architectural significance of the Church group.

The proposed works will not block significant view corridors towards the Church Group, the most significant being obtained from directly outside of it on Cleveland Street, from the corner of Cleveland Street and Regent Street and from Regent Street. The proposed tower element is likely to be visible in distant view corridors towards the Church from these streets. It will read as well separated from the Church Group and as a well resolved modern element on the skyline. On approach along Cleveland Street from the east past the subject site, the Church group is concealed and enveloped in large trees at street level. It is not readily visible until well past the school site.

The physical separation of this item from this site is sufficient for the tower element not to dominate it.

8.3 Items, No. 201-213 Cleveland Street

The proposed works will have no impact on the ability to understand the historic and architectural significance of these items.

The proposed works will not block significant view corridors towards these items, which are obtained from directly outside of them on Cleveland Street. The principal view corridors out of these items are directly north, across Prince Alfred Street. The subject site is not located within these view corridors or is located on the very fringe of these view corridors.

The tower element of the new building will, however, be visible as these items are approached along Cleveland Street from the east and in angled view corridors out of these items. The physical separation of these items from this site, which includes the width of Cleveland Street and mature trees at street level, is sufficient for the tower element not to dominate their setting.

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

The proposed works will have no impact on the ability to understand the historic and architectural significance of these items.

The proposed works will not block the principal view corridors towards this item, which are obtained from directly outside of it, or out of it, which are west across Prince Alfred Park. The proposed works will, however, form part of the setting of this item. The impact is acceptable because:

- This item lies between, and is set back from, two former warehouse buildings of much greater massing and scale.
- The tower element is set on the southern part of the school site, well removed from this item.

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

The proposed works will have no impact on the ability to understand the historic significance of this area or block significant view corridors into and out of it. Cleveland Street and Chalmers Street provide clear boundaries to these conservation areas. Views towards the original school buildings from both conservation areas at street level are retained. Where the tower element is visible, it will read as a well-designed and articulated new element. The former warehouse buildings along the opposite side of Chalmers Street provide a set up towards the height of the tower, which is recessed over 56m from Chalmers Street and hence the boundary of the Cleveland Gardens Conservation Area.

The two conservation areas had strong historic and social ties to the school that will be re-engaged by re-opening a general public high school on the site.

9.0 CONCLUSIONS

This HIS has been prepared as part of an Environmental Impact Statement (EIS) submitted to the NSW Department of Planning and the Environment for State Significant Development (SSD 16_7610) 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. Ongoing use for education is integral to its significance.

The ways in which education is delivered have changed significantly from the time when the existing buildings on the site were designed and constructed. The site is also small; a large part of it is occupied by heritage significant building. These factors, combined with the number of students that are required to be housed on the site, has resulted in an innovative proposal that adaptively reuses the existing buildings, whilst providing new works to create a stimulating learning environment.

The proposed site works retain and protect the historically significant trees on the site and the understanding of the arrangement of courtyards. The north eastern courtyard is reinterpreted at street level to provide a safe new main entrance into the school. Existing visual links between courtyards and Prince Alfred Park are generally retained. The landscaping seeks to enhance the historically significant visual relationships that exist between Prince Alfred Park and the site.

The proposed new building is located in the best location for a new building on this site as identified by the *CMP 2016*. The building is considerably larger than the existing buildings on the site. It has been designed as a deliberately contemporary structure that compliments, rather than mimics, the forms and finishes of the earlier buildings. Links are provided to the existing buildings. These links will be designed during the detailed design phase to be light weight structures that maintain the

understanding of the three existing building as originally individual, free standing, structures.

Alterations to the exteriors of the existing buildings are kept to a minimum. Links to the new building generally utilise existing openings. Where new openings are proposed to assist in the efficient running of the school, their location has been carefully considered. Repairing openings left by the removal of existing links that are not to be reused as openings will be undertaken in two ways: repair to the match the original detail or modification of the opening to serve a new purpose. Where an opening is modified, the proportions of the existing elevation have been used as a guide. As encouraged by the *CMP 2016*, proposed works retain the overall Victorian and early twentieth century character of Buildings 1, 2 and 3 and their 'robust masonry character.'

Alterations are proposed to the interior of the existing buildings. 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. Plant and service equipment, bathrooms and a lift in Building 1, have been carefully located in spaces that have served similar uses in the past or which are less significant, ancillary, spaces. Where new openings are to be made in original walls, nibs are retained, together with the ceilings, which will help interpret the original floor plan. Wherever compatible with proposed room uses, non-full height partitions are proposed, which preserves an understanding of the original volume of the space.

10.0 RECOMMENDATIONS

A heritage consultant should be involved in the detailed design and construction phases in accordance with Policy 11 and 12 of the *CMP 2016*. The CMP should continue to guide the detailed design phase

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*.

All significant or original fabric identified by the *CMP 2016* that will be removed during the course of the proposed works (most notably 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.

A Schedule of Conservation Works should be prepared and its recommendations implemented.

An Interpretation Strategy should be prepared and its recommendations implemented.