



Alexandria Park Community School

7 Park Road, Alexandria

Statement of Heritage Impact

Prepared for
NSW Department of Education

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Project number 16 1044

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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of the NSW Department of Education. It has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARS) for the Alexandria Park Community School Redevelopment (SSD 8373) 2012.

Requirement 9 of the SEARS relates to heritage and states:

- Assess the impact of the proposal on the heritage significance of the place and its individual components in accordance with NSW Heritage guidelines and *Sydney Local Environmental Plan 2012* and on the adjoining heritage item "*Alexandria Park including entrance gates, landscaping and grounds*".
- Consider the archaeological potential of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW

The proposed development comprises the demolition of the existing school buildings, which were constructed during the first half of the 1980s and recently completed "pop up" temporary school buildings, and the construction of a new community school to cater for pupils from kindergarten to Year 12. Although not a heritage item, the site of Alexandria Park Community School is adjacent to Alexandria Park and the Alexandria Park Heritage Conservation Area, both of which are listed in Schedule 5 of Sydney LEP 2012.

Assessment of the heritage impact of the proposed development on historical and Aboriginal archaeology has been undertaken in separate reports, Aboriginal Due Diligence Assessment and Historical Archaeological Assessment prepared by Extent Heritage Pty Ltd.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist and reviewed by George Phillips, Practice Director, of Tanner Kibble Denton Architects.

1.4 Site location and description



- 1 Site plan, not to scale. Development on the site includes a temporary senior school (A) and the existing complex of buildings completed in 1982 (B). A temporary junior school is under construction on part of the site (C).

Source: NearMap with TKD Architects overlay.



1.5 Documentation

Documents referred to in this report include the following drawings by Tanner Kibble Denton Architects:

- | | |
|---------------------------------|---|
| • 16 1044 AR.DA.1001 Revision A | Existing Site Plan; |
| • 16 1044 AR.DA.1002 Revision A | Site Analysis; |
| • 16 1044 AR.DA.1003 Revision A | Site Opportunities; |
| • 16 1044 AR.DA.1101 Revision A | Proposed Site Plan; |
| • 16 1044 AR.DA.1201 Revision A | Existing and Proposed Site Plans; |
| • 16 1044 AR.DA.2001 Revision A | Campus Plans – Ground and First Floors; |
| • 16 1044 AR.DA.2002 Revision A | Campus Plans – Second and Third Floors; |
| • 16 1044 AR.DA.2003 Revision A | Campus Plans – Fourth Floor and Roof; |
| • 16 1044 AR.DA.3001 Revision A | Elevations 1; |
| • 16 1044 AR.DA.3002 Revision A | Detailed Elevations 1; |
| • 16 1044 AR.DA.3003 Revision A | Detailed Elevations 2; |
| • 16 1044 AR.DA.3004 Revision A | Detailed Elevations 3; |
| • 16 1044 AR.DA.3005 Revision A | Detailed Elevations 3 – Screen; |

- 16 1044 AR.DA 3101 Revision A Sections 1;
- 16 1044 AR.DA 3111 Revision A Detailed Section Sheet 1
- 16 1044 AR.DA 4001 Revision A External Material Finishes;
- 16 1044 AR.DA 8001 Revision A Perspectives

1.6 Heritage management context

NSW State Heritage Register

Alexandria Park Community School is not included in the NSW State Heritage Register.

Sydney Local Environmental Plan 2012

Alexandria Park Community School is not included in Schedule 5 in the Sydney LEP. It is close proximity to items included in Schedule 5 – Alexandria Park (Item I11) and Alexandria Park Heritage Conservation Area (Map reference C1).

National Trust of Australia (NSW)

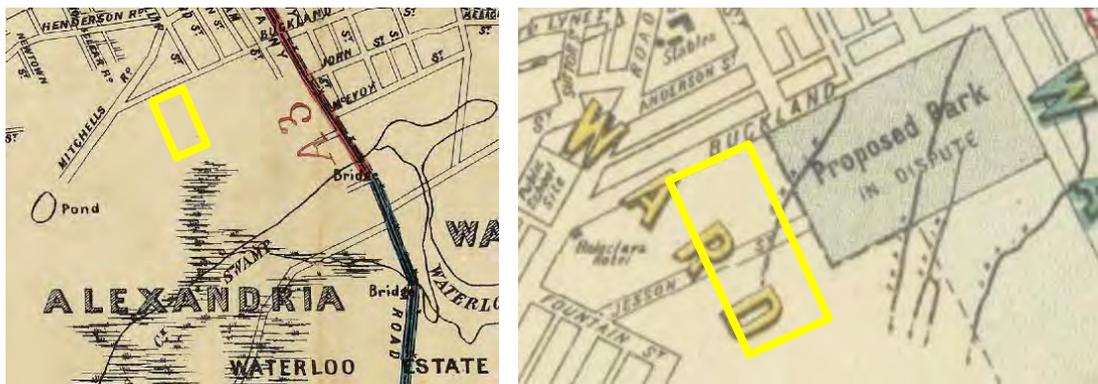
Alexandria Park Community School is not classified by the National Trust of Australia (NSW).

2 HISTORICAL BACKGROUND

2.1 Early history

The site of Alexandria Park Community School was formed through the amalgamation of several sites during the first quarter of the twentieth century for industrial purposes. This land was originally part of a grant of 556.5 hectares made to Principal Superintendent of Convicts and Public Works William Hutchinson in 1823. Hutchinson, along with merchant and investor Daniel Cooper and others, established a water powered flour mill on Crown land in an area named Waterloo around 1818 and the grant was made in recognition of his public service. Hutchinson sold his Waterloo Estate to Daniel Cooper and Solomon Levey in 1825. When Solomon Levey died in 1833 all property went to Daniel Cooper. Cooper's Estate at Waterloo passed to his great nephew on his death in 1853. The Cooper family retained ownership of most of the Waterloo estate, generally offering long term leases rather than freehold. Buckland Street had been formed by the end of the 1860s. Land to its south was occupied by market gardeners during the 1870s, if not before, because of the availability of water.

Alexandria Park was resumed from the Cooper Estate in November 1882 but this was subsequently disputed by William Cooper in the middle of the 1880s.¹ After the dispute was resolved the Park was proclaimed in October 1889.



- 2 Portions of maps drawn during the 1880s showing the consolidation of the locality around the school site in this decade. Jesson Street was named after Charles Jesson, Mayor of Alexandria between 1884 and 1886, was developed by 1885 and many households along the street were allied to the building trades. It was renamed Belmont Street around 1906. The approximate location of the school site is indicated.

Sources: City of Sydney Archives - Historical Atlas of Sydney, Sands Directory Map of Sydney and Suburbs; National Library of Australia – Higinbotham & Robinson, Alexandria, Parishes of Alexandria and Petersham, circa 1885 (MAP RaA 40 Plate 3).

With the expansion of Eveleigh and the growth of industry to the south in the early twentieth century, Alexandria became increasingly working class. By 1945, Alexandria was one of Sydney's major industrial suburbs. Sites within the Cooper Estate originally subdivided for residential development were amalgamated for industry.

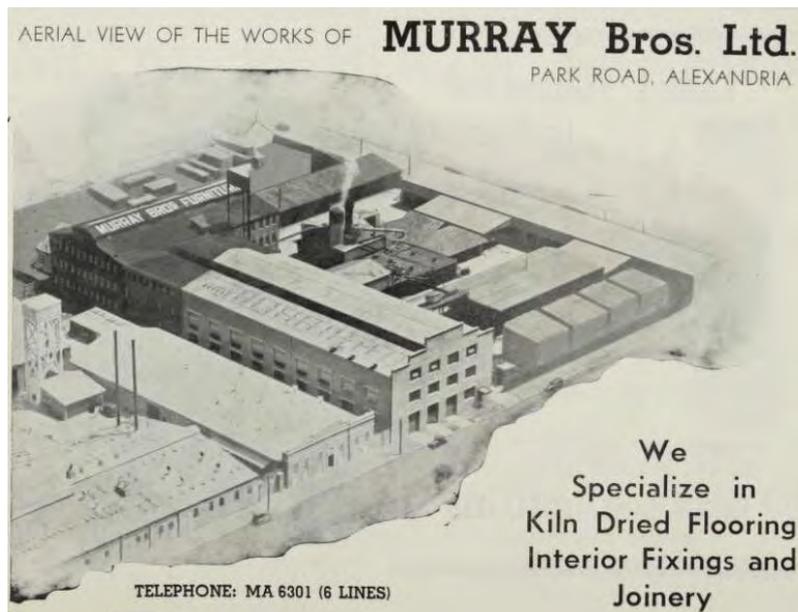
¹ "The Park for Alexandria", *Daily Telegraph*, 22 February 1884, p.6.

The various allotments of land that comprise the Alexandria Park Community School site were initially sold by the Cooper Estate during the early twentieth century. By 1930 the northern part of the school site, until recently an open playing field, was owned by long-established Parramatta based retailers Murray Bros, while the southern section was owned by the Federal Match Co.

2.2 Murray Bros

The portion of the site that was formerly used as a playing field and is now the site of the Temporary School was for many years the site of the Murray Bros furniture and joinery factory.

The Murray family initially acquired 0.83 hectares in the name of Elizabeth Murray in January 1913. The land had initially been purchased from the Cooper Estate by Redfern milk and ice contractor Charles Hillman in 1910. Hillman mortgaged the property to undertake improvements on it but was unable to meet his commitments and the property was sold to the Murrays on behalf of the mortgagees. Improvements on the site at this time included a partially built stone factory and stables.² At some stage prior to 1921 a strip of adjoining land bounded on its eastern side by Park Road was acquired in the name of Elizabeth Murray and a “brick and iron factory” erected on it.³ The title to the property was conveyed to Murray Bros Ltd in June 1922. It was consolidated a few years later by the acquisition of two allotments in 1930. Both were bounded by Buckland Street to the north and one extended to Belmont Street. Murray Bros commenced the manufacture of furniture at Alexandria from 1913.

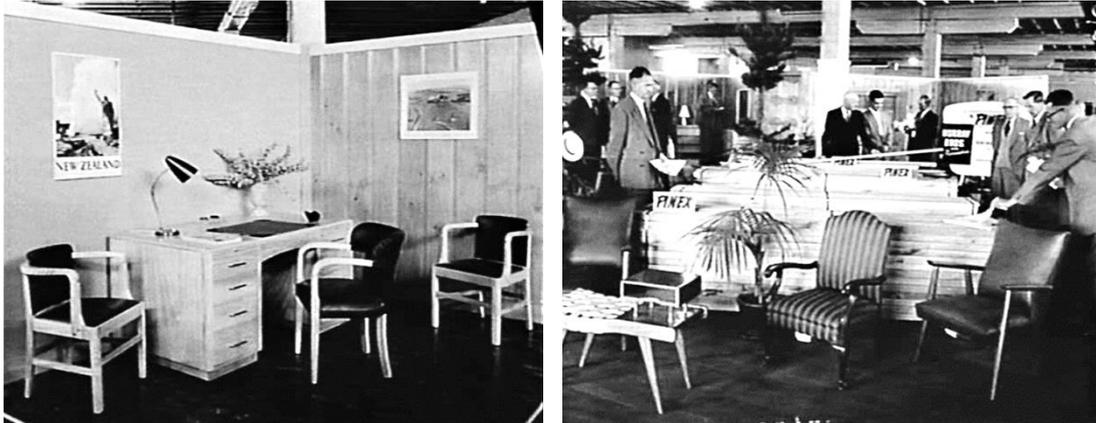


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Image of Murray Bros works forming part of an advertisement, 1937. Source: *Decoration and Glass*, June 1937.

² Barnard and Co advertisement, *Sydney Morning Herald*, 23 November 1912, p.17.

³ Terry Kass, History of the Site of Alexandria Park Community School – Park Road – Junior School and Campus, p.8.



4 Furniture on display at Murray Bros showroom, November 1956.
Source: State Library of NSW digital order no's d7_02455 and d7_02456 - Jack Hickson photographs.

By the 1960s Murray Bros had relocated the majority of its operations to Villawood, and the Alexandria site was leased to a variety of tenants. It was resumed by the Minister for Education at the end of the 1970s – the resumption was notified on 1 November 1978.⁴

2.3 Federal Match Co.

The southern section of the school site was occupied for many years by the Federal Match Co's factory. It too was the result of the amalgamation of several parcels of land over a number of years. The Federal Match Company was founded in 1913 by L J Davies "and a few Sydney merchants".⁵ The company's first purchase of land took place in the middle of 1914 when it acquired an allotment facing Park Road from Quirk's Lighting & Engineering Co Ltd. The property was acquired in the name of Carl Gustaf Sundstrom, the manager of the Federal Match Co. The land had originally been sold as part of a larger parcel by the Cooper Estate to Mack Ltd, manufacturers of plaster, at the beginning of 1914, which then sold a section of it to Quirk's Lighting & Engineering Co Ltd a few months later. The Federal Match Company was manufacturing on the Park Road site by 1915.

To the north of this parcel was a smaller allotment that became the property of The Continental Paper Bag Company of Australasia, stationers and printers. It commenced operations on this site around 1915, but in July 1920 its factory and machinery were destroyed by fire. The property was purchased by the Federal Match Company the following year and was apparently leased for some years.

To the west, another section of land purchased by Quirk's Lighting & Engineering Co Ltd from Mack Ltd remained in the possession of the former until 1920, when it was sold to manufacturer Harry Blackburn. After Blackburn ran into financial difficulties the property was sold to the Federal March Company during the second half of 1922.

In November 1930 the titles to two allotments to the south of Federal Match Company's amalgamated site were transferred to the Company by grain merchant Thomas McHugh (T McHugh Ltd), thus

⁴ *Government Gazette of the State of New South Wales*, 3 November 1978, p.4377

⁵ *Alexandria, "the Birmingham of Australia": 75 years of progress, 1868-1943*, p.86.

completing the Federal Match Company's land acquisitions. The following year the company undertook "extensive additions" to the existing factory premises:

The buildings, when completed, will cover an area of 70,000 square feet [6,503 m²]. The walls will be of brick and the roof of corrugated fibro. Special attention has been given to light and ventilation, and all materials used will be of fire-resisting qualities.

Modern requirements of employees have not been overlooked, and provision has been made for their comfort by the inclusion of recreation and dining rooms, etc. There will also be tennis courts, a bowling green, and other sports areas within the grounds.

The administrative offices are situated in the front portion of a separate block, and are expected to be adequate for the requirements of the company for many years.⁶

Ironically, Carl Sundstrom collapsed and died while playing tennis on the courts at the beginning of July 1941.⁷



5 Elevation of the "extensive additions", 1931. The administrative offices were the smaller building to the right.

Source: *Sydney Morning Herald*, 10 February 1931.



6 The tennis courts at the Federal Match Company factory, circa 1940.

Source: State Library of Victoria Accession No's H2012.195/8 and H2012.195/9 - Hall photographs.

⁶ "Factory Extension", *Sydney Morning Herald*, 10 February 1931, p.7.

⁷ "Match Man Dies", *Truth*, 6 July 1941, p.27.



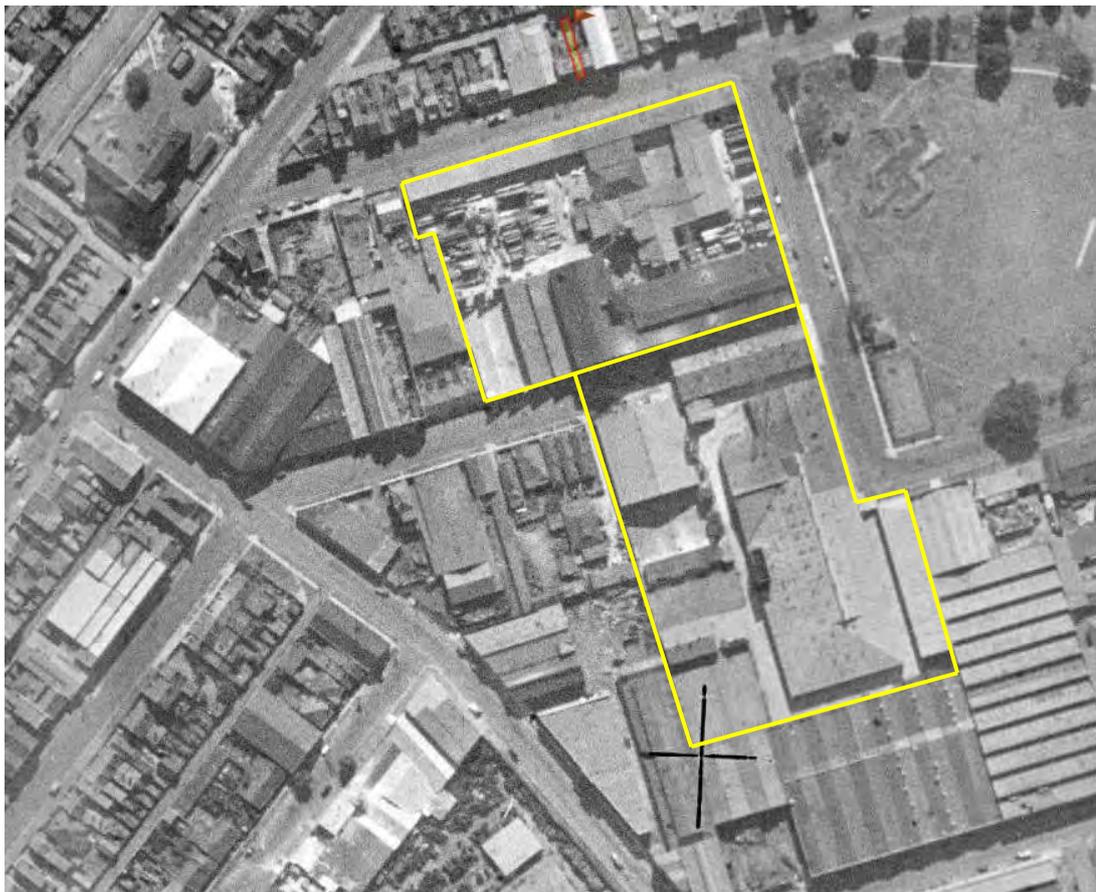
7 The bowling green at the Federal Match Company factory, circa 1940 (left). The open recreation areas were also utilised for golf practice (right).
Source: State Library of Victoria Accession No's H2012.195/10 and H2012.195/11 - Hall photographs.



8 Looking south along Park Road towards the Federal Match Company's factory, April 1970 (left); looking east along Belmont Street from near the corner of Fountain Street, Alexandria, circa 1978 (right). Murray Bros' three storey building can be seen at left, with the Federal Match Company factory to its right,
Source: State Library of Victoria Accession No. b32452 (Milton Kent photograph); City of Sydney Archives CRS 1140: BM 1109.



9 Inside part of the Federal Match Company works, photographed by Milton Kent in April 1970.
Source: State Library of Victoria Accession No's b.32453 and Image No. b32454.



10 Aerial photograph from 1943 (top) and detailed survey from circa 1956 showing development on the Community School site.
Sources: Spatial Information Exchange; City of Sydney Archives Building Surveyor's Detail Sheets.

The Federal Match Company ceased operating at Alexandria in 1975 and, like Murray Bros, the property was resumed by the Minister for Education. The resumption was notified on 5 October 1977.⁸

2.4 Alexandria Park Community School

The site of the two factories was redeveloped by the Department of Education, initially as the site of the new Waterloo High School. The school was designed circa 1979 in the Department of Public Works Government Architect's Branch and was one of three new high schools in the inner metropolitan Sydney area commissioned in response to urban consolidation and population shifts. The project architect was John Rabong⁹ and documentation was undertaken by the architectural firm of Brown Brewer & Gregory. The school was constructed by Jennings Industries. Waterloo High School was merged with Cleveland Street Boys' High School in January 1982, about seven months before the facility opened. It was then known as Cleveland Street High School.

The school was designed in consultation with pupils, who reacted negatively to adaptive reuse of the factory buildings. These were all demolished to make way for the new school. The complex of buildings was massed to take advantage of the pleasant aspect towards Alexandria Park as much as possible. A multi-purpose centre within the school was accessible after school hours. The compact and dense planning was relieved by a series of internal and external courtyards that served informal learning area and recreational spaces for pupils, assisted in movement through the school and provided visual interest.¹⁰ It was one of two schools amongst the various buildings nominated by the Government Architect's Branch for a Royal Australian Institute of Architects (NSW Chapter) Merit Award, an annual award recognising good architecture and civic design.¹¹



11 Cleveland Street High School photographed shortly after completion.
Source: "Cleveland Street High School", undated and unattributed brochure, circa 1983.

⁸ *Government Gazette of the State of New South Wales*, 7 October 1977, p.4430.

⁹ John Rabong joined the Government Architect's Branch as a recent graduate from the University of Melbourne in 1964. His design for Shalvey High School won the RAI's Merit Award in 1976.

¹⁰ "Cleveland Street High School", GAB Newsletter No. 18, 1983-1, no pagination.

¹¹ "RAIA Awards, 1983", GAB Newsletter No. 18, 1983-1, no pagination.



12 Interiors of Cleveland Street High School shortly after completion.
Source: "Cleveland Street High School", undated and unattributed brochure, circa 1983.

Cleveland Street operated as a High School until December 2001, at which time it became a Community School, catering for students from Kindergarten through to Year 12. In January 2003, Alexandria Public School, Redfern Public School, and Waterloo Public School were merged with Cleveland Street into Alexandria Park Community School.¹²

¹² <https://researchdata.ands.org.au/cleveland-street-high-school-2001/166508>, accessed 29 August 2017.

3 HERITAGE SIGNIFICANCE

Although Alexandria Park Community School is not listed as a statutory heritage item, both Alexandria Park and the Alexandria Park Conservation Area, which are immediately adjacent to the school site, are listed in Schedule 5 of Sydney LEP 2012.

3.1 Statement of significance: Alexandria Park

The following statement of heritage significance is extracted from the State Heritage Inventory database entry for Alexandria Park, including entrance gates, landscaping and grounds:

Alexandria Park is a designed open space with [sic] retains its essential layout as a product of the late Victorian era in Sydney catering for the local community of predominantly working class. The natural [sic] of the layout of the Park is expressed as equal portions of passive and active areas with a focus on the site once occupied as a cricket oval and now football fields. The design and choice of predominantly Ficus species is associated with the influence of the successive Directors of the Sydney Botany Gardens: Charles Moore, Joseph Henry Maiden and Edward Ward. The park contains three commemorative gateways associated with local politicians and members of Alexandria Municipal Council. The park currently is still a prominent recreation venue for the local public.

3.2 Statement of significance: Alexandria Park Conservation Area

The following statement of heritage significance is extracted from the State Heritage Inventory database entry for the Alexandria Park Conservation Area:

The Alexandria Park Conservation Area is significant for its ability to demonstrate the growth of the Municipality of Alexandria in the second half of the nineteenth century. The area developed in association with the industrial growth of Waterloo and the establishment of Eveleigh Railway and Goods Yards, providing housing for workers. The housing stock reflects successive subdivisions of the Coopers freeholds and Park View Estate. Alexandria Park provides a focus for the Community.

4 DESCRIPTION OF THE PROPOSAL

The proposed Alexandria Park Community School includes the following:

- Demolition of all existing buildings on-site, including the temporary pop-up schools;
- Remediation of specific areas of the site containing contaminated fill;
- Construction of multiple school buildings of up to five stories, arranged along the western and southern parts of the site comprising:
 - Classroom home bases;
 - Collaborative learning spaces;
 - Specialist learning hubs;
 - Learning support spaces;
 - Offices for teachers and administrative staff;
 - Library; and
 - Student canteen.
- Construction of a sports hall and multiple outdoor sports courts;
- An all-weather multipurpose synthetic sports field;
- Informal play spaces and Covered Outdoor Learning Space or COLA;
- A community centre;
- A pre-school for 39 children;
- Site landscaping including green links, community garden and open space;
- Construction of a new on-site car park and associated vehicular access point off Belmont Street; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

Delivery of the project will be undertaken in sequential phases to maintain an operational school on the Park Road Campus and will involve enabling works separate to this application followed by three main construction phases for the new building and external works.

The proposed development will also necessitate the removal of approximately half the trees on the site. These are associated with the use of the place as a school and are not identified as having heritage significance. None of the species on the site are identified as threatened.¹³

¹³ UBM Ecological Consultants, Flora & Fauna Survey for the proposed redevelopment of Alexandria Park Community School, Alexandria.



13 Aerial photographs describing the existing Alexandria Park Community School (above) and the proposed redevelopment of the site (below).

5 ASSESSMENT OF HERITAGE IMPACT

This section of the report addresses the SEARS Requirement 9 Heritage. It assesses heritage impacts on Alexandria Park, including entrance gates, landscaping and grounds, and on the Alexandria Park Conservation Area.

5.1 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office’s publication ‘*Statements of Heritage Impacts*’.

Demolition of a building or structure	x
Minor partial demolition	x
Major partial demolition	x
Change of use	x
Minor additions	x
Major additions	x
New development adjacent to a heritage item	✓
Subdivision	x
Repainting	x
Re-roofing/re-cladding	x
New services	x
Fire upgrading	x
New landscape works and features	x
Tree removal or replacement	x
New signage	x

New development adjacent to a heritage item

How is the impact of the new development on the heritage significance of the item or area to be minimised?

The proposed complex of school buildings is comparable in scale to recently completed residential development in this part of Alexandria. Impacts on Alexandria Park and the Alexandria Park Conservation Area are minimised in the following ways:

- It is comparable in height to recent apartment development in the locality, which has little appreciable impact on the heritage item or the conservation area;
- Buildings are located along the western side of the site and in its southern section, leaving the site on the western side of Park Road opposite Alexandria Park as open space. The site is also open along the southern side of Buckland Street – the four storey section of the proposed school is set well back from the street, thus assisting in minimising any impact on the Alexandria Park Heritage Conservation Area;
- Dense and mature trees in Buckland Street will screen the development from buildings on the periphery of the conservation area. Trees along the western edge of Alexandria Park will also provide some screening.

Why is the new development required to be adjacent to a heritage item?

The existing school site, which is to be redeveloped, is bounded on two sides by the Alexandria Park Heritage Conservation Area and is located to the immediate west of Alexandria Park.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

The present curtilage around Alexandria Park is maintained. The proposed development will not compromise its curtilage and will not affect the heritage significance of the place. The same circumstances apply to the Alexandria Park Conservation Area.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The proposed development will have minimal impact on views to and from Alexandria Park and the Alexandria Park Conservation Area. Any potential impacts will be minimised by the location of the proposed building on the site and its location relative to the item and the conservation area. The scale of the new building is similar to recently constructed residential projects and industrial buildings to the west and south of the item and the conservation area.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

An Aboriginal Due Diligence Assessment and Historical Archaeological Assessment of the Alexandria Park Community School site have been undertaken by Extent Heritage Pty Ltd.

The results of the due diligence process indicate that the proposed activity has potential to result in harm to Aboriginal objects. This harm is likely to be limited to works in the north-western part of the subject area, where earthworks extend into the natural soil profile beneath the introduced fill.

The proposed development is unlikely to have a substantial historical archaeological impact.

Reference should be made to these two documents.

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed development is sympathetic to the adjacent heritage item and conservation area because of its siting, architectural scale and modulated architectural form.

Will the additions visually dominate the heritage item? How has this been minimised?

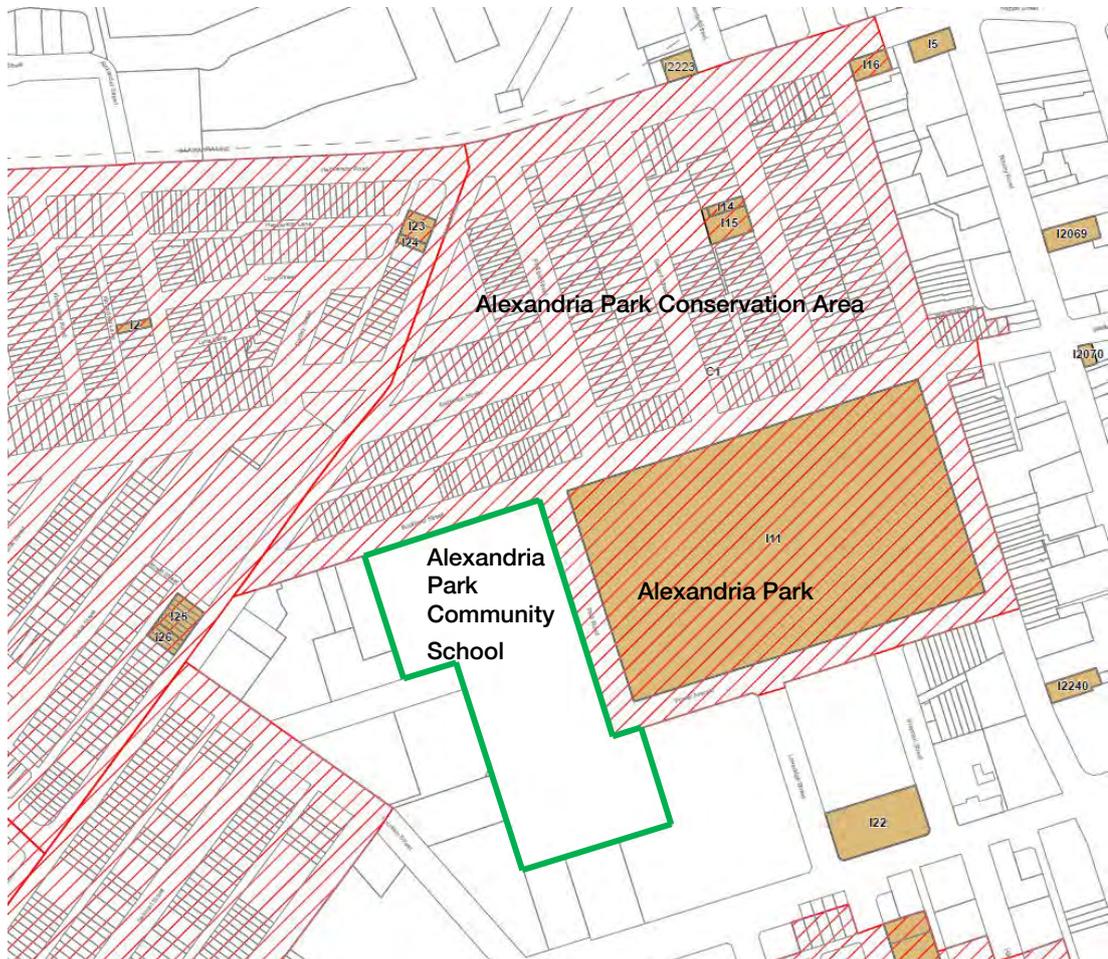
The proposed development will not visually dominate Alexandria Park or that section of the Alexandria Park Conservation Area closest to it. This is because of the siting, scale and overall height of the new building.

Will the public, and users of the item, still be able to view and appreciate its significance?

There will be no impact on the ability of the public to view and appreciate the significance of the Alexandria Park Heritage Conservation Area or Alexandria Park. There will be no impact on people making use of Alexandria Park.

5.2 Sydney Local Environmental Plan 2012

The following diagram shows the location of the Alexandria Park Community School in relation to Alexandria Park and the Alexandria Park Conservation Area.



14 The Alexandria Park Community School site and heritage items in its immediate vicinity.
Source: Sydney LEP 2012 Heritage Map – Sheet HER_010

Clause 5.10 of the LEP contains heritage provisions. The proposed development is assessed against the relevant provisions in this section of the report.

LEP clause	Comments
<p>5.10(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of the City of Sydney,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>(a), (b) the proposed development, which is in close proximity to a heritage item and a heritage conservation area, will not impact on their conservation or heritage significance. There is no impact on significant fabric and very little impact on views and setting associated with the item and the conservation area.</p> <p>(c) The results of the due diligence process undertaken by Event Heritage Pty Ltd indicate that the proposed activity has potential to result in harm to Aboriginal objects. This harm is likely to be</p>

LEP clause	Comments
<p>5.10(4) Effect of proposed development on heritage significance</p> <p>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).</p>	<p>limited to works in the north-western part of the subject area, where earthworks extend into the natural soil profile beneath the introduced fill.</p> <p>According to Event Heritage, the proposed development is unlikely to have a substantial historical archaeological impact.</p> <p>(d) the school site is not identified as a place of Aboriginal significance.</p> <p>This report has been undertaken to assess the impacts, if any, of the proposed development on the heritage significance of Alexandria Park and the Alexandria Park Conservation Area.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>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.</p>	<p>Refer to previous comments.</p>

5.3 Sydney Development Control Plan 2012

The proposed redevelopment of the Alexandria Park Community School is assessed against the relevant provisions of Sydney DCP 2012 in this section of the report.

Section 2.5.1 of the DCP contains a character statement for Alexandria Park. It does not include heritage considerations:

This locality is bound by Buckland Street to the north, McEvoy Street to the south, Fountain Street to the west and Botany Road to the east.

Alexandria Park will be a mixed use neighbourhood with a mix of residential, retail, commercial and café/dining uses that will create a vibrant neighbourhood.

Alexandria Park will be the focal point of the neighbourhood and a meeting place for residents.

Future development of the neighbourhood will respond to the emerging mixed-use character, and provide an appropriate transition between the small scale residential development to the north, and large scale industrial buildings south of McEvoy Street.

Key changes in the area include the treatment of Botany Road as it evolves as a public transport corridor, and the transition of the western part of the neighbourhood from industrial uses to harmonious, high-quality mixed-use development.

However, the scale and architectural form of the proposed development, which is in the vicinity of recently completed residential apartment blocks and will have a similar height and scale to them, may be considered as an appropriate transitional element between small scale residential development and large scale industrial development in the wider locality.

Clause 3.9.5 of the DCP contains provisions relating to development in the vicinity of heritage items. The proposed development is assessed against the objective and relevant provisions in this section of the report.

DCP provision	Comments
<p>Objective</p> <p>(a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.</p>	<p>The proposed development complies with this provision. The building is located on the southern and western parts of the site, leaving areas to the east and north as open space and thus minimising impacts on the heritage significance of nearby heritage items.</p>
<p>Provisions</p> <p>(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:</p> <ul style="list-style-type: none"> (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment. 	<p>(a) the building envelope of the proposed demonstrates respect for the adjacent heritage item (Alexandria Park because it is designed so that the scale and mass of the building is modulated and articulated into a variety of related forms. This reflects the relatively monolithic scale and form of development along the northern side of Buckland Street, which is, however, modulated by the variety of detailing provided by different buildings along the street.</p> <p>(b) the proportions of the proposed building reflect its contemporary character and are comparable to recent development in the locality.</p> <p>(c) materials are also contemporary. There is already a diverse range of materials in this locality. The new school will enhance and add to this variety</p> <p>(d) the building is located so that areas of the site adjacent to street boundaries are left as open space, thus maintaining the setting of Alexandria Park and the conservation area.</p>

DCP provision	Comments
<p>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</p> <ul style="list-style-type: none"> (a) providing an adequate area around the building to allow interpretation of the heritage item; (b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); (c) protecting, where possible and allowing the interpretation of archaeological features; and (d) Retaining and respecting significant views to and from the heritage item. 	<ul style="list-style-type: none"> (a) setting the proposed buildings back on the site maximises the area around the western end of Alexandria Park and along Buckland Street. There will be no impact on interpretation of the park or conservation area; (b) there are no impacts associated with the landscaping of Alexandria Park or the conservation area; (c) although the subject site may have the potential for archaeological remains, it is not identified as an archaeological site; (d) there will be no impact on view to the park and the conservation area and minimal impact on views looking to the west from the park.

6 CONCLUSIONS

The proposed redevelopment of the Alexandria Park Community School will have no appreciable impacts on the heritage significance of heritage items in its vicinity – Alexandria Park and the Alexandria Park Conservation Area. This is because:

- The proposed building is located along the western site boundary and the southern section of the site, thus maximising open space where it interfaces with the park and the conservation area;
- There is little or no impact on views to and from the park and the conservation area;
- The architectural scale and form, and building height, are consistent with recently completed development in the locality and further assist in minimising impacts;
- Existing street trees and trees in Alexandria Park provide screening.

APPENDIX A PHOTOGRAPHS



15 Late interwar period gate at the north-eastern corner of Alexandria Park.



16 Looking west along Buckland Street towards the northern part of Alexandria Park Community School – Alexandria Park at left, nineteenth and early twentieth century residential development at right.



17 Late Victorian terrace houses along Buckland Street, opposite Alexandria Park.



18 Alexandria Park viewed from Buckland Street.



19 Looking south along Park Road – Alexandria Park Community School at right.



20 Development on Buckland Street to the north of the school site.



21 Recently completed residential development on Belmont Street, to the immediate west of the school site.



22 Looking north along Park Road – Alexandria Park Community School at left, Alexandria Park at right.



23 Alexandria Park Community School viewed from Park Road.



24 Alexandria Park Community School viewed from the intersection of Park Road and Power Avenue.



25 Industrial building at the intersection of Power Avenue and Park Road.



26 Alexandria Park Community School viewed from the south-western corner of Alexandria Park.



27 Looking towards Alexandria Park Community School from the north-eastern side of the oval in Alexandria Park. Recently completed apartment buildings rise above the school.