



Statement of Heritage Impact

Cammeray Public School


68 Palmer Street, Cammeray NSW 2062

Submitted to RP Infrastructure

On behalf of NSW Department of Education (DoE)

MARCH 2025

REPORT REVISION HISTORY

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1. BACKGROUND

1.1. Introduction

City Plan Heritage (CPH) has been engaged by RP Infrastructure on behalf of the NSW Department of Education (DoE), to assess the potential impact the proposed upgrade works may have on the known heritage values of Cammeray Public School, located at 68 Palmer Street, Cammeray NSW 2062 (subject site).

This Statement of Heritage Impact (SOHI) has been prepared to support a Review of Environmental Factors (REF) for the DoE for the upgrade of Cammeray Public School (the activity). The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021* as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979*. The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the *SEPP (Transport and Infrastructure) 2021* and in consideration of the stakeholder and community participation plan.

The proposed activity is for upgrades to the existing Cammeray Public School, located at 68 Palmer Street, Cammeray NSW 2062 (subject site).

The purpose of this report is to assess the potential heritage impacts of the proposed activity on the subject site's heritage values. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

1.2. The Site

Cammeray Public School is located at 68 Palmer Street, Cammeray, on the northern side of Palmer Street, bound by Palmer Street to the south, Bellevue Street to the east and Miller Street to the west. The site has an area of 1.36 ha and comprises 11 allotments (See Section 1.3). For a more detailed description of the site, see section 2 *Site Description and Context*.



Figure 1: Cammeray Public School (indicated), bounded by Miller Street (west), Palmer Street (south), Bellevue Street (east) and Pine Street (north). Source: SIX Maps.

1.3. Legal Description

Cammeray Public School occupies 11 separate lots as described in the records held by the NSW Land Registry Services:

- Lot 1 DP 123406
- Lot 11 DP 837836 (note: this allotment is not identified in the heritage curtilage of item I0019 and CA02)
- Lot 1 DP 316130
- Lots 4 and 5 Section 35 DP 758790
- Lot 1 DP 316706
- Lots 1 and 2 DP 174370
- Lot 66 DP 1049613
- Lots 3 and 4 DP 571310



Figure 2: Aerial image of the subject site (indicated in red) with allotments identified. The allotment not within heritage curtilage of the heritage item is indicated by yellow arrow. Source: Six Maps, accessed September 2023.

1.4. Heritage Listing

Cammeray Public School is partially listed as a heritage item under Part 1 of Schedule 5 of the *North Sydney Local Environmental Plan (LEP) 2013* identified as 'Cammeray Public School', 68 Palmer Street (corner Bellevue Street), item no. I0019.¹ Additionally, the subject site is located within the Plateau

¹ *New South Wales State Heritage Inventory (NSW SHI)*, 'Cammeray Public School', Item ID. 2180905, available from: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180905>.

Heritage Conservation Area (HCA) (CA02).² Finally, the school is listed on the NSW DoE Section 170 Heritage Conservation Register as 'Cammeray Public School'³

The subject site is also in proximity to the following heritage items of local heritage significance:

Environmental Planning and Assessment Act, 1979

North Sydney Local Environmental Plan (LEP) 2013, Part 1 Heritage items

- 'House', 135 Bellevue Street, item no. I0003
- 'Electricity substation', 143 Bellevue Street, item no. I0004
- 'All Saints Anglican Church', 5–7 Carter Street, item no. I0005
- 'Heatherbrae' and stables', 12 Colin Street, item no. I0006
- 'North Sydney bus shelters', various, item no. I0407

North Sydney Local Environmental Plan (LEP) 2013, Part 2 Heritage conservation areas

- 'Cammeray Heritage Conservation Area', item no. CA01

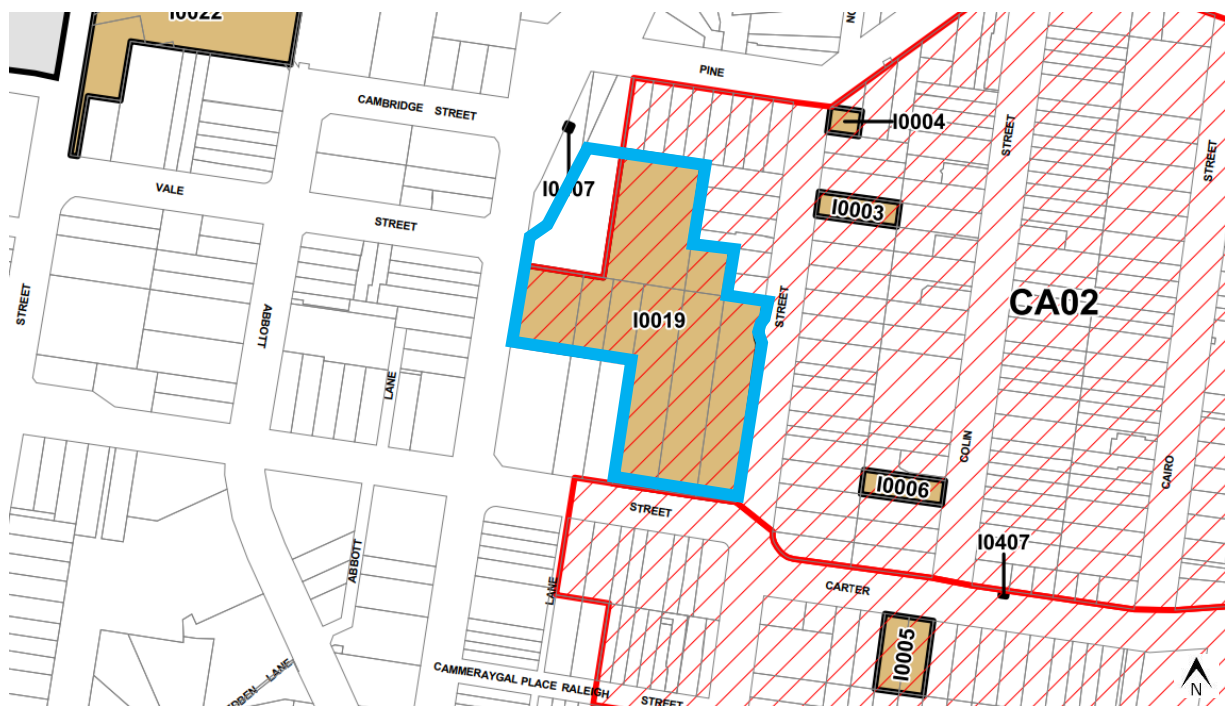


Figure 3: Heritage Map of North Sydney LGA, showing the subject school site (indicated in blue) within its heritage context. Source: North Sydney LEP 2013, Heritage Map – Sheet HER_001.

1.5. Proposal

The proposed activity involves upgrades to the existing Cammeray Public School, including the following:

- Construction of 4 new permanent teaching spaces in a two-storey building incorporating 2 general learning spaces and 2 practical activity areas.
- New egress lift and stairs for access to all building levels.

² NSW SHI, 'Plateau Conservation Area', Item ID. 2186367, available from: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2186367>.
³ NSW SHI, 'Cammeray Public School', Item ID. 5065654, available from: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5065654>

- External covered walkways connecting the new building to the existing school network.
- Landscaping and external works including compensatory planting.
- Upgrades to site infrastructure and services to support the new buildings.
- Removal of 3 temporary (demountable) classrooms from the eastern side of the school.
- 50 bicycle parking spaces.

The intent of the activity is to provide 4 permanent teaching spaces (PTS) plus 2 practical activity areas (PAA) across a two-storey addition, adjoining Building E. This will result in Cammeray Public School retaining the capacity of a 'large' school (553-1,000 students) under EFSG (SINSW Education Facilities Standards and Guidelines).

This SOHI has assessed the following information prepared by Fulton Trotter Architects, Ground Ink Landscape Architects and NDY (electrical services).

Fulton Trotter Architects			
Date	Title	Drawing No	Revision
11.02.2025	Existing Site Plan	CPS-FTA-00-00-DR-A-1001	04
21.02.2025	Demolition Site Plan	CPS-FTA-00-00-DR-A-1002	05
11.02.2025	Site Analysis Plan	CPS-FTA-00-00-DR-A-1003	04
21.02.2025	Proposed Site Plan	CPS-FTA-00-00-DR-A-1101	06
11.02.2025	Site Sections	CPS-FTA-00-00-DR-A-1201	04
28.02.2025	External Works Plan	CPS-FTA-00-00-DR-A-1401	05
21.02.2025	Staging Plan	CPS-FTA-00-00-DR-A-1501	05
11.02.2025	Playscape Calculation	CPS-FTA-00-00-DR-A-1601	02
11.02.2025	Amenities Strategy	CPS-FTA-00-00-DR-A-1602	02
11.02.2025	Access Strategy	CPS-FTA-00-00-DR-A-1603	02
11.02.2025	Tree Removal Plan	CPS-FTA-00-00-DR-A-1604	02
11.02.2025	Indigenous Artwork Strategy	CPS-FTA-00-00-DR-A-1610	03
11.02.2025	External Material and Finishes	CPS-FTA-00-00-DR-A-1630	03
11.02.2025	Shadow Diagram	CPS-FTA-00-00-DR-A-1640	03
28.02.2025	Construction Management Strategy	CPS-FTA-00-00-DR-A-1650	03

Fulton Trotter Architects			
11.02.2025	Building E - Demolition Ground Floor Plan	CPS-FTA-B00E-GF-DR-A-2001	06
11.02.2025	Building E - Demolition Level 1 Plan	CPS-FTA-B00E-LE-DR-A-2002	05
11.02.2025	Building E - Demolition Roof Plan	CPS-FTA-B00E-LR-DR-A-2003	04
11.02.2025	Building G - Proposed Ground Floor Plan	CPS-FTA-B00G-GF-DR-A-2102	06
11.02.2025	Building G - Ground Floor RCP	CPS-FTA-B00G-GF-DR-A-2201	05
11.02.2025	Ground Floor - Ground Floor Finishes Plan	CPS-FTA-B00G-GF-DR-A-2301	03
11.02.2025	Building G - Proposed Level 1 Floor Plan	CPS-FTA-B00G-L1-DR-A-2103	06
11.02.2025	Ground Floor - Level 1 RCP	CPS-FTA-B00G-L1-DR-A-2202	05
11.02.2025	Ground Floor - Level 1 Finishes Plan	CPS-FTA-B00G-L1-DR-A-2302	03
11.02.2025	Building G - Undercroft Level	CPS-FTA-B00G-LG-DR-A-2100	06
11.02.2025	Building G - Proposed Roof Plan	CPS-FTA-B00G-LR-DR-A-2104	06
28.02.2025	Building G - Elevations 01	CPS-FTA-B00G-ZZ-DR-A-3001	06
11.02.2025	Building G - Sections 01	CPS-FTA-B00G-ZZ-DR-A-3101	05
11.02.2025	Wall Types 01	CPS-FTA-B00G-ZZ-DR-A-4001	04
11.02.2025	Section Details 01	CPS-FTA-B00G-ZZ-DR-A-4201	04
28.02.2025	Section Details 02	CPS-FTA-B00G-ZZ-DR-A-4202	05
11.02.2025	Section Details 03	CPS-FTA-B00G-ZZ-DR-A-4203	03
11.02.2025	Stair Details	CPS-FTA-B00G-ZZ-DR-A-4401	04
11.02.2025	Balustrade and Handrail Details	CPS-FTA-B00G-ZZ-DR-A-4501	04
11.02.2025	Lift Details	CPS-FTA-B00G-ZZ-DR-A-4701	04
21.02.2025	Typical Fascia Details	CPS-FTA-B00G-ZZ-DR-A-4901	05

Fulton Trotter Architects			
11.02.2025	Room Elevations 01	CPS-FTA-B00G-ZZ-DR-A-5001	04
11.02.2025	Room Elevations 02	CPS-FTA-B00G-ZZ-DR-A-5002	04
11.02.2025	External Door & Window Schedule 01	CPS-FTA-B00G-ZZ-DR-A-6001	01
11.02.2025	Internal Door & Window Schedule 02	CPS-FTA-B00G-ZZ-DR-A-6002	02

Ground Ink Landscape Architects			
Date	Title	Drawing No	Revision
18.02.2025	Cover Sheet	CPS-GIL-00-00-DR-L-0001	F
18.02.2025	Landscape Masterplan	CPS-GIL-00-00-DR-L-2001	K
18.02.2025	Detailed Landscape Plan 1	CPS-GIL-00-00-DR-L-3001	I
18.02.2025	Detailed Landscape Plan 2	CPS-GIL-00-00-DR-L-3002	C
18.02.2025	Planting Plan 1	CPS-GIL-00-00-DR-L-6001	A
18.02.2025	Planting Plan 2	CPS-GIL-00-00-DR-L-6002	A
18.12.2024	Landscape Details	CPS-GIL-00-00-DR-L-9001	C

NDY			
Date	Title	Drawing No	Revision
21.02.2025	Cover Sheet	CPS-NDY-XX-XX-DR-E-000000	5
21.02.2025	Legend & General Notes	CPS-NDY-XX-XX-DR-E-000001	5
21.02.2025	Single Line Diagram	CPS-NDY-XX-XX-DR-E-000011	4
21.02.2025	EDB Schematic	CPS-NDY-XX-XX-DR-E-000021	3
21.02.2025	Communications Schematic	CPS-NDY-XX-XX-DR-E-000031	4
21.02.2025	Site Plan	CPS-NDY-XX-XX-DR-E-001011	5
21.02.2025	Block G Ground Floor Lighting Arrangement	CPS-NDY-B00G-GF-DR-E-070011	4
21.02.2025	Block G Ground Floor Power and Communications Arrangement	CPS-NDY-B00G-GF-DR-E-070021	5

NDY			
21.02.2025	Block G Undercroft Lighting Arrangement	CPS-NDY-B00G-UR-DR-E-070111	3
21.02.2025	Block G Undercroft Power and Communications Arrangement	CPS-NDY-B00G-UR-DR-E-070121	2
21.02.2025	Block G Level One Lighting Arrangement	CPS-NDY-B00G-L1-DR-E-070211	4
21.02.2025	Block G Level One Power and Communications Arrangement	CPS-NDY-B00G-L1-DR-E-070221	5
21.02.2025	Block G Roof Power and Communications Arrangement	CPS-NDY-B00G-RF-DR-E-070321	4

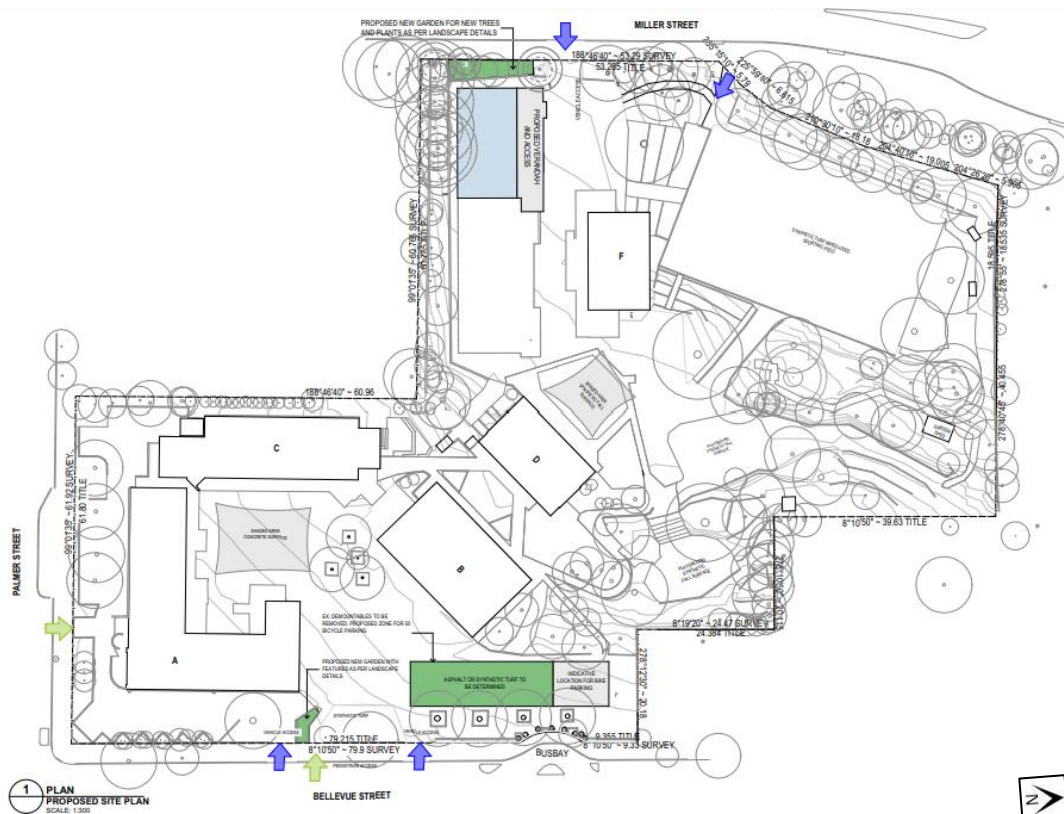


Figure 4: Proposed Site Plan for upgrade of Cammeray Public School. Shows construction of new block next to block E (indicated in blue). Source: Fulton Trotter Architects, Rev 06.



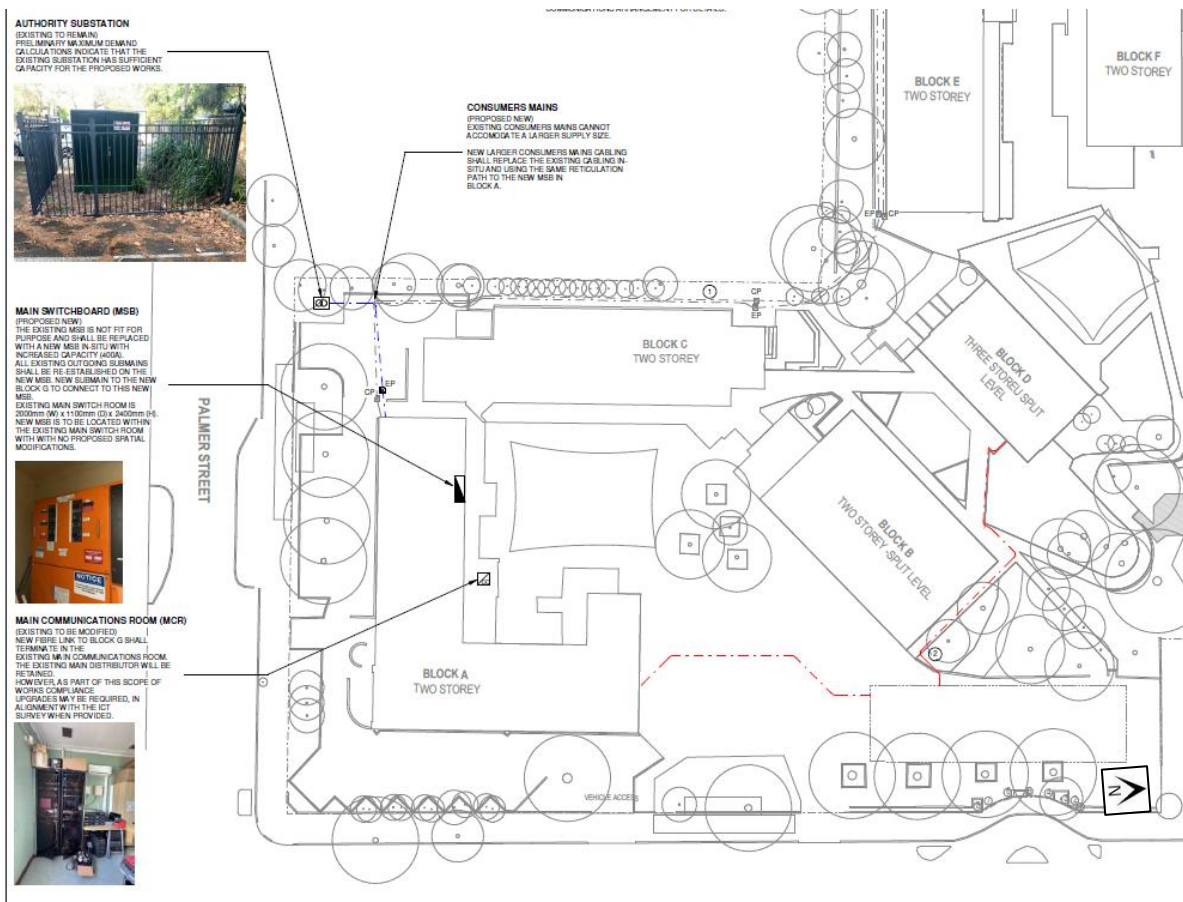


Figure 6: Site Plan for Cammeray Public School showing proposed electrical services works. Source: NDY, 5.

Relevant Reports

The following previous studies and reports were reviewed during production of this report. Relevant information has been included where necessary:

- City Plan Heritage, *European Heritage Summary Report of Initial Site Investigation - Cammeray Public School*, November 2023.
- AMAC, *Aboriginal Due Diligence - Cammeray Public School*, November 2023.
- Laurence & Co, *Aboriginal Impact Assessment & Tree Protection Specification - Cammeray Public School*, March 2025.
- Kate Higgins, *Heritage Impact Statement - Cammeray Public School*, 2012.
- NSW Public Works Advisory, *Cammeray Public School Proposed roof cladding replacement works - Building A Heritage Impact Assessment*, May 2022.

1.6. Methodology

This SOHI relates to the upgrade of Cammeray Public School to accommodate permanent teaching spaces. It has been prepared in accordance with the Department of Planning and Environment (DPE) publications, *Guidelines for preparing a Statement of Heritage Impact, 2023* and *Assessing Heritage Significance, 2023*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the *North Sydney LEP 2013* and the *North Sydney Development Control Plan (DCP) 2013*, as well as the provisions of the *State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021*. It forms one of a collection of specialist reports.

Research for this SOHI has adopted a two-stepped approach. Step 1 comprised a desktop assessment, building upon the previous Summary Report of Initial Site Investigations (SRISI) prepared by CPH for the school in November 2023. Step 2 of this SOHI involved a site survey of the school. This document provides the combined findings and recommendations resulting from this approach.

Step 1

Research into the early development of the site was undertaken in the SRISI to get a better understanding of the history of the place, with this SRISI informing the background information of this SOHI. In addition, the Aboriginal Heritage Information Management System (AHIMS) database was searched and the *Aboriginal Heritage Due Diligence Assessment for Cammeray Public School*, prepared by AMAC in November 2023, was reviewed to establish whether any Aboriginal objects or places of significance were situated within the schoolgrounds. Further, the *North Sydney LEP 2013* and the State Heritage Inventory were examined to determine the known heritage values of Cammeray Public School and the Plateau HCA.

Step 2

A site survey of Cammeray Public School was carried out by Asmita Bhasin (Heritage Consultant) on 17 October 2023 (for the preparation of the SRISI), with the purpose of photographing and understanding the school. All results are presented in *Section 2 Site Context and Description*.

1.7. Constraints and Limitations

- Accurate measured drawings do not form part of this assessment
- The assessment in this report relates to the proposed works and documentation described in *Section 1.5 Proposal* and *Section 1.6 Methodology*. It does not relate to any additional or revised documentation by any party.
- This report does not include for an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an *Excavation Permit* or Section 144 *Application for an Excavation Variation Permit*.
- This report does not include an assessment of Aboriginal values. An assessment of the Aboriginal cultural significance of an area can only be made by Aboriginal communities.
- CPH were not involved in the design process.
- Only a visual assessment of the subject site was carried out. Intrusive methods were not employed.
- This report does not include for the provision of a title search for the subject site.
- During the site inspection, not all rooms within Building A could be inspected (for example, the Main Switchboard (MSB) room). As such, the existing spatial configuration and fabric of some spaces are not known.

1.8. Author Identification

The following report has been prepared by:

- Kurt Dixon, Senior Heritage Consultant (BA-LLB (History)).

The SOHI has been reviewed and endorsed respectively by:

- Carole-Lynne Kerrigan, Assistant Director - Heritage (MCultHeritage)(MICOMOS).
- Kerime Danis, Director - Heritage (MHeritCons (Hons), BArch, Associate RAIA, M.ICOMOS, ICOMOS AdCom).

1.9. Acknowledgements

CPH would like to acknowledge the following people for their assistance and input during the preparation of this report:

- School Infrastructure NSW Project Team, including Carolina Vuoso, Jack Logan, Jessica Ng, and Pradeep Singh

2. SITE CONTEXT AND DESCRIPTION

2.1. Site Context

Cammeray Public School is situated within the residential suburb of Cammeray, which is located within the North Sydney Local Government Area (LGA). The main commercial hub of the suburb is concentrated along Miller Street and features restaurants, cafes, the post office and numerous small businesses. The immediate setting of the school is characterised by medium density residential development to the east, west, north and southeast, and a variety of hotels, restaurants, cafes and retail shops to the southwest.

The school is situated within the Plateau Conservation Area (CA02), which is described at Part C Section 4.5.2 of the *North Sydney DCP 2013*.⁴

The Plateau Conservation Area is located on a natural plateau at the northern end of Cammeray. The area is defined by escarpment along Pine Street, Wilson Street, Carter Street and Miller Street.

The landform slopes to the southeast and is a small plateau with escarpments to the north and east. The subdivision pattern is a regular grid of rectangular lots with dead end streets at the escarpments.

The Plateau Conservation Area is characterised by single storey Federation and Edwardian dwelling houses, reflecting the area's main period of development. The houses range from freestanding dwellings on large lots to small, semi-detached dwellings on narrow lots. There are also examples of Victorian Georgian style, weatherboard cottages.

The buildings generally have small setbacks from the street with cottage gardens and a mix of fence types. The Brushbox street trees are characteristic of the area's main period of development, and give a strong regularity to the streetscape. Front gardens are well established, and often have extensive plantings to give an overall impression of a landscaped garden suburb.

The subject site is also located in proximity to the Cammeray Conservation Area (CA01), which is described in Part C Section 4.6.2 of the *North Sydney DCP 2013*.⁵

The Cammeray Conservation Area is bounded by Carter Street, the Freeway to the south, Warringa Road to the east, and Miller Street properties to the west.

The landform slopes down from the north towards the south and east and there are escarpments at Morden Street and Echo Street that form dead end roads.

The subdivision pattern is a regular grid that overlays the topography.

The characteristic buildings of the area are typically later Federation and Edwardian Queen Anne, reflecting the predominant period of development. Buildings are typically single storey, freestanding and constructed on a sandstone base with face brick walls and terracotta tiled hipped roof with asymmetrical street elevations with projecting gabled bays projection and a flanking verandah.

Street plantings and raised verges reinforce the cohesive character and regular pattern formed by the buildings and underlying lot pattern.

Several late Victorian residences are located in the northwest corner of the area, and timber houses are represented in Palmer, Bellevue and Raleigh Streets. There is some modern development to the southern edge.

The following photographs (Figure 7 - Figure 11) capture the surrounding context of the school.

⁴ North Sydney DCP 2013, Part C Section 4.5 Plateau Conservation Area.

⁵ North Sydney DCP 2013, Part C Section 4.6 Cammeray Conservation Area.



Figure 7: View facing north-east of Federation cottage adjacent to Cammeray Public School (Block A is behind trees on right).



Figure 8: View facing south-east of Palmer Street and Bellevue Street intersection (opposite the school).



Figure 9: View facing east (opposite the school) of residential development along Bellevue Street (within Plateau HCA)



Figure 10: View facing north-east (opposite the school) of residential development along Bellevue Street (within Plateau HCA).



Figure 11: View facing south-east along Carter Street (within the nearby Cammeray HCA).

2.2. Site Description

The school currently comprises an existing co-education (K-6) public school with 6 permanent buildings, 3 demountable structures, covered walkways linked at multiple levels, play areas, on-grade parking, sports court, covered outdoor learning area (Cola) and vegetation / green spaces with mature trees.

The existing school buildings are clustered towards the southern portion of the site and comprise both single and 2 storey buildings. The northern portion of the site contains the sports court, vegetable garden and play equipment. The north-western portion of the site is heavily vegetated with trees of high landscape significance that are protected with fencing.

25 permanent teaching spaces (PTS) and 3 demountable buildings that are all concentrated generally within the southern and central areas of the school. The northern portion of the school is occupied by sports grounds and a tiered garden/playground area. The boundaries of the school are generally aligned with mature trees. Refer to Figure 12 for the site plan of Cammeray Public School.

Building A - heritage item (I0019) (Figure 13 - Figure 17)

Building A (the heritage item within the school) is a two-storey L-shaped brick building that fronts onto Palmer Street, within the south-western corner of the school. The following description of the building is extracted from the NSW State Heritage Inventory (SHI) form for the heritage item 'Cammeray Public School' (item no. I0019).

A two storey L-shaped brick building with gable roof clad in concrete tiles. Fenestration comprises regular groupings of eight, twelve and eighteen pane windows, the common form comprising a double-hung sash frame, each frame having six panes, with a fixed six pane frame above. Segmental three-brick arch lintels, sills and string courses are delineated in contrasting colour bricks. Gable ends are rough cast rendered. Western wall is of timber to allow for future extension. This building was designed in the Inter-War Georgian Revival style.

This building is further described in the Heritage Impact Statement - Cammeray Public School, prepared by Kate Higgins in 2012 (Higgins, 2012).

The Cammeray Public School historic school building, located near the corner of Palmer and Bellevue Streets, was built in three stages, the original in 1915, and additions in 1917 and 1924. The parts form a harmonious whole as the additions continued the architectural style of the original school building.

The historic school building reflects the character of domestic buildings of the same period and has an informality in its design which allows the design to be responsive to the building's purpose as an educational institution. This can be seen in such features as the informal fenestration pattern, asymmetrical front façade and entry, and the large windows to provide light to the classrooms.

The two storey face brick building is roughly "U" shaped with steeply pitched intersecting gable roofs. The tiled roof has tall brick chimneys with terracotta chimney pots. The materials of the building are used as the decorative elements rather than decoration being applied. The external light brown face brickwork walls have a contrasting band of red bricks running around the building at the height of the sills of the first floor windows, and contrasting brickwork is also used for a base course, the arched window lintels, and window sills. The long rectangular timber windows are multi-paned with a fixed pane above double hung windows. The gable end of the front faced has a rough cast render finish and features three narrow vertical timber louvre vents. A small skillion roof is located over the main entry door on the southern façade. Steps and a more recent ramp lead up to the entry door.

The historic school building dates from the end of the Federation period and the beginning of the Inter-War period, and displays features of both architectural periods. Federation Arts and Crafts elements include the informal massing, use of natural materials and earthy colours, gable roof with rough cast render finish to gable front, decorative gable vents, the use of bricks of a contrasting colour for the string course, window sills, windows lintels, and building base. Inter War Georgian Revival characteristics include the simplicity of form, conservative design, restrained decoration, and multi-paned windows.

The western end wall of the historic school building is clad with timber boarding rather than being face brickwork as are the other walls. This is probably because it was anticipated that the school would need to be expanded at a future date, however expansion did not occur until after the Great Depression and World War 2.

To inform the heritage impact assessment of the proposed activity at Section 5 below, significant extant fabric internally within the building generally includes timber sash windows with lintels and sills, dado rails and timber multipaned doors. It is noted that not all rooms were visually inspected at the time of the preparation of the original SRISI (for example, the MSB room) therefore there may be other significant fabric within the space.

Cammeray Public School Grounds (Figure 18 - Figure 23)

The other buildings within Cammeray Public School date from the late 20th Century and early 21st Century. These include a long two-storey classroom block to the west of the heritage building (Block C), a two-storey brick and steel building accommodating a hall, canteen and shelter (Block B), a covered outdoor learning area (Cola), and two, two-storey classroom blocks (Block E and F) near the school's Miller Street boundary.

The three demountable buildings within the school are located along the Bellevue Street boundary north of the Cola. Staff carparking is located on the south-eastern corner of the school outside the heritage Block A.

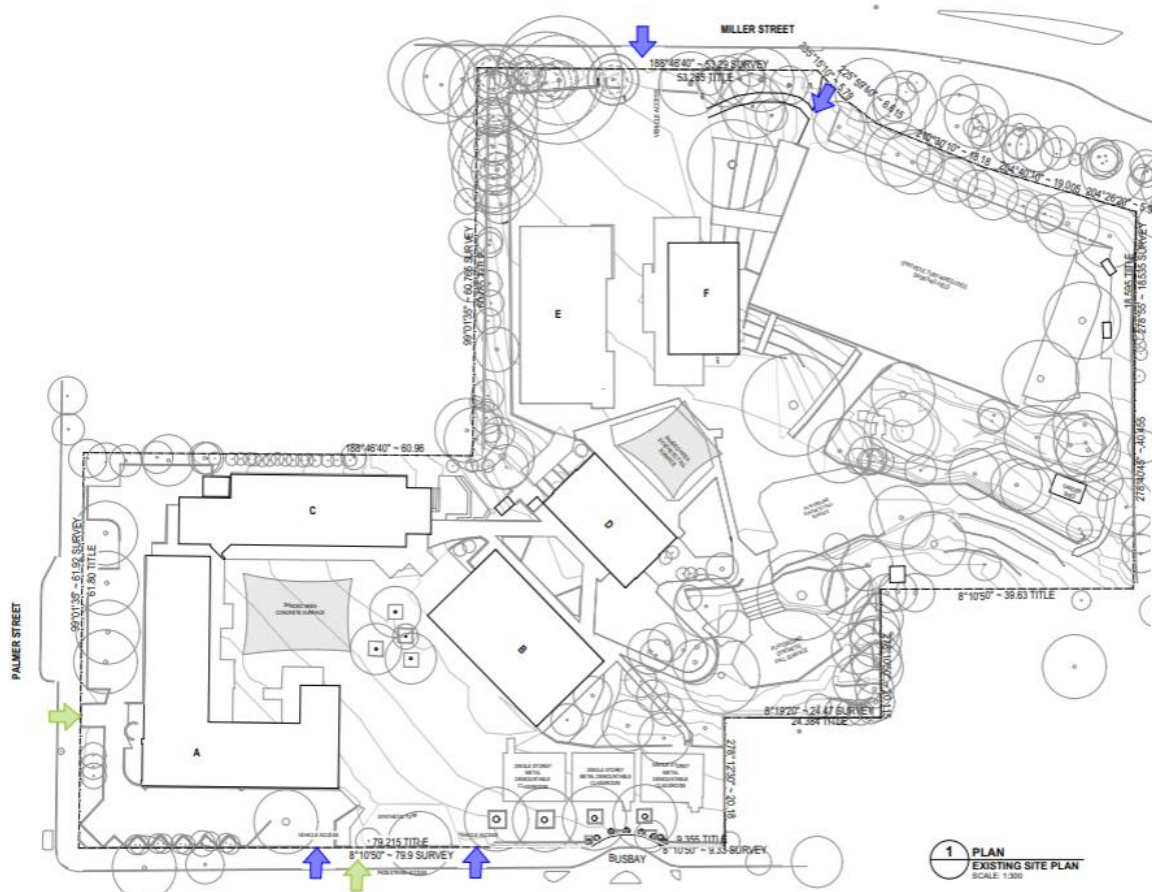


Figure 12: Existing Site Plan for Cammeray Public School. Source: Fulton Trotter Architects, Rev 04, 11.02.2025.



Figure 13: View facing north of the heritage-listed Block A (item no. I0019) with front entrance on Palmer Street.



Figure 14: View facing west of heritage-listed Block A's southern elevation.



Figure 15: View facing south-west of heritage-listed Block A's eastern and northern elevation.



Figure 16: View facing south-east of heritage-listed Block A's northern elevation.



Figure 17: View facing east of rear elevation of Block A (item I0019).



Figure 18: View facing north from Building A (item I0019) towards paved and covered area.



Figure 19: View facing north-east of demountable buildings, Block B and Cola.



Figure 20: View facing south-west of Block B and connected walkway.



Figure 21: View facing north-west of playground within Cammeray Public School.



Figure 22: View facing north of tiered garden within Cammeray Public School.



Figure 23: View facing south of playground and Block D (background).



Figure 24: View facing south-west of Block F (right) and Block E (left).

3. HISTORICAL OVERVIEW

The following historical overview of the subject site, including the brief Aboriginal history and Cammeray suburb history, has been extracted from the previous European Heritage SRISI prepared for the site by CPH (November 2023).

3.1. Brief Aboriginal History

The following is a brief recap on the Indigenous History of the subject site based on a desktop study. The *Aboriginal Heritage Due Diligence* report prepared by AMAC for the school (November 2023) should be consulted to better understand the Aboriginal history of the area.

The traditional custodians of the land in Cammeray area are the Cammeraygal people. The following history of the Cammeraygal people has been extracted from North Sydney Council website.⁶

The Cammeraygal Aboriginal people lived on the North Shore of the harbour for many thousands of years before the British arrived, making use of the bushland and coastal environment around them for food, medicine, shelter and tools and spiritual practices...

They were a clan of the Guringai language group. The Cammeraygal lived a sustainable lifestyle in keeping with the Dreaming. This area provided bountiful water resources with easy access to the harbour for bark canoes. Bush resources for food and tools were plentiful. This gave the Aboriginal people plenty of time for Spiritual practice and ceremony.

It is written in history that Cammeraygal were the main clan in the region that held the initiation ceremonies for the men and were feared, but also looked up to. The Cammeraygal were known over a very wide area and early historians wrote and drew of their ritual ceremonies. Early paintings show the Cammeraygal tooth removal ceremony.

For the Cammeraygal people, their way of living with Country and spirit followed the rules of the Dreamtime, and was learned and expressed in the Dreaming. Obligations for family and each other were expressed in Kinship lore and with Totems.

There were no Aboriginal sites or places identified within the subject site (based on the general information generated by the Aboriginal Heritage Information Management System – AHIMS). The lack of any identified sites likely reflects the fact that the study area has not been subject to any archaeological investigations, rather than indicating that there is no Aboriginal archaeology present on the study area. There were, however, six (6) Aboriginal sites identified within a 1km buffer of the subject site.

3.2. Brief Suburb History

The following history of the suburb of Cammeray has been extracted from 'North Sydney History Walks, Cammeray,' prepared by North Sydney Council:⁷

The suburb of Cammeray takes its name from the Cammeraygal people whose territory stretched from the harbour perhaps as far north as Turramurra, the country of the Darramurragal. Their social structure was dramatically altered by the early 1800s and it is not clear how many people identified as Cammeraygal by the end of that century. The name Cammeray was being used by Europeans as early as 1886 when building lots on the 'Cammaray Estate' were offered for sale around present-day Middle Cove. In that year Cammeray Park, near here, was named and gazetted. Some sporting clubs adopted the name. In 1890 it was suggested, unsuccessfully, that the new municipality be called Cammeray rather than North Sydney. The name was not generally adopted for the present-day suburb until the 1920s.

Cammeray Public School is situated within the Plateau HCA (CA02). Though there is no history or statement of significance available for this HCA on the NSW State Heritage Inventory (SHI), the borders

⁶ North Sydney Council, 'Coal Loader Sustainability Learning Guide – Chapter 2 – Aboriginal Heritage', available from: <https://www.northsydney.nsw.gov.au/coal-loader-1/coal-loader-sustainability-learning-guide>.

⁷ North Sydney Council, 'North Sydney History Walks, Cammeray', available from: <https://www.northsydney.nsw.gov.au/directory-record/1547/cammeray-history-walk>.

of this HCA capture a large residential area that was originally sold in residential subdivisions of the 1880s and 1890s. The Cooliatta Estate North Shore Subdivision of 1889 (Figure 25) for example covers a large area bound by Bellevue Street to the west, Pine Street to the north, Wilson Street to the east and Bay Road to the south which is all within the Plateau HCA. The cottages that survive today within these streets demonstrate late Victorian and early Federation era architectural styles and techniques, including steeply pitched hipped roofs, corbelled brick chimneys and skillion or bullnose roofed front-facing verandahs. These streets also feature cottages that demonstrate Inter-War bungalow style architecture, demonstrating a blend of historic Australian residential architecture.



Figure 25: Residential subdivision map of Cooliatta Estate, which forms part of the Cammeray HCA (CA01). Cammeray Public School would be established in the block identified in red 25 years after this 1889 subdivision. Source: Mills & Pile, 'Cooliatta Estate, North Shore, 1st Subdivision', May 1889, available from: <https://nla.gov.au/nla.obj-230394496/view>.

3.3. History of the Subject Site

The following history of Cammeray has been summarised from the *Heritage Impact Statement, Cammeray Public School* prepared by Kate Higgins in 2012:⁸

The land on which Cammeray Public School is located was part of Block 35 of the Township of St Leonards bounded by Miller, Pine, Bellevue and Palmer Streets. The block was later subdivided into villa allotments. The block is adjacent to Alexander Macarthur's 23 acre land grant

⁸ Heritage Impact Statement, Cammeray Public School prepared by Kate Higgins, 2012.

which was later subdivided as part of the Cooliatia Estate and which now forms a large part of the present day Plateau Heritage Conservation Area.



Figure 26: Extract of Municipality of North Sydney map dated 1917. Cammeray Public School is located on land which comprises Block 35 demarcated by the blue outline. Source: NSW State Library, Municipality maps series, Sydney Metropolitan Area, Department of Lands, 1917.

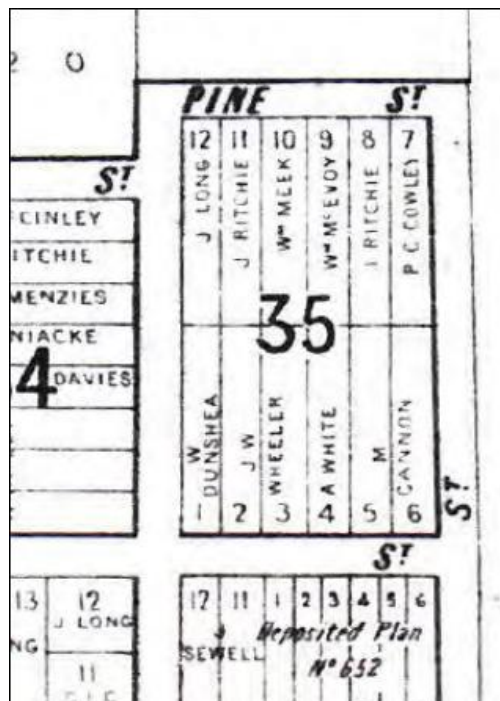


Figure 27: Extract of the Map of St Leonards on the North Shore, Parish of Willoughby. Higinbotham and Robinson, 1885. The map shows the subdivision of Block 35 into 12 villa allotments. Source: North Sydney Local Studies Library.

The rapid increase in population in the Cammeray (Suspension Bridge) area following the construction of the suspension bridge and the introduction of a tram service, meant that a public school to service the local community was needed. In 1911 an application was lodged with the Department of Education for a new school⁹ and the NSW Executive Council minutes of 1 August 1911 state: "Advising that the acquisition of land for the erection of a public school at Suspension Bridge (North Sydney) may be sanctioned."¹⁰ A site was found at the corner of Bellevue and Palmer Streets, and 1 acre, 2 roods, 4½ perches (0.62 ha), was purchased from Mr. D.B.M. Clark on the 24 August 1914 at a cost of £1,665. [The three allotments purchased are shown in Figure 28]

⁹ New South Wales TAFE Commission, *Suspension Bridge Public School*, Education and Training Information Service, 17 July 1924, as referenced in New South Wales Department of Public Works and Services, *Cammeray Public School Upgrade*, Statement of Heritage Impact, 2000.

¹⁰ Minute Paper of the NSW Executive Council, 1 August 1911, North Sydney Council, Stanton Library, Vertical File for Cammeray.

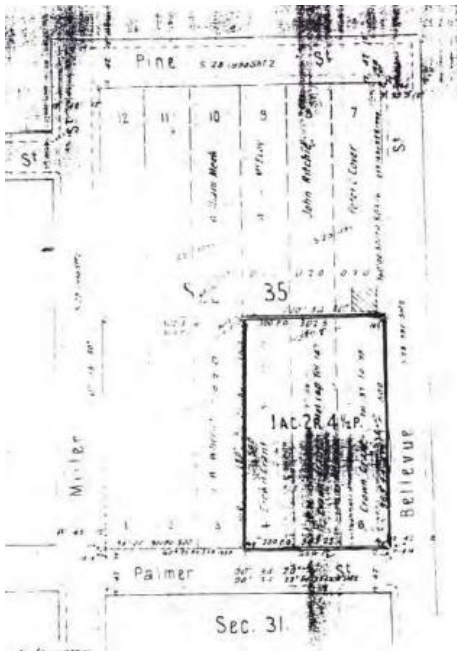


Figure 28: Plan of original allotments resumed for the Public School. Extract from Plan of Allotments 4, 5 and 6, Sec 35, Town of North Sydney. Source: North Sydney Local Studies Library, Cammeray Public School Vertical File.

The site was further enlarged in 1923 by the addition of 2 roods, 15 perches (0.24 ha), obtained from Mr. J. S. Wormald at a cost of £1,125¹¹ and enlarged again in 1927 with the addition of Lots 11 and 12 of Section (Block) 35.¹²

However, the delay in providing a local public school was strongly felt by the local community, with the result that the Municipality of North Sydney wrote to the Under Secretary of the Department of Public Instruction on 24 July 1912 requesting the “urgent necessity for proceeding with the erection of a school. The population of the district in the neighbourhood of the proposed building is increasing so fast that the want of school accommodation is seriously felt.”¹³

The first school building, a two storey classroom block to accommodate 200 pupils in four classrooms, was completed in March 1915 [Figure 29 and Figure 30]. The work was carried out by the Constructor of Buildings, the cost to the Department being £3,042. The school was named the Suspension Bridge Public School as the Suspension Bridge had given its name to the locality. The school was opened on the 22nd March 1915 with 266 enrolled students. Due to the large number of students, a large portable classroom, which provided accommodation for an extra 70 students, was transferred from Mosman Public School.¹⁴ (Beginning a long tradition of portable classrooms at the school.) The Suspension Bridge Public School was one of a number of new schools which had been built since the inception of the Public Instruction Act 1880; an 81% increase from 1,100 public schools in 1881 to 1,992 public schools in 1915.¹⁵

¹¹ Above n 9.

¹² Government Gazette of the State of NSW, 'Minister of Public Instruction', 21 January 1927 (Issue 8).

¹³ Copy of letter in North Sydney Local Studies Library, Cammeray Public School Vertical File.

¹⁴ Above n 9.

¹⁵ Government of New South Wales, *The Official Year Book of New South Wales* 1916, Government Printer 1917.



Figure 29: Drawing of the south and west elevations of the original school building. Source: New South Wales Department of Public Works and Services, *Cammeray Public School Upgrade, Statement of Heritage Impact*, 2000.

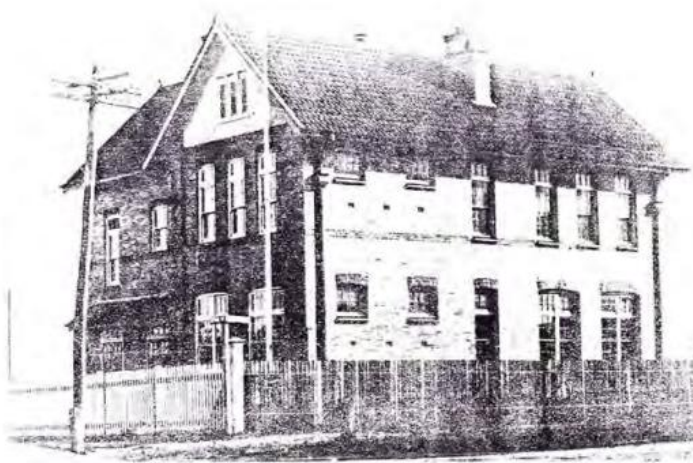


Figure 30: Photograph of the original school building in 1915. Source: North Sydney Local Studies Library, *Cammeray Public School Vertical File*.

The original school building was a design produced by the Government Architect's office when it was headed by George McCrae who was Government Architect from 1912 to 1923.¹⁶

The Suspension Bridge Public School was enlarged in 1917 by a two storey addition of four rooms built onto the northern end of the original building, and again in 1924 by the addition of 6 classrooms in a two storey extension to the western end of the original building [Figure 32 and Figure 33]. The school was then able to accommodate 590 students.¹⁷

The name of the Suspension Bridge Public School was changed to Cammeray Public School in 1926 as Cammeray had by then become the common name for the district.¹⁸

¹⁶ New South Wales Department of Public Works and Services, *Cammeray Public School Upgrade, Statement of Heritage Impact*, 2000.

¹⁷ Above n 9.

¹⁸ Letter from the Department of Lands advising that there was no objection to the proposed name change, North Sydney Local Studies Library, *Cammeray Public School Vertical File*.



Figure 31: Drawing of the North Elevation of the 1924 extensions. Source: New South Wales Department of Public Works and Services, Cammeray Public School Upgrade, Statement of Heritage Impact, 2000.

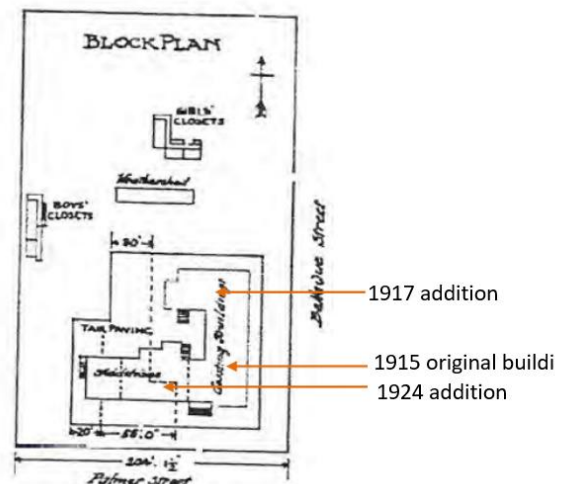


Figure 32: Buildings on the school site in 1924. Source: New South Wales Department of Public Works and Services, Cammeray Public School Upgrade, Statement of Heritage Impact, 2000.







	1915 section of the building designed by G McRae
	1917 additions to the building constructed by Day Labour
	1923 additions to the building designed by RMS Wells
	c2000 additions

Figure 33: Aerial image of Building A, showing the sections of the school that were constructed at different stages. Extracted from Martine Craswell, Cammeray Public School Proposed Roof Cladding Replacements Works – Building A, Heritage Impact Assessment, May 2022.

The earliest aerial image of the subject site dates back to 1943 (Figure 34). In this aerial image, the heritage building B00A is present on site, as well as two smaller buildings to the north. These other buildings appear to be those that were identified in the 1924 plans for the school (Figure 32), suggesting that little physical development occurred at Cammeray Public School between the wars. The site remained relatively the same by 1961 when it was next captured on an aerial image (Figure 35), with just the fencing different than as it was in 1943.

By 1978 a new school block was erected to the northwest of the original building B00A, and sports fields were laid on the land that fronts onto Miller Street (Figure 36). Between 1978 to 1994, another smaller structure was erected on site near the school's south-western corner (Figure 37). By 1998 the earlier small structures present on site since 1943 were replaced with the current Block B (Figure 38). This B00B appears to be the second oldest surviving building at Cammeray Public School, behind the original 1915 building.

The site was further developed and by 2005, Block C and Block D were erected (Figure 39). Other structures currently located on the subject site were erected after 2005 (Figure 40). As evident in the historical images, the heritage listed Block A has retained its c.1924 layout and appearance, with minimal changes to the building's fabric over the last Century.



Figure 34: 1943 aerial image of the subject site (indicated in yellow). Source: Six Maps Aerial Imagery, accessed September 2023.



Figure 35: 1961 aerial image showing approximate boundaries of Cammeray Public School (indicated in yellow). Source: NSW Government Historical Aerial Imagery, accessed September 2023.



Figure 36: 1978 aerial image showing approximate boundaries of the subject site (indicated in yellow) with new school block and sporting fields (circled in red). Source: NSW Government Historical Aerial Imagery, accessed September 2023.



Figure 37: 1994 aerial image showing approximate boundaries of the subject site (indicated in yellow) and newly erected block (circled in red). Source: NSW Government Historical Aerial Imagery, accessed September 2023.



Figure 38: 1998 aerial image showing approximate boundaries of the subject site (indicated in yellow) and newly erected Block B. Source: NSW Government Historical Aerial Imagery, accessed September 2023.



Figure 39: 2005 aerial image showing approximate boundaries of the subject site (indicated in yellow) and newly erected Blocks C and D. Source: NSW Government Historical Aerial Imagery, accessed September 2023.



Figure 40: 2018 aerial image showing approximate boundaries of the subject site (indicated in yellow). Source: Six Maps Aerial Imagery, accessed September 2023.

3.4. Chronological Table of History

The following table provides a chronological overview of the development of the school.

Date	Event
Pre-1788	The area of Cammeray is inhabited by the Cammeraygal people of the Guringai language group.
1885	Area where the school would be built was identified in the Map of St Leonards as Block 35, which was subdivided into 12 villa allotments
1886	European usage of the 'Cammeray Estate' for the sale of building lots in area of modern-day Middle Cove
1889	Cooliatta Estate North Shore Subdivision, within the 23 acre estate that was originally granted to Alexander Macarthur. This is to the immediate east of Cammeray Public School
1890	Unsuccessful attempt to name the Noth Sydney municipality 'Cammeray'
1892	A 'Suspension Bridge' is built across Long Bay Gully. The surrounding area (what would become Cammeray) was subsequently called 'Suspension Bridge'.

Date	Event
1911	With an increased population, an application is lodged with Department of Education for a new school at Suspension Bridge
24 August 1914	A site at the corner of Bellevue and Palmer Streets is purchased from Mr D B M Clark for £1,665
1915	<p>First school building for 'Suspension Bridge School' is constructed for £3,042 - a two-storey block (current Block A) that can accommodate 200 pupils. The building is designed by the Government Architect's office under George McCrae.</p> <p>266 pupils enrol when school is officially opened on 22 March 1915. An additional portable classroom has to be constructed and some pupils are transferred to Mosman Public School.</p>
1917	Block A is enlarged with two-storey addition to northern elevation
1923	School site is enlarged with addition of 0.24ha of land obtained
1924	<p>Block A is further enlarged with two-storey addition to western elevation. This brings school capacity to 590 students.</p> <p>Also by 1924 two other buildings are visible to the north of the Block A building in a Block Plan Map.</p>
1926	Suspension Bridge School is renamed to Cammeray Public School following change of name for the area
1927	School is further extended with acquisition of Lots 11 and 12 (corner Pine and Miller Streets)
1943	The two buildings constructed to the north of Block A remain visible in aerial imagery
1961	The fence boundaries for the school are modified
1978	By 1978, a new classroom is erected north-west of Block A, and sports courts are erected on the Miller Street boundary
1994	A new structure is constructed north-west of Block A
1998	By 1998, the Block B structure is constructed
2005	By 2005, Block C and Block D are erected within the school

4. ASSESSMENT OF SIGNIFICANCE

4.1. Understanding Heritage Significance

Each place is unique and has its own combination of values. Therefore, before making decisions about the future of a heritage item, it is essential to understand its heritage values so that these will be retained when making future decisions about the place.

The 'Statement of Significance' indicates what heritage values of a place should be conserved and is used as a basis for the formulation of specific guidelines for the development of conservation policies of a place. *The Conservation Plan* by J. S. Kerr (seventh edition, 2013, published online by Australia ICOMOS), considers the following three criteria as a useful starting point in assessing the nature of significance:

- Ability to demonstrate a process, a custom or style.
- Associational (historic) links for which there is or is not surviving physical evidence.
- Formal or aesthetic qualities.

Cammeray Public School is partially listed as a heritage item under Part 1 of Schedule 5 of the *North Sydney LEP* 2013 identified as 'Cammeray Public School', 68 Palmer Street (corner Bellevue Street), item no. I0019. The school is also listed on the Department of Education Section 170 Register as 'Cammeray Public School'. Finally, the subject site is located within Plateau Heritage Conservation Area (CA02) HCA.

As a result, there are multiple existing Statements of Significance for Cammeray Public School to which the proposed activity at the school can be assessed against.

4.2. Assessment of Criteria

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance. There are two levels of heritage significance, State and local.

The following assessment of significance table has been prepared in accordance with the *Assessing Heritage Significance 2023* guidelines from the NSW Department of Planning and Environment. The left column contains the previous assessment prepared by Kate Higgins for the site as part of the 2012 Heritage Impact Statement for the school, with the right column containing an updated assessment where necessary (if not necessary, it has been left blank).

Note: The previous assessment was prepared in accordance with the former *Assessing Heritage Significance* guidelines prepared in 2001. The CPH assessment has been considered against the updated 2023 guidelines.

(a) Historic significance: An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Higgins, 2012	CPH, 2024
<i>Cammeray Public School provides evidence of suburban growth in the present day suburb of Cammeray following the completion of transport infrastructure, being the Suspension Bridge in 1892 and the tram service in 1902. Cammeray Public School also demonstrates the expansion of education in New South Wales following the inception of the Public Instruction Act 1880 and the Free Education Act 1906.</i>	Cammeray Public School demonstrates the development of education in the Cammeray (formerly Suspension Bridge) area in the early 20th Century. The area's population increased rapidly between the 1890s-1910s, with this increase necessitating the construction of a school. The demand for education can be seen in initial pupil enrolment rates, which were in excess of the school's initial 200 pupil capacity. This required the Block A building to be quickly expanded in 1917 and 1924, with the schoolgrounds also expanded in 1923

Higgins, 2012	CPH, 2024
	and 1927. The Block A building in particular provides direct evidence of the historical development of Cammeray, particularly that of the suburb's early 20th Century history.

(b) Historical association: An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Higgins, 2012	CPH, 2024
<i>The original school building has significance as a design produced under the architect George McCrae, who was Government Architect from 1912 until 1923.</i>	Cammeray Public School has some historical association with prominent architect Mr George McCrae, who was acting Government Architect (1912 - 1923) at the time of Block A's design and construction. Though other buildings in Sydney have stronger associations with Mr McCrae, including Sydney Town Hall, the QVB Building, the Corn Exchange, the Department of Education Building on Bridge Street, St James Railway Station and the Taronga Zoo lower and top entrances, the association of Cammeray Public School's Building A with Mr McCrae provides evidence of a more modest building design.

(c) Aesthetic/creative/technical achievement: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Higgins, 2012	CPH, 2024
<p><i>Cammeray Public School has aesthetic significance as a fine school building built in a time of transition at the end of the Federation period and the beginning of the Inter-War period. It displays characteristics of both the Federation Arts and Crafts style and the Inter-War Georgian Revival style. Cammeray Public School also reflects the variety of architectural styles used in the design of buildings at the time of its design and construction.</i></p> <p><i>Cammeray Public School is a prominent visual element in the Palmer and Bellevue Streets streetscapes and in the surrounding area, and it contributes in a positive way to these places.</i></p>	Cammeray Public School has aesthetic significance for its demonstration of blended Federation Arts and Crafts and Inter-War Georgian Revival architectural styles. Block A's façade contains a contrasting light brown brickwork with red brick string courses and arched lintels. The elevation also features a rough cast render and vertical louvre vents on the gable ends. The series of windows on the ground and first floor are all multi-paned and double hung. The use of natural materials and earthy colours, mixed with the simplicity of form and conservative design, gives the building a unique appearance that sits well within the blended architectural styles present across Cammeray and the Plateau HCA.

(d) Social, cultural, and spiritual: An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Higgins, 2012	CPH, 2024
<i>The school is likely to have social significance to the present day school community and to those who were educated at, or taught at, the school in the past.</i>	The social significance of Cammeray Public School is not known and requires consultation with local groups and communities to ascertain its level of significance, if existing.

(e) Research potential: An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Higgins, 2012	CPH, 2024
<i>Cammeray Public School has not been identified in an archaeological zoning plan.</i>	As per the disturbance map of the school (extracted from AMAC, <i>Aboriginal Due Diligence - Cammeray Public School</i> , November 2023 - Figure 41), the high level of disturbance across most of the site indicates that there is likely to be little research or archaeological potential for Cammeray Public School.

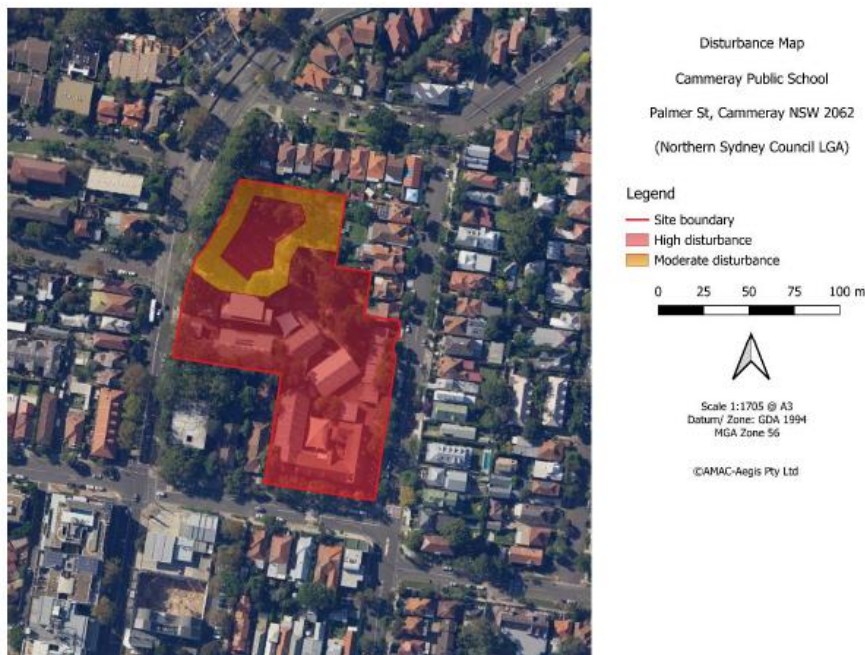


Figure 4.10 Disturbance map of study site.
 Red indicates high disturbance – orange moderate disturbance.
 QGIS using Six Maps, LRS Online (accessed 14/08/2023).

Figure 41: Disturbance Map for the site, extracted from AMAC, *Aboriginal Due Diligence - Cammeray Public School*, November 2023.

(f) Rare: An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Higgins, 2012	CPH, 2024
<i>Cammeray Public School is one of a number of schools built on the North Shore in the early part of the twentieth century.</i>	Cammeray Public School is not distinctly rare, being one of a number of schools constructed in the North Shore area in the early 20th Century as residential development expanded.

(g) Representative: An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

Higgins, 2012	CPH, 2024
<i>Cammeray Public School is a representative example of an important cultural building which contributed to the development of the area in the early twentieth century.</i>	Agreed

4.3. Established Statements of Significance of Cammeray Public School and the Plateau HCA

The following Statement of Significance has been extracted from State Heritage Inventory form for 'Cammeray Public School', 68 Palmer Street, item no. I0019:¹⁹

Important local public school in a substantial and largely original building. Good example of period institutional design and philosophy in school context. An early and important factor in local urban development.

Though this is not as extensive, a revised Statement of Significance for Cammeray Public School was provided by Katie Higgins in the Heritage Impact Statement prepared for the school in 2012:

Cammeray Public School reflects the growth of the Cammeray area in the early part of the twentieth century following the introduction of transport infrastructure which made access to the area feasible. Cammeray Public School demonstrates the increase in the numbers of children being formally educated following the inception of the Public Instruction Act 1880 and the Free Education Act 1906. The historic school building is an attractive building constructed at the beginning of the Inter-War period and having some elements of the earlier Federation Arts and Crafts period. The building is associated with the Government Architect George McRae. The historic school building is a prominent element in the streetscape and contributes to the attractive character of the area.

CPH believe this Statement of Significance adequately identifies the significance of the heritage item.

There are no Statements of Significance for the State Heritage Inventory (SHI) form for the Section 170 listing of Cammeray Public School, nor for the SHI form for the Plateau Heritage Conservation Area (CA02). The following Statement of Significance for the Plateau HCA has been extracted from the *North Sydney DCP* 2013.²⁰

The Plateau Conservation Area is significant:

¹⁹ Above n 1.

²⁰ *North Sydney Development Control Plan* 2013, Control 4.5.3 'Statement of Significance' for Plateau Conservation Area.

- (a) For the unity of its subdivision history and consistency of the housing stock which is evident in the built form of the area.
- (b) For its largely intact residential form that illustrates small-scale housing including timber buildings, and which has survived without large scale intrusions.
- (c) For its strong landscape quality defined by street trees and front garden plantings that give an overall impression of a landscaped garden suburb.

The following map illustrates those properties that are identified as contributory items to the Plateau Conservation Area (CA02) and that are in proximity to the subject site. This assessment of the buildings being contributory is extracted from Appendix 1 of the North Sydney DCP 2013.



Figure 42: Cadastral Map of the subject site (indicated in red), with contributory buildings of the Plateau HCA identified (indicated in blue), as per Appendix 1 of the North Sydney DCP 2013. Source: SIX Maps, accessed October 2023.

5. HERITAGE IMPACT ASSESSMENT

5.1. Statutory Controls

The subject site is listed as a heritage item and is within the boundaries of an established heritage conservation area, both of which are listed on Schedule 5 of the *North Sydney LEP 2013*. The subject site is also located within close proximity to a number of heritage items and heritage conservation areas and is therefore subject to the heritage provisions of the *North Sydney LEP 2013* and the heritage controls of the *North Sydney DCP 2013*.

5.1.1. Environmental Planning and Assessment Act (EP&A Act) 1979

The following provisions contained within the *EP&A Act* are relevant to the subject proposal due to the site's heritage listing and thus have been considered below.

Subdivision 2 Duty of determining authorities to consider environmental impact of activities

5.5 Duty to consider environmental impact

(1) For the purposes of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Development consent is required for any of the following-

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area

...

(e) erecting a building on land-

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance

...

- The existing Cammeray Public School contains the heritage item 'Cammeray Public School', which is listed as a heritage item of local heritage significance under Part 1 of Schedule 5 of the *North Sydney LEP 2013* (item I0019). The proposal involves the erection of a new school building and associated covered walkway, electrical and landscaping works within the heritage curtilage of Cammeray Public School. As such, the impact of the proposal on the heritage item is required, which is undertaken in this SOHI.
- Due to the scope of works and the nature of the subject site, the development will be undertaken through a REF pathway under Division 5.1 of the *Environmental Planning and Assessment Act 1979*.
- Following, written notice of an intention to carry out the development will be provided to North Sydney Council by the DoE. Any response provided within 21 days to this notice will be taken into consideration

5.1.2. North Sydney Local Environment Plan 2013

Cammeray Public School is listed as a heritage item under Part 1 of Schedule 5 of the *North Sydney LEP* 2013 as 'Cammeray Public School', item no. I0019. It is also situated within the Plateau HCA (CA02). As such, the following provisions within the *North Sydney LEP* normally apply to the upgrade works at the site. However, as the SEPP (Transport and Infrastructure) 2021 overrides the LEP, these provisions have been included as a guide only to frame the heritage impact assessment.

Clause 5.10 Heritage Conservation

(2) Requirement for consent.

Development consent is required for any of the following-

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)-

(i) a heritage item

(ii) an Aboriginal object

(iii) a building, work, relic or tree within a heritage conservation area

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.

(d) disturbing or excavating an Aboriginal place of heritage significance.

(e) erecting a building on land-

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance

...

- The proposed works involve the construction of a new permanent teaching block and associated landscaping, electrical services and covered walkway works. As this directly involves the erection of a building on land on which a heritage item and an HCA is located within proximity (subsection 5.10 (2) (e) (i)), development consent would generally be required from North Sydney Council. This is because the development has the potential to affect the heritage significance of both the 'Cammeray Public School' heritage item (no. I0019) and the Plateau HCA (CA02). However, due to the scope of works and the nature of the subject site, the development will be undertaken through a REF pathway under Division 5.1 of the *Environmental Planning and Assessment Act 1979*. As such, development consent from North Sydney Council is not required under this subsection.

(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).

- This Statement of Heritage Impact has been prepared to consider the proposed activity and its potential impacts to the heritage significance of Cammeray Public School and the Plateau HCA, as well as the nearby heritage items. The works are located within the allotments which are identified as the heritage curtilage of 'Cammeray Public School' and the 'Plateau HCA'. The non-heritage allotment within the school is not proposed for alteration.

Clause 5.10 Heritage Conservation

(5) Heritage assessment

The consent authority may, before granting consent to any development -

*(a) on land 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.

- A heritage management document is defined at the Dictionary for *North Sydney LEP 2013* as (a) a heritage conservation management plan, (b) a heritage impact statement, or (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of significance or heritage conservation area.
- This Statement of Heritage Impact (formerly known as a Heritage Impact Statement) has been prepared to address this subclause as the development is located within land that has been designated as both a heritage item and within a heritage conservation area.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

- There is no known CMP available for the site.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)-

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after notice is sent.

- There is limited archaeological potential for the site based on the desktop assessment undertaken to date (AMAC, *Aboriginal Heritage Due Diligence 2023*). This is due to the high level of disturbance across the site (see Figure 41) and the lack of development at the school across its history.
- Notwithstanding, should any unexpected archaeological finds be uncovered during any ground works, the 'STOP WORK' procedure will be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance-

(a) consider the effect of the proposed development on the known heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and

- The Aboriginal Cultural Heritage values of the site is being considered separately by AMAC.

Clause 5.10 Heritage Conservation

assessment (which may involve consideration of a heritage impact statement), and


(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

5.1.3. North Sydney Development Control Plan 2013

The following table addresses the relevant heritage controls within the North Sydney DCP 2013. As the North Sydney Council are not the consent authority for this proposal, these controls are not binding on the proposed activity. Instead, they have been included to guide the heritage impact assessment.

5.1.3.1. Non Residential Development in Residential Zones - Part B Section 3

Control Part B Section 3 - Non Residential Development in Residential Zones	This proposal relates to these matters as follows:
3.1 Introduction <i>Non-residential development in residential zones generally comprises, but is not limited to, the following types of uses:</i> <i>Child care centres;</i> <i>Educational establishments;</i> <i>Information and education facilities;</i> <i>Health care facilities (including health consulting rooms, medical centres and hospitals);</i> <i>Places of worship;</i> <i>Community facilities;</i> <i>Neighbourhood shops; and</i> <i>Entertainment facilities..</i> <i>The majority of these uses are primarily operated from large scale buildings which are often inconsistent with the scale of residential development occurring within the residential zones. They can also lead to additional impacts on residential amenity in terms of traffic impacts and noise.</i> <i>The purpose of this Section of the DCP is to provide guidance to applicants for the development of non-residential development in residential zones such that the impacts on residential amenity is minimised.</i>	<ul style="list-style-type: none"> ▪ Educational establishments that border residential development are specifically identified as a type of non-residential development within a residential zone to which this chapter applies. As such, this SOHI considers the proposed activities at Cammeray Public School against the following controls due to it bordering land zoned as residential. ▪ This control is considered in this SOHI as many of the controls reference being in conformity with the area's character statement, which in this instance is the Plateau HCA. Separate controls for the Plateau HCA are also considered further below.
3.1.2 When does this section of the DCP apply? <i>This section of the DCP applies to:</i> ...	<ul style="list-style-type: none"> ▪ As per the NSW Planning Portal Spatial Viewer, the subject site is zoned as SP2 - Educational Establishment under the <i>North Sydney LEP 2013</i>.

Control Part B Section 3 - Non Residential Development in Residential Zones	This proposal relates to these matters as follows:
<p><i>(b) development for any purpose on land zoned SP2 Infrastructure, and where any adjacent or adjoining land is zoned:</i></p> <p><i>(i) R2 Low Density Residential,</i> <i>(ii) R3 Medium Density Residential,</i> <i>(iii) R4 High Density Residential, or</i> <i>(iv) E4 Environmental Living</i></p> <p><i>If land zoned SP2 Infrastructure is located adjacent to one or more than the following zones:</i></p> <p><i>(a) R2 Low Density Residential,</i> <i>(b) R3 Medium Density Residential,</i> <i>(c) R4 High Density Residential, or</i> <i>(d) E4 Environmental Living.</i></p> <p><i>then the controls of the most restrictive zone will apply to the subject site. For example, if the subject site is located adjacent to land zoned R2 Low Density Residential and R4 High Density Residential, then the provisions of the R2 Low Density Residential would apply.</i></p>	<ul style="list-style-type: none"> It is surrounded predominantly by land zoned as R2 - Low Density Residential and R3 Medium Density Residential, except for the north-western corner which is zoned as RE1. As such, this chapter applies to development at the school. Though it is adjacent to two zones, the more restrictive controls of the R2 Low Density Residential zone will apply.  <p>Figure 43: NSW Planning Portal Spatial Viewer, showing SP2 zoning of subject site and surrounding residential zoning.</p>
3.3 Quality Built Form	
<p><i>In response to their local context, buildings need to be designed to respect the existing topography and relate to the rhythm and pattern of characteristic buildings in the prevailing streetscape. A comfortable and memorable street will be one where no one building or feature dominates.</i></p> <p><i>Kerb and guttering, footpaths, fences, front gardens and the street frontage of buildings all contribute to the appearance of a street and influence how people feel in them and about them. Streets where people feel comfortable will exhibit consistency in these elements and relationships between the scale of these elements.</i></p>	<ul style="list-style-type: none"> The topography of the site is an important factor that shields the potential heritage impacts the development of the new two storey building may have on the heritage item (I0019) and HCA (CA02). This is because the new two storey building located near Miller Street is at a significantly lower height than that of the heritage Block A and the single storey residential development along Bellevue Street. The proposed new building situated on the Miller Street boundary would respond to the streetscape of Miller Street and not overwhelm the medium density residential (R3) development adjacent.
3.3.1 Context	

Control Part B Section 3 - Non Residential Development in Residential Zones	This proposal relates to these matters as follows:
<p>P1 A Site Analysis is undertaken in accordance with Part A: Section 5 – Site Analysis of this DCP.</p> <p>P2 Proposed developments must be designed to respond to the issues identified in the site analysis and in the relevant area character statement (refer to Part C of the DCP).</p>	<ul style="list-style-type: none"> A site analysis was undertaken as part of the masterplan development for the activity. This has informed the current design.
3.3.2 Streetscape	
<p>P1 All works within the road reserve must be undertaken in accordance with the North Sydney Council Performance Guide (refer to Part B: Section 20 – Public Infrastructure of the DCP).</p> <p>P2 All existing sandstone kerb and guttering must be retained and maintained.</p> <p>P3 Existing street trees are to be retained and protected by avoiding excavation or building within the drip line of the tree (refer to Part B: Section –6 - Tree and Vegetation Management of the DCP).</p> <p>P4 Plant new trees of the same species that are present in the street, or in accordance with guidelines or strategies adopted by Council.</p> <p>P5 Maintain a nature strip on-street if one exists.</p>	<ul style="list-style-type: none"> No works are proposed to the road reserve, kerbs, gutters and street trees of Cammeray as all the works are situated within the confines of the school grounds. This will preserve the landscaped garden characteristics of the Plateau HCA.
3.3.5 Siting	
<p>P1 Buildings are to be sited in accordance with that described in the relevant area character statement (refer to Part C of the DCP), or if not identified in the relevant area character statement, sited to relate to neighbouring buildings.</p> <p>P2 Site buildings within a single building form, addressing the street.</p> <p>P3 Orient each external wall parallel to the corresponding boundary of the site, unless another orientation is characteristic.</p>	<ul style="list-style-type: none"> The proposed new building is sited to match the adjacent Block E building, which will run parallel to the Miller Street boundary. The Miller Street elevation of the proposed building addresses the streetscape with appropriate window articulation. A landscaped garden with compensatory plantings is proposed for the area between the new building and the Miller Street boundary, which will further soften the new building's introduction to the site.
3.3.6 Setbacks	
<p>Front</p> <p>P1 The front setback must match the alignment of the primary facades of buildings on adjoining properties. Where different setbacks occur, the average of the setbacks of those primary facades is to be used.</p> <p>P2 An increased setback may be required where there is a need to reduce the visual dominance of a large scale premises through the incorporation of landscaping or other screening and design treatments.</p> <p>Side</p>	<ul style="list-style-type: none"> The new building is setback 5 metres from all allotment boundaries as per the neighbouring building setbacks for consistency. This ensures that the new classroom building does not physically overwhelm or overshadow the neighbouring residential development at Miller, Palmer or Bellevue Streets.

Control Part B Section 3 - Non Residential Development in Residential Zones	This proposal relates to these matters as follows:
<p>P3 Building setbacks are to comply with the requirements set out in Table B-3.4.</p> <p>P4 Where possible, side setbacks should match those on adjoining properties, or, if adjoining properties are not characteristic, with setbacks identified in the relevant area character statement (refer to Part C of the DCP).</p> <p>P5 Despite P3 above, the building must be set back a minimum of 3m from the property boundary, where the adjoining site has balconies or windows to main living areas of dwellings or serviced apartments located at the same level.</p>	
3.3.7 Form, massing & scale	
<p>P1 The height of buildings is not to exceed that stipulated within cl.4.3 to NSLEP 2013.</p> <p>P2 The number of storeys should be consistent with that identified in the relevant area character statement (refer to Part C of the DCP).</p> <p>P3 The finished floor height of the ground floor level should be no higher than 1m, measured vertically at any point, above ground level (existing).</p> <p>P4 Finished floor to ceiling heights are a minimum of 3.3m at the ground floor and 2.7m for each floor above the ground floor. Council may consider a variation to the minimum requirements, but only if the applicant can demonstrate that the non-residential floor space is capable of receiving satisfactory natural daylight and ventilation (e.g. shallow commercial spaces with large amounts of window area).</p> <p>...</p> <p>P8 Where a building is to be located amongst buildings having a consistent form and scale the size, location and proportions of window, door openings and other distinctive features such as roof form should be carried over to the new development.</p> <p>P9 Provide smaller door and window openings within masonry walls, so that glass does not dominate the façade.</p> <p>...</p> <p>P11 The apparent length of buildings should be broken down through the use of articulation, design and detailing, changes in materials and colours.</p>	<ul style="list-style-type: none"> ▪ The proposed addition is approximately 11.7 metres high, which complies with the maximum 4 storeys allowed under section 3.37 of the SEPP (Transport and Infrastructure). The new building's footprint will also be smaller than existing buildings within the school, including the adjacent block E and the heritage-listed block A. It will be consistent with the existing form and scale of buildings within the school grounds. ▪ The design of the building is in accordance with DoE Hub layouts. It is sufficiently articulated through different neutral colours and paint finishes and will utilise high quality materials. ▪ In general, the new building respects the heritage curtilages and settings of both the heritage listed building (Block A) and the HCA (CA02). This is because the new building and associated landscaping and covered walkway works are distanced away from these significant sites and are shielded by existing development, mature trees and the topography of the site.

Control Part B Section 3 - Non Residential Development in Residential Zones	This proposal relates to these matters as follows:
<p>P12 High quality materials should be used throughout the building design.</p> <p>P13 Building elements, such as materials, finishes, and window dimensions should relate to neighbouring buildings.</p> <p>P14 Buildings are to respect the setting and curtilage of heritage items (refer to Part B: Section 13 - Heritage and Conservation of the DCP).</p>	
3.3.9 Colours and materials	
<p>P1 Buildings should use materials identified in the relevant area character statement (refer to Part C of the DCP), if provided.</p> <p>P2 Natural colours and muted and earth tones should be used for major areas of the building, such as walls and roof, with stronger colours restricted to smaller features, such as window frames, doors and architectural detailing.</p> <p>P3 Avoid the extensive use of reflective glass, reflective metal and plastics on the exterior of buildings.</p> <p>P4 Buildings should incorporate a high proportion of masonry to glass as follows - if a vertical or horizontal line is drawn in any position on any façade it should not pass over more than 50% of glass, or 75% of clear opening and glass.</p> <p>P5 Solar panels should be integrated into building design where possible</p>	<ul style="list-style-type: none"> It is noted that as per Control 4.5.6 (Plateau HCA - Characteristic Built Elements), the characteristic built elements and materials are the following (addressed in further detail below): <p>P8 Walls: Weatherboards; Face brick on sandstone foundations</p> <p>P9 Roofs: Slate and corrugated metal on older dwellings; Terracotta tiles with corrugated iron or corrugated sheet metal on rear extensions.</p> <p>P10 Timber verandahs. Timber windows and doors.</p> These built characteristic elements are more applicable for the residential development within the HCA. Regardless of this, the new design for the building utilises complementary natural colours and tones to sit within the existing built context of the school. It is in accordance with DoE Hub Layouts and does not employ an unsympathetic predominantly glazed façade.

5.1.3.2. Heritage and Conservation - Part B Section 13

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
13.1.3 When does this section of the DCP apply?	
<p><i>This Section of the DCP applies to:</i></p> <p>(a) properties that are individually listed as heritage items;</p> <p>(b) properties that form part of a group heritage item listing</p> <p>(c) properties and structures within heritage conservation areas; and</p>	<ul style="list-style-type: none"> Cammeray Public School is both partially listed as a heritage item (I0019) and partially within a heritage conservation area (CA02). The school is also in general proximity to heritage items (I0407 and I0003). As such, this section of the DCP applies to development within the site.

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
<i>(d) properties within the vicinity of heritage items and heritage conservation areas</i>	
13.2 Aboriginal Heritage	
<p>P1 Obtain relevant approvals from the Aboriginal Heritage Office prior to commencing work where a site contains, or has potential for Aboriginal objects.</p> <p>P2 Building and landscaping works, including paths and driveways are not to disturb any Aboriginal objects.</p> <p>P3 Minimise disturbance and exposure of areas along the foreshore, including excavations for swimming pools, jetties and boat sheds.</p> <p>P4 Site structures away from the foreshore where possible.</p> <p>P5 Minimise disturbance to rock outcrops and overhangs.</p>	<ul style="list-style-type: none"> As noted in the Aboriginal Due Diligence prepared for the site by AMAC (2023), there is likely to be limited potential for Aboriginal heritage due to the disturbance of the site. The recommendations of AMAC should be considered in this regard.
13.3 Archaeology	
<p><i>This subsection of the DCP only deals with non-Aboriginal archaeology (i.e. European Heritage) and refers to sites, which are addressed in s.13.2 above. It primarily relates to sites of known or potential cultural significance, both below and above ground which have the potential to increase our knowledge of earlier human occupation, activities and events.</i></p> <p>P1 Minimise the depth and extent of any excavation and locate new work away from areas known to contain archaeological relics.</p> <p>P2 Minimise disturbance along foreshore areas where there is a high likelihood of relics. This includes excavation and exposure of subsoil areas for swimming pools, jetties or boat sheds.</p> <p>P3 Locate structures to minimise changes to the natural landform.</p> <p>P4 Minimise disturbance to below ground and sub-floor areas by careful siting of new work to conserve potential archaeology.</p> <p>P5 Ensure reversibility of changes (as relevant).</p>	<ul style="list-style-type: none"> From the due diligence assessments undertaken for the school, there is not likely to be an archaeological deposits or relics across the site. Notwithstanding, should any unexpected archaeological finds be uncovered during any ground works, the 'STOP WORK' procedure will be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
13.4 Development in the Vicinity of Heritage Items	
<p><i>P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.</i></p> <p><i>P2 Maintain significant public domain views to and from the heritage item.</i></p> <p><i>P3 Ensure compatibility with the orientation and alignment of the heritage item.</i></p> <p><i>P4 Provide an adequate area around the heritage item to allow for its interpretation.</i></p> <p><i>P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.</i></p> <p><i>P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).</i></p>	<ul style="list-style-type: none"> ▪ The heritage items in the vicinity of the school are that of 'North Sydney bus shelters', item I0407, which is located on Miller Street, and 'House', item I0003, which is located on Bellevue Street. The proposed activity involves the construction of a new school block near the Miller Street boundary, which is in the general proximity to the 'North Sydney bus shelters' heritage item (I0407), however there is no visual relationship between the proposed new block and this heritage item. This is because the Miller Street boundary of the school contains a dense collection of mature trees that obstruct any potential views to and from this heritage item from the new block. ▪ As a result, the proposed activity will have no impacts on the heritage items in the vicinity.
13.5 Heritage Items	
13.5.1 Protecting heritage significance	
<p><i>P1 Retain features (including natural and cultural landscape features) that contribute to the significance of the item.</i></p> <p><i>P2 Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.</i></p> <p><i>P3 New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.</i></p> <p><i>P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.</i></p> <p><i>P5 Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.</i></p>	<ul style="list-style-type: none"> ▪ This section is applicable to the proposed activity as the works are all located within the heritage curtilage of item I0019 'Cammeray Public School'. ▪ It is proposed that some minor interventions will be made to the built fabric of Building A (the heritage item, as identified at Section 1.5 of this SOHI) to expand the services capacity of the site. These works include the relocation of Wireless Access Points (WAPs) from certain ceilings to walls (for compliance with safety regulations), replacement of the Main Switchboard (MSB) and upgrades to the existing communication room (replacement shelving). In addition, minor excavation works will be required to install new consumer mains cables from the existing substation to the new MSB. These works will be guided by mitigation measures included at Section 5.3 to ensure impacts to the heritage significance of Building A are minimised. ▪ The location of the new classroom building is away from the immediate surroundings of the heritage building (Block A) meaning that there will be no changes to the setting of the

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
<p><i>P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.</i></p>	<p>heritage item. Also, the proposed new building has no direct sightline with Building A, being obstructed by existing school blocks, mature trees and the site's sloping topography. As such, the existing significant setting of Building A will be retained.</p> <ul style="list-style-type: none"> ▪ The removal of non-contributory demountable buildings to open up views along Bellevue Street is an improved heritage outcome for the heritage item. This is because views and vistas to and from Building A will be enhanced. This will also benefit the streetscape and setting of the HCA (see discussion below). ▪ There is no CMP applicable to the site to assess the proposal against.
13.5.2 Form, massing, scale	
<p><i>P1 Locate alterations and additions away from principal elevations and primary forms, and behind and below the main ridge line.</i></p> <p><i>P2 Ensure that alterations and additions are smaller in scale, height and massing than the existing building.</i></p> <p><i>P3 Locate additions within characteristic setbacks.</i></p> <p>...</p>	<ul style="list-style-type: none"> ▪ The additions to Cammeray Public School (new classroom block that extends from Block E, new covered walkways and landscaping works) are all located away from the surroundings of Building A; they are situated in an area of the school which is at a lower height due to the topography of the subject site. This is away from the primary elevations and boundaries of the school (Palmer Street and Bellevue Street) and thus are considered sympathetic to the heritage values of both the heritage item (I0019) and the HCA (CA02). ▪ The proposed two storey building would match the existing classroom blocks within the school site that are distanced away from Building A, particularly that of Block E which will be connected to the new block. The two-storey height is deemed acceptable as it will not overwhelm or overshadow the heritage building (Building A) in the distance.
13.6 Heritage Conservation Areas	
<p>Contributory items are part of the collective significance of the particular conservation area in which they are located. They are important for what they offer to the streetscape or character of the heritage conservation area. As a result, the focus for contributory items is how the building appears in the public domain, and especially from the street. Council does not support the demolition of contributory items.</p> <p>Neutral items are not defining, but do not detract from the overall character of a conservation area. They often represent the original era of development and may display the predominant architectural style. The focus for neutral items is how the building appears in the street and public domain. The intention is to achieve a neutral or improved built outcome by removing previous unsympathetic alterations, or adding features that are characteristic of an area.</p>	

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
<p>Uncharacteristic items are buildings and structures that are intrusive and detract from the character and significance of the heritage conservation area. They are not suitable benchmarks for new developments. Replacement buildings are to achieve a neutral or contributory status.</p>	
<p>13.6.2 Form, massing and scale</p>	
<p><i>P1 Development should reflect the bulk, mass, scale, orientation, curtilage and setbacks of surrounding heritage and contributory items.</i></p> <p><i>P2 Development should recognise and complement the predominant architectural scale and form of the area.</i></p> <p><i>P3 Do not obstruct existing views in the public domain, including slot views over and between buildings as these provide connection and contribute to the context of the area's location.</i></p> <p><i>P4 Reinstate characteristic and decorative features to contributory items where alterations and additions are proposed. This could include reinstatement of verandahs and balconies, joinery, chimneys, fences or window detailing.</i></p> <p><i>P5 Achieve a neutral outcome to neutral items or improved outcome to neutral items which were constructed in the core period of development by:</i></p> <p><i>(a) respecting original or characteristic building patterns in terms of bulk, form, scale and height;</i></p> <p><i>(b) minimising changes to original and characteristic features;</i></p> <p><i>(c) removing unsympathetic and uncharacteristic changes and/or;</i></p> <p><i>(d) reinstating characteristic details where there is physical or documentary evidence.</i></p>	<ul style="list-style-type: none"> ▪ The removal of uncharacteristic demountable buildings will enhance the amenity and setting of the Plateau HCA, particularly with the removal of demountable buildings along Bellevue Street next to mature trees. This will improve views to and from the contributory buildings along Bellevue Street by reinforcing the tree-lined streetscape of the road, which is an aspect that contributes to the significance of the Plateau HCA (see Section 4.3 of this SOHI). ▪ The proposed construction of a new two-storey classroom block within the Plateau HCA is considered acceptable and in keeping with the buildings in the immediate vicinity. The new building is to be located adjacent to the two-storey Block E on the Miller Street boundary of Cammeray Public School, with this building to be at a lower height than the existing contributory buildings of the Plateau HCA due to the topography of the conservation area. The closest contributory buildings on Bellevue Street are sufficiently distanced and screened from the new development by existing classroom buildings within the school (including Blocks B, D and E), mature trees along the Bellevue Street boundary, and the topography of the site itself. ▪ The removal of trees to accommodate the new building has a minor impact on the amenity and character of the Plateau HCA. This is because, as per the Statement of Significance extracted at Section 4.3 of this SOHI, the HCA is significant "for its strong landscape quality defined by street trees and front garden plantings that give an overall impression of a landscaped garden suburb." The removal of three trees from areas which have high landscape value qualities (as per the Laurence & Co <i>Aboriginal Impact Assessment & Tree Protection Specification</i>, March 2025) may be interpreted as detracting from the landscaped garden suburb character of the area. However, historical research has indicated that these trees date from the 1960s-1970s, well after the original

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
	<p>construction of the school (1915) and the subdivision and residential development of the area (late 19th and early 20th Century). As they are not original trees and the proposals retains a sufficient number of trees along the school's boundary, the removal of these 3 trees will not compromise the ability for the landscaped garden suburb character to be interpreted and appreciated. As such, the removal of 3 trees would have a negligible impact on the character of the Plateau HCA.</p> <ul style="list-style-type: none"> ▪ The proposed landscape plan for the site, as prepared by Ground Ink Landscape Architects, shows new plantings and a garden bed to be introduced between the proposed new building and the Miller Street boundary of the school. This is considered an appropriate replacement from a heritage perspective as it reinforces the landscaped garden suburb character of the HCA.
13.6.3 Roofs	
<p>P1 Roof form, pitch and materials are to be compatible with heritage and contributory items in the conservation area, as identified in the relevant character area statement (refer to Part C of the DCP).</p>	<ul style="list-style-type: none"> ▪ The proposed new building has an appropriate roof pitch that matches the roofs of the existing classroom blocks in the immediate vicinity, like that of Buildings E, F and D. The roof form and materials do not attempt to replicate that of the heritage-listed Building A, nor significant / contributory buildings within the Plateau HCA, instead proposing a compatible and sympathetic roof form.
13.6.6 Infill development in conservation areas	
<p><i>Infill development refers to any new building in a heritage conservation area. Heritage items are good reference points for indicating appropriate bulk, massing, scale, and material usage.</i></p> <p>P1 Infill developments in heritage conservation areas need to positively respond to the setting and special character of the area, as outlined in the relevant character area statement (refer to Part C of the DCP).</p> <p>P2 Consideration be given to the NSW Heritage Office's publication <i>Design In Context</i> provides guidance for infill development, copies of which are available from their website.</p>	<ul style="list-style-type: none"> ▪ The construction of a new classroom block within Cammeray Public School would be considered infill development in the Plateau HCA, thus it requires a design and scale that is sympathetic to the general characteristics of the HCA as well as the existing school buildings with particular attention to heritage listed Building A. The special character of the Plateau HCA is extracted below at Section 5.1.3.3. ▪ The NSW Heritage Office's publication <i>Design In Context</i> provides for six different sets of design criteria to inform infill development within conservation areas. These criteria are character, scale, form, siting, materials and colours, and detailing. These have been generally considered in that the proposed design of the new building is in conformity with these criteria. The new

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
	<p>building is at an appropriate scale and form for its surrounding school context, it employs a non-intrusive and non-impactful façade, it utilises a sympathetic colour scheme and materials to match the other school blocks in proximity, and is sited away from the heritage item on site.</p>
13.8 Demolition	
<p><i>These controls apply to development applications for demolition works to heritage items and sites within heritage conservation areas.</i></p> <p>Demolition of neutral items</p> <p>P5 <i>Neutral items should not be demolished and demolition will generally not be supported by Council.</i></p> <p>P6 <i>Despite P5 above, Council may consider the demolition of a neutral item, but only where the applicant can demonstrate:</i></p> <p><i>(a) the existing building is not capable of adaptation or modification in a way that will reasonably meet contemporary amenity and living standards while also improving the appearance and contribution of the building to the area's character;</i></p> <p><i>(b) that any replacement building improves the contribution of the site to the area's character in terms of form, setbacks, bulk, scale, materials and style;</i></p> <p><i>(c) that sustainability outcomes of the proposed replacement development reasonably justify the change; and</i></p> <p><i>(d) that all reasonable alternatives to demolition have been considered.</i></p> <p>Demolition of uncharacteristic items</p> <p>P7 <i>Council will only consider the demolition of uncharacteristic items if the applicant can satisfactorily demonstrate:</i></p> <p><i>(a) that the replacement building will allow the site to be reclassified from at least "uncharacteristic" to "neutral"; and</i></p> <p><i>(b) that sustainability outcomes of the proposed replacement development reasonably justify the change.</i></p>	<ul style="list-style-type: none"> ▪ The proposal involves the removal of six non-permanent demountable buildings within the school site, including three along the Bellevue Street boundary of the school which are opposite neutral and contributory buildings of the Plateau HCA. The removal of these demountable buildings would generally benefit the streetscape and the setting of the HCA as they would open up views within and outside the school along Bellevue Street. As they are not typical to the character of the Plateau HCA (see below at 5.1.3.3), this SOHI has assessed these demountable buildings as uncharacteristic and are different typology than the residential development of the HCA. ▪ No other buildings, especially heritage buildings, are proposed to be removed.
13.9 Controls for Specific Building Elements	

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
<p>13.9.1 Skylights, solar panels and satellite dishes</p> <p>...</p> <p>13.9.2 Dormer Windows</p> <p>...</p> <p>13.9.3 Verandahs and balconies</p> <p>...</p> <p><i>P5 The design, proportions and detailing of new balconies is to relate to the style, detail and period of the building, and any characteristic elements of the conservation area identified in the relevant character area statement</i></p> <p>...</p> <p>13.9.4 Materials, colours and finishes</p> <p>...</p> <p><i>P3 Where new materials are required, ensure that they are easily recognised as new, but are compatible with the key elements of the heritage item.</i></p> <p><i>P4 Select materials and finishes to reflect their characteristic usage, such as stone at the building base.</i></p> <p><i>P5 Details of proposed colour scheme are to be provided with the development application.</i></p> <p><i>P6 Ensure materials, finishes and colours are compatible with the characteristic built elements of the conservation area identified in the relevant character area statement</i></p> <p>13.9.5 Garages and Carports</p> <p>...</p> <p>13.9.6 Fences</p> <p>...</p> <p>13.9.7 Gardens</p> <p>...</p> <p><i>P1 Retain garden settings and any horticultural features which relate to the heritage significance of the heritage item or conservation area.</i></p> <p>...</p> <p><i>P4 Retain significant trees.</i></p>	<ul style="list-style-type: none"> ▪ This section of the <i>DCP</i> provides specific controls for different building elements used in new development (like infill development in an HCA) and alterations and additions to heritage items. ▪ The only relevant building elements within this section that relate to this proposal are the controls for verandahs and balconies, materials, colours and finishes, and gardens. ▪ The verandah proposed for the new classroom block complements the existing verandas for the adjacent Block E and nearby blocks. It is not appropriate for the new verandah to be articulated in a manner to replicate the original verandahs of contributory buildings within the Plateau HCA. ▪ The proposed design for the new building utilises compatible but contemporary materials and finishes to ensure its compatibility with the HCA. The materials, which include brick panels and perforated metal, reflect those utilised in the proximate school buildings, which do not impact on the aesthetic qualities of the Cammeray Public School heritage item or Plateau HCA. ▪ The use of neutral colours and tones is sympathetic to the heritage item and HCA as it does not establish a detracting, or dominant building within the site. ▪ The proposal involves the removal of three trees (T26, T27 and T28), with these identified as having Moderate (T26 and T28) and High (T27) landscape value in the <i>Aboriginal Impact Assessment & Tree Protection Specification</i> for Cammeray Public School by Laurence & Co (March 2025). However, the historical research has identified that these trees do not have heritage significance, being later additions to the school (1960s-1970s) well after the original construction of Block A (1915). Though the Plateau HCA has an identified landscaped character, the removal of the three trees within the schoolgrounds will not have a discernible impact on the character or appreciation of the conservation area. Compensatory planting is regardless being undertaken to replace these trees (refer to the <i>Aboriginal Impact Assessment & Tree Protection Specification</i> for details).
13.11 Guidelines for Non-Residential Building Types	
13.11.4 Community and public buildings	<ul style="list-style-type: none"> ▪ A Conservation Management Plan (CMP) is not deemed necessary for this development

Control Part B Section 13 - Heritage and Conservation	This proposal relates to these matters as follows:
<p><i>Public and community buildings include churches, schools, hospitals and community halls. These buildings often provide a landmark within an area or streetscape, and may have social significance in addition to the significance of the built fabric.</i></p> <p><i>A Conservation Management Plan is required for applications that propose substantial changes to large or complex heritage items, or substantial changes to internal layouts of heritage items.</i></p> <p>Provisions</p> <p><i>P1 Refer to sections 13.5 and 13.9 to this Part of the DCP for controls on heritage items and specific development types.</i></p>	<p>as no substantial changes are proposed to be made to the listed heritage item either to its exterior or internal layout.</p> <ul style="list-style-type: none"> Controls 13.5 and 13.9 of this DCP have been considered above.

5.1.3.3. Area Character Statements - Cammeray Planning Area - Part C Section 4

Control Part C Section 4 - Cammeray Planning Area	This proposal relates to these matters as follows:
<h4>4.5 Plateau Conservation Area</h4>	
<h5>4.5.1 History</h5> <p>The Plateau Conservation Area was subdivided as part of the 1899 Cooliatia Estate that was formed from the 23 acres grant to Alexander Macarthur in 1853.</p> <p>In comparison with other parts of North Sydney the area was relatively remote, although the opening of the Suspension Bridge in 1892 and extension of the tramway along Miller Street in 1909 improved access.</p> <p>The main period of development in the Conservation Area was in the early 20th century when the area developed slowly with modest houses on narrow blocks of land. Additional houses came after the First World War when the area was consolidated, particularly along the sloping northern boundary of Pine Street.</p>	
<h5>4.5.2 Description</h5> <p>The Plateau Conservation Area is located on a natural plateau at the northern end of Cammeray. The area is defined by escarpment along Pine Street, Wilson Street, Carter Street and Miller Street.</p> <p>The landform slopes to the southeast and is a small plateau with escarpments to the north and east. The subdivision pattern is a regular grid of rectangular lots with dead end streets at the escarpments.</p> <p>The Plateau Conservation Area is characterised by single storey Federation and Edwardian dwelling houses, reflecting the area's main period of development. The houses range from freestanding dwellings on large lots to small, semi-detached dwellings on narrow lots. There are also examples of Victorian Georgian style, weatherboard cottages.</p> <p>The buildings generally have small setbacks from the street with cottage gardens and a mix of fence types.</p> <p>The Brushbox street trees are characteristic of the area's main period of development, and give a strong regularity to the streetscape. Front gardens are well established, and often have extensive plantings to give an overall impression of a landscaped garden suburb.</p>	

Control Part C Section 4 - Cammeray Planning Area	This proposal relates to these matters as follows:		
<p>4.5.3 Statement of Significance</p> <p>The Plateau Conservation Area is significant:</p> <p>(a) For the unity of its subdivision history and consistency of the housing stock which is evident in the built form of the area.</p> <p>(b) For its largely intact residential form that illustrates small-scale housing including timber buildings, and which has survived without large scale intrusions.</p> <p>(c) For its strong landscape quality defined by street trees and front</p>			
<p>4.5.4 Significant Elements</p> <table border="1"> <tr> <td data-bbox="188 772 742 1153"> <p>Topography <i>P1 Level plateau with escarpments to the north and east.</i></p> <p>Subdivision <i>P2 Regular rectangular lots</i></p> <p>Streetscape <i>P3 Street trees and street gardens</i> <i>P4 Sandstone kerbing, sandstone and concrete retaining walls, street gardens. Changes of level in topography.</i></p> </td><td data-bbox="742 772 1401 1153"> <ul style="list-style-type: none"> The development of Cammeray Public School does not alter any significant elements of the Plateau HCA, including altering the topography, subdivision or streetscape. The removal of 2-3 trees within Cammeray Public School does not alter any significant street trees which contribute to the late Victorian / early Federation era character of the HCA. This is because the trees proposed for removal are later plantings within the site (c.1960s - 1970s) which do not come from the time the Cammeray village was first subdivided and constructed. </td></tr> </table>		<p>Topography <i>P1 Level plateau with escarpments to the north and east.</i></p> <p>Subdivision <i>P2 Regular rectangular lots</i></p> <p>Streetscape <i>P3 Street trees and street gardens</i> <i>P4 Sandstone kerbing, sandstone and concrete retaining walls, street gardens. Changes of level in topography.</i></p>	<ul style="list-style-type: none"> The development of Cammeray Public School does not alter any significant elements of the Plateau HCA, including altering the topography, subdivision or streetscape. The removal of 2-3 trees within Cammeray Public School does not alter any significant street trees which contribute to the late Victorian / early Federation era character of the HCA. This is because the trees proposed for removal are later plantings within the site (c.1960s - 1970s) which do not come from the time the Cammeray village was first subdivided and constructed.
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<p>4.5.6 Characteristic built elements</p> <table border="1"> <tr> <td data-bbox="188 1545 742 2067"> <p>Siting <i>P1 To the front of the lot with large gardens to the rear.</i></p> <p>Form, massing and height <i>P2 Detached and attached dwellings with project bays and verandahs to the street.</i> <i>P3 Double fronted cottages with projecting bays and flanking verandahs.</i> <i>P4 Single storey, rear extensions within single storey roof line. Reduced scale to the rear.</i></p> <p>Roofs <i>P5 Hipped roofs pitched between 30 and 45 degrees without dormer windows or openings that can be seen from the street.</i></p> </td><td data-bbox="742 1545 1401 2067"> <ul style="list-style-type: none"> These identified characteristic built elements within the Plateau HCA are those which are contributory to the identified character of the HCA. The new design for the proposed building within the subject site should not attempt to imitate or mimic these architectural elements. This is particularly so as the elements are more relevant for residential development within the HCA. The proposed design of the new building is sympathetic with these characteristic built elements as it does not introduce uncharacteristic and intrusive built elements (see discussion below). </td></tr> </table>		<p>Siting <i>P1 To the front of the lot with large gardens to the rear.</i></p> <p>Form, massing and height <i>P2 Detached and attached dwellings with project bays and verandahs to the street.</i> <i>P3 Double fronted cottages with projecting bays and flanking verandahs.</i> <i>P4 Single storey, rear extensions within single storey roof line. Reduced scale to the rear.</i></p> <p>Roofs <i>P5 Hipped roofs pitched between 30 and 45 degrees without dormer windows or openings that can be seen from the street.</i></p>	<ul style="list-style-type: none"> These identified characteristic built elements within the Plateau HCA are those which are contributory to the identified character of the HCA. The new design for the proposed building within the subject site should not attempt to imitate or mimic these architectural elements. This is particularly so as the elements are more relevant for residential development within the HCA. The proposed design of the new building is sympathetic with these characteristic built elements as it does not introduce uncharacteristic and intrusive built elements (see discussion below).
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Control Part C Section 4 - Cammeray Planning Area	This proposal relates to these matters as follows:
<p>P6 Gabled ends for projecting bays to the street, skillion roofs to rear extensions.</p> <p>P7 Brick and rendered chimneys.</p> <p>Materials</p> <p>P8 Walls: Weatherboards; face brick or sandstone foundations</p> <p>P9 Roofs: Slate and corrugated metal on older dwellings; Terracotta tiles with corrugated iron or corrugated sheet metal on rear extensions</p> <p>P10 Timber verandahs. Timber windows and doors.</p> <p>Windows and doors</p> <p>P11 Consistent with building period. Timber.</p> <p>Fences</p> <p>P12 Low height front fences and walls to 800mm in height.</p> <p>P13 Timber fences to side and rear.</p> <p>P14 Timber picket, stone, face brick and brick piers with timber pickets or horizontal rails.</p> <p>Car accommodation</p> <p>P15 No off street parking.</p>	
4.5.7 Uncharacteristic elements	
<p>P1 Over-scaled additions; dormers to front roof slopes; carports and garages to the street; paved front gardens; high solid fences to the street; rendering and painting of face brick; loss of original detail; aluminium windows; modern infill development</p>	<ul style="list-style-type: none"> The proposed design of the new school building near Miller Street does not introduce any of the identified characteristic elements to the HCA due to its institutional design requirements. However, the design is considered sympathetic to the HCA, particularly with its use of neutral colour tone and paint finishes.

5.1.4. State Environmental Planning Policy (Transport and Infrastructure) 2021

The following tables assesses the proposed upgrade of Cammeray Public School against the relevant clauses within the *SEPP (Transport and Infrastructure) 2021*.

Under Part 3.4 'Schools - specific development controls' of the *SEPP (Transport and Infrastructure) 2021*, there are various consent requirements for development works (including exempt development, complying development, development permitted with consent and development permitted without consent). Only the identified planning pathway requirements for this proposal are considered below.

Part 3.4 Schools - specific development controls	This proposal relates to these matters as follows:
3.9 Consultation with councils—development with impacts on local heritage	

Part 3.4 Schools - specific development controls	This proposal relates to these matters as follows:
<p><i>(1) This section applies to development carried out by or on behalf of a public authority if the development—</i></p> <p><i>(a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and</i></p> <p><i>(b) is development that this Chapter provides may be carried out without development consent.</i></p> <p><i>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies unless the authority or the person has—</i></p> <p><i>(a) had an assessment of the impact prepared, and</i></p> <p><i>(b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and</i></p> <p><i>(c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.</i></p>	<ul style="list-style-type: none"> ▪ The proposed works for the site qualify as development permitted without consent under section 3.37 of the <i>SEPP</i> (see below). ▪ The proposed works will have no more than a minor impact on the established heritage values of 'Cammeray Public School' (item no. I0019 on the LEP), the Plateau HCA (CA012) and the heritage items listed on the North Sydney LEP 2013 in proximity. The proposal will continue to maintain the characteristics of the school and not have any adverse effect on the appreciation and usage of the heritage item on site, nor on its amenity or visual setting. The lack of direct sightlines between the area proposed for work and the heritage school building means that there would be no impacts to the significant views of and from the heritage item. ▪ There will be some works to the heritage building itself (Building A) to expand the service capacity of the school, including relocating WAPs, replacing the MSB within Building A and upgrading the existing communications room. As per Figure 44, the existing MSB room has no proposed spatial modifications to accommodate the new MSB, therefore no significant fabric or spatial arrangements of the building will be compromised. Likewise, the existing outgoing submains of the MSB will be re-established for the new MSB, thereby also limiting additional impacts to fabric. ▪ Some additional trenching works will be required to install the new consumer mains cables. These works are guided by the mitigation measures at Section 5.3 of this report and are considered to have a minor impact on the heritage significance of the heritage item. ▪ This SOHI which accompanies an internal REF is considered to be an assessment of the potential heritage impact for the purposes of 3.9 (2) (a). ▪ North Sydney Council will be given written notice of the intention to undertake the proposed activity at the school. DoE will take into consideration any response received from Council within 21 days of giving the written notice.
3.37 Schools—development permitted without consent	
<p><i>Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing or approved school—</i></p> <p><i>(a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and</i></p>	<ul style="list-style-type: none"> ▪ Under this clause, the construction of a permanent classroom no more than 2 storeys tall to replace existing demountable buildings is a development identified that does not require consent. Additional works like installing new covered walkways, infrastructure upgrades and landscaping works would also qualify as development which is permissible without consent.

Part 3.4 Schools - specific development controls	This proposal relates to these matters as follows:
<p><i>more than 1 metre from any property boundary with land in any other zone, of—</i></p> <p>...</p> <p><i>(iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or</i></p> <p><i>(b) minor alterations or additions, such as—</i></p> <p><i>(i) internal fitouts, or</i></p> <p><i>(ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or</i></p> <p><i>(iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),</i></p> <p><i>(c) restoration, replacement or repair of damaged buildings or structures,</i></p> <p><i>(d) security measures, including fencing, lighting and security cameras,</i></p> <p><i>(e) demolition of structures or buildings (unless a State heritage item or local heritage item).</i></p>	<ul style="list-style-type: none"> ▪ The proposed activity does not involve any demolition of structures or buildings that are a heritage item; Building A will be retained as existing. ▪ As a result, the activity is considered to qualify as development permitted without consent and therefore Section 3.9 of the SEPP is applicable (see discussion above).

5.2. NSW Department of Planning and Environment Guideline

The following questions to be answered have been extracted from the NSW Department of Planning and Environment's, *Guidelines for Preparing a Statement of Heritage Impact*, 2023. Responses have been provided in relation to the proposed development.

5.2.1. General considerations when preparing a statement of heritage impact

General considerations	This proposal relates to these matters as follows:
Section 1 - The Heritage Item	
1.1 Site description <ul style="list-style-type: none"> ▪ Is the location of the proposed works area clearly identified? 	<ul style="list-style-type: none"> ▪ The area of the activity is clearly identified as near the Miller Street boundary of Cammeray Public School.
Section 2 - Significance Assessment	
2.1 Statement of significance	<ul style="list-style-type: none"> ▪ The significance of 'Cammeray Public School' (item I0019) is well understood and documented in

General considerations	This proposal relates to these matters as follows:
<ul style="list-style-type: none"> Is the significance of the heritage item well documented and understood? Have all the criteria of the heritage item's significance been considered? 	<p>this SOHI at Section 4.2 and 4.3. A revised assessment against the Heritage Office criteria is provided at Section 4.2, whilst two statements of significance are extracted for the heritage item at Section 4.3. Also at Section 4.3 is the extracted Statement of Significance for the Plateau HCA (CA02). This Statement of Significance is directly extracted from the <i>North Sydney DCP</i> 2013.</p>
Section 3 - Proposed Works	
<p>3.1 The proposal</p> <ul style="list-style-type: none"> Is there enough information available about the proposed works to determine how they may impact the heritage item and its significance? 	<ul style="list-style-type: none"> There is enough information about the proposed upgrade works to identify and assess its potential heritage impacts. The proposal includes diagrams and an itemised list of the changes to the school that would be undertaken for the upgrade works, with these utilised in this SOHI to understand the potential heritage impacts they would cause.
<p>3.2 Background</p> <ul style="list-style-type: none"> Will the proposed works be the best conservation solution for the heritage item? Will the works promote the ongoing use and upkeep of the item? 	<ul style="list-style-type: none"> The proposed activity will involve less than minor impacts to the fabric of the heritage item on site (Building A) but will not impact the overall use and enjoyment of the item in the context of the wider schedule of works. The ongoing use of the heritage building will be maintained in the upgrade works.
Section 4 - Heritage Impact Assessment	
<p>4.1 Matters for consideration</p> <ul style="list-style-type: none"> Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance? 	<ul style="list-style-type: none"> The proposal involves the removal of uncharacteristic temporary demountable buildings from the site, particularly those which are located on the Bellevue Street boundary of the school next to the mature trees on site. The removal of these demountable buildings will improve the visual setting and amenity of the school by and enhance views and vistas of the Plateau HCA and the heritage building.
<ul style="list-style-type: none"> Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated? 	<ul style="list-style-type: none"> The setting of the heritage item and the HCA are improved with the removal of the demountable buildings on Bellevue Street. This is because these are uncharacteristic items that do not contribute to the historic charm and setting of the streetscape. The new building is sited on the other side of the school (Miller Street boundary) at a lower height, meaning that any significant views and vistas for the heritage item or HCA will not be impacted. The associated services upgrades will not result in impacts to the setting of the heritage item (Building A), including views, as most of the works will be confined to the interior of Building A or below ground.

General considerations	This proposal relates to these matters as follows:
<ul style="list-style-type: none"> Are the proposed works part of a broader scope of works? Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item? 	<ul style="list-style-type: none"> These upgrade works are part of the broader education infrastructure improvements being undertaken across other schools across the state as part of the Election Commitment upgrade program. No other additional works are known to be undertaken for Cammeray Public School.
<ul style="list-style-type: none"> Are the proposed works to a heritage item that is also significance for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted? Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required? 	<ul style="list-style-type: none"> N/A - a separate Aboriginal Due Diligence assessment was undertaken for the site by AMAC (November 2023), with this finding the site to likely have low Aboriginal cultural heritage value.
<ul style="list-style-type: none"> Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated? 	<ul style="list-style-type: none"> N/A - continued usage of the site as a school.
<ul style="list-style-type: none"> If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered? 	<ul style="list-style-type: none"> The requirements of the <i>North Sydney DCP 2013</i> have been considered in this report, in addition to other design guidelines (eg. <i>Design In Context</i>). This can be seen at Section 5.1.3 of this SOHI.
<ul style="list-style-type: none"> Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated? 	<ul style="list-style-type: none"> The proposed activity does not result in an overall adverse impact to the heritage item 'Cammeray Public School' or the Plateau HCA. The siting of the new building away from the heritage item and the contributory buildings of the HCA has ensured that these works will not overwhelm or detrimentally impact the significance of these heritage sites. The removal of the trees will have a negligible impact on the aesthetic qualities of the HCA, with most of the landscaping within the site to be retained in the activity. The services upgrades to Building A will result in minor impacts to the ceilings and walls of certain rooms within Building A (relocation of WAPs from ceiling height to a lower wall height). Affected areas will be made good following installation. The replacement of the MSB and shelving within the communications room (non-significant elements) will result in negligible impacts to the heritage values of Building A and the overall place as there will be no spatial modifications to accommodate the new MSB (Figure 44). Existing outgoing submains of the MSB will be also re-established for the new MSB, thereby also limiting additional impacts to fabric.

General considerations	This proposal relates to these matters as follows:
	<ul style="list-style-type: none"> The installation of below ground new consumer mains cabling from the existing substation to the proposed new Main Switchboard will also result in less than minor impacts that will be made good following the completion of works. Relevant mitigation measures have been included at Section 5.3.

MAIN SWITCHBOARD (MSB)
(PROPOSED NEW)
THE EXISTING MSB IS NOT FIT FOR PURPOSE AND SHALL BE REPLACED WITH A NEW MSB IN-SITU WITH INCREASED CAPACITY (400A). ALL EXISTING OUTGOING SUBMAINS SHALL BE RE-ESTABLISHED ON THE NEW MSB. NEW SUBMAIN TO THE NEW BLOCK G TO CONNECT TO THIS NEW MSB.
EXISTING MAIN SWITCH ROOM IS 2000mm (W) x 1100mm (D) x 2400mm (H). NEW MSB IS TO BE LOCATED WITHIN THE EXISTING MAIN SWITCH ROOM WITH NO PROPOSED SPATIAL MODIFICATIONS.

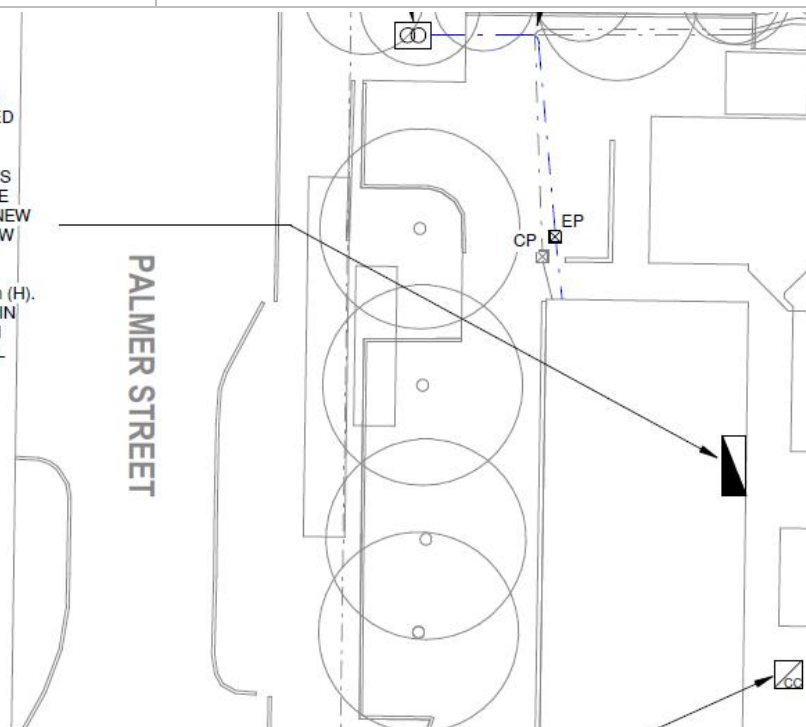


Figure 44: Existing Main Switchboard is to be replaced, with no spatial modifications proposed.

5.2.2. Considerations for specific types of work

Alterations and Additions

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to alterations and additions.

Questions to be answered	This proposal relates to these matters as follows:
<ul style="list-style-type: none"> Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 - new work (Australia ICOMOS 2013b)? 	<ul style="list-style-type: none"> The additions to Cammeray Public School with the construction of a new school block would comply with article 22 of the <i>Burra Charter</i> as it will be a readily identifiable building that is separate from the heritage item (Building A). The upgrade works have been assessed in this SOHI as being respectful to the heritage significance of both the heritage item (I0019) and the HCA (CA02).
<ul style="list-style-type: none"> Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)? 	<ul style="list-style-type: none"> The proposed construction of the new building is considered sympathetic to the heritage item as it is located in an area where it will not visually interact with the heritage item (Building A). Though the design of the new building is not determined, the

Questions to be answered	This proposal relates to these matters as follows:
	<p>location of the new block away from the heritage item means that the works are considered sympathetic and respectful to the heritage values of the site.</p> <ul style="list-style-type: none"> The alterations to Building A to accommodate the new MSB and upgrade to the existing services network will have no more than a minor impact on the heritage item. Existing submains will be re-established on the new MSB, and no spatial modifications to the MSB room are proposed. Trenching works around Building A to accommodate the new mains will follow the unexpected finds procedure.
<ul style="list-style-type: none"> Will the proposed works impact on significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views? 	<ul style="list-style-type: none"> No significant fabric or layouts of the heritage item (Building A) will be overall adversely impacted in the upgrade works. As established, existing room configurations will be retained to accommodate the new MSB, as will existing submains. The implementation of new WAPs within Building A will not compromise integrity or fabric of the building. Likewise, neither the setting of, or important views to and from, the heritage item will be impacted. This is because the majority of the works to accommodate the proposed activity are located in an area where there is no visual relationship to the heritage building or the significant streetscapes of the HCA.. The new activity will be screened by existing buildings within the school, existing mature trees and the topography of the site.
<ul style="list-style-type: none"> How have the impact of the alterations/additions on the heritage item been minimised? 	<ul style="list-style-type: none"> The new classroom building has been sited away from the heritage item so as to not impact on any views or the setting of the heritage item.
<ul style="list-style-type: none"> Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated? 	<ul style="list-style-type: none"> There is no known archaeological potential within the site based on the findings of AMAC's Aboriginal Heritage Due Diligence assessment (2023). Notwithstanding, should any unexpected archaeological finds be uncovered during any ground works, the 'STOP WORK' procedure will be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.

New Services and Services Upgrades

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to new services and services upgrades.

Questions to be answered	This proposal relates to these matters as follows:
<ul style="list-style-type: none"> Are any of the existing services of significance? In what way are they affected by the proposed works? 	<ul style="list-style-type: none"> It is unlikely that any of the existing services are of significance. Only the existing consumer mains running from the adjacent substation will be affected as they will be replaced with new cabling to be connected to the new Main Switchboard.
<ul style="list-style-type: none"> How have the impacts of the installation of new services on heritage significance been minimised? 	<ul style="list-style-type: none"> The installation of new services within Building A will be confined primarily to areas of previous change and are of a minor nature (see Figure 5 and Figure 44). Nonetheless, mitigation measures have been included at Section 5.3 to minimise potential adverse impacts to significant fabric.
<ul style="list-style-type: none"> Are any known or potential archaeological deposits affected by the proposed new services? 	<ul style="list-style-type: none"> There is no known archaeological potential within the site based on the findings of AMAC's Aboriginal Heritage Due Diligence assessment (2023). Notwithstanding, should any unexpected archaeological finds be uncovered during any ground works, the unexpected finds procedure will be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.
<ul style="list-style-type: none"> Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought? 	<ul style="list-style-type: none"> Specialist advice on the installation of new electrical services has been sought from NDY (Norman Disney & Young).

Tree Removal

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to tree removal or replacement.

Questions to be answered	This proposal relates to these matters as follows:
<ul style="list-style-type: none"> Does the tree proposed to be removed contribute to the heritage significance of the heritage item? 	<ul style="list-style-type: none"> The trees that are to be removed as part of the works are not considered significant to the heritage item 'Cammeray Public School', being later additions to the schoolgrounds (c.1960s-1970s). The trees may be considered to be contributory to the Plateau HCA as the HCA's Statement of Significance identifies the <i>strong landscape quality defined by street trees and front garden plantings</i> as being of significance. However, the removal of three trees on the Miller Street boundary would have a negligible impact on the aesthetic qualities of the HCA. The existing landscaped setting of the school will continue to be appreciated, and new compensatory plantings are proposed within the school grounds to replace those needing to be removed.
<ul style="list-style-type: none"> Why is the tree being removed? 	<ul style="list-style-type: none"> The three trees (T26, T27 and T28) are being removed as the proposed building works represent a major encroachment into the tree protection zone (TPZ) of these trees. This encroachment would affect the long term viability of these trees based on

Questions to be answered	This proposal relates to these matters as follows:
	a consideration of health, structure and size of the encroachment.
<ul style="list-style-type: none"> Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented? 	<ul style="list-style-type: none"> Recommendations are to be implemented from the <i>Aboriginal Impact Assessment & Tree Protection Specification</i> report prepared by Laurence & Co for the subject site.
<ul style="list-style-type: none"> Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item? 	<ul style="list-style-type: none"> The removal of trees would not impact the significance and setting of the Cammeray Public School. The trees are later plantings within the schoolgrounds, and there is no visual relationship between the trees and the heritage building. The <i>Aboriginal Impact Assessment & Tree Protection Specification</i> by Laurence & Co provides appropriate methodology for the removal of the trees.
<ul style="list-style-type: none"> Is the tree being replaced? Where will it be replaced and with what species? Why? 	<ul style="list-style-type: none"> Yes, compensatory plantings are identified in the activity. Details are provided in the <i>Aboriginal Impact Assessment & Tree Protection Specification</i> report by Laurence & Co for the subject site.

Works Adjacent to Heritage Items or within the heritage conservation area

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to works adjacent to a heritage item or within the heritage conservation area (listed on an LEP).

Questions to be answered	This proposal relates to these matters as follows:
<ul style="list-style-type: none"> Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area? 	<ul style="list-style-type: none"> The proposed works would not affect the heritage significance of any heritage items in the vicinity as there are no sightlines between these heritage items and the site of the proposed works. The removal of three trees would have only a negligible impact on the heritage significance of the Plateau HCA.
<ul style="list-style-type: none"> Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated? 	<ul style="list-style-type: none"> The proposal will not affect views of any nearby heritage items.
<ul style="list-style-type: none"> Will the proposed works impact on the integrity or the streetscape of the heritage conservation area? 	<ul style="list-style-type: none"> The proposed works will not impact on the integrity of the historic streetscape as the works are located entirely within the grounds of Cammeray Public School. The removal of trees (T26, T27 & T28) would not drastically impact the character or setting of the streetscape.

5.2.3. Matters for Consideration

The following table includes those matters for consideration specifically identified a Section 4.1 of *Guidelines for preparing a Statement of Heritage Impact, 2023* to be assessed against in a Statement of Heritage Impact.

Matter for Consideration	This relates to the proposal as follows.
Fabric and Spatial Arrangements	There are no overall impacts to the significant fabric or spatial arrangements of the heritage item. The existing MSB room will not be spatially modified to accommodate the replacement MSB, and existing submains will be re-established so that further penetrations are not required. The installation of WAPs within rooms of the heritage building (relocating these from ceilings to walls) will not adversely impact the fabric or spatial configuration of the rooms when they are installed in accordance with the mitigation measures recommended.
Settings, views and vistas	<p>The construction of the new teaching block will not impact any significant views, vistas or settings of the heritage item or the heritage conservation area. This is because the building's location has been chosen to not be seen from the heritage item 'Cammeray Public School' (Building A) or the contributory buildings within the Plateau HCA along Bellevue Street.</p> <p>The removal of the demountable buildings from the Bellevue Street boundary of the school will overall improve the streetscape of the HCA.</p>
Landscape	The removal of three trees within the school would have a negligible impact on the landscaped setting of the Plateau HCA which the school is located within. The trees are not considered to have heritage significance, being later additions to the site (c.1960s - 1970s) well after the establishment of the Cammeray village (late 19th and early 20th Century) and the Cammeray Public School (1915). These trees are proposed to be replaced with compensatory plantings which will retain the existing landscape qualities of the site. Refer to the <i>Aboricultural Impact Assessment & Tree Protection Specification</i> report for the subject site by Laurence & Co.
Use	There are no changes to the use of the site under the current upgrade works.
Demolition	The proposed activity involves the removal of portable demountable buildings from the site. As these are considered to be uncharacteristic items within the HCA, their removal would benefit and enhance the HCA and the heritage item as it would increase views to and from the school.
Curtilage	There are no impacts to the curtilage of the site as part of the current upgrade works.
Moveable heritage	There is no moveable heritage identified within the schoolgrounds.
Aboriginal cultural heritage	As per the AMAC Due Diligence assessment undertaken for the site, there is likely to be no potential archaeological deposits within the schoolgrounds due to the level of disturbance. The site has therefore been assessed as having little-no Aboriginal cultural heritage values.
Historical archaeology	There is limited historical archaeological potential for the site based on the desktop assessments undertaken to date. This is due to the

Matter for Consideration	This relates to the proposal as follows.
	high level of disturbance across the site and the lack of previous development at the school across its history.
Natural heritage	There is no identified natural heritage within the site that will be impacted by the proposed upgrade works. The trees proposed to be removed are not themselves identified as having natural heritage values.
Conservation areas	As Cammeray Public School is situated within the Plateau HCA, the significance of the HCA has been considered in the works. Overall, the proposed activity has a minimal lower impact on the significance of the Plateau HCA. This is because the new school block is built at a level and site within the school that has no visual relationship with contributory buildings within the HCA along Bellevue Street.
Cumulative impacts	This SOHI has assessed that the proposed activity overall will be no visual or physical impacts on the heritage item or HCA due to the siting of the work at a lower level away from the significant buildings. There will be no cumulative impacts on the appreciation of the site's heritage values, nor that of the HCA.
The conservation management plan	There is no Conservation Management Plan for Cammeray Public School.
Other heritage items in the vicinity	There are no impacts on the heritage items and heritage conservation area in the proximity. This is because those heritage items and contributory buildings are sufficiently distanced and obstructed from the area proposed for the new classroom block.

5.3. Mitigation Measures

As a result of the above assessment of the potential heritage impact of the proposed activity, there are some mitigation measures required from a heritage perspective. This SOHI has assessed that the proposal will have no more than a minimal impact on the heritage significance of the heritage items on site. The heritage item 'Cammeray Public School' (item no. I0019 on the *North Sydney LEP* 2013), the 'Plateau Heritage Conservation Area' (item no. CA02 on the *North Sydney LEP* 2013) and the 'Cammeray Public School' item (listed on the DoE Section 170 Heritage Conservation Register) will all retain their identified heritage values. However, the following mitigation measures are recommended to ensure less than minor impact occur during carrying out of the proposed works:

Mitigation Name	Aspect	Mitigation Measure	Reason for Mitigation Measure
Fixing of WAP units and associated conduits	During electrical works	Relocated WAP units and associated conduits should be fixed externally to walls, maximising the use of existing conduits where possible. Cabling should not be chased within significant fabric (eg. timber sash windows and sills / lintels, dado rails), and options for cables to run through floor and roof spaces should be investigated. New fixtures should be affixed into existing mortar joints. Existing	Prevent damage to significant heritage fabric

Mitigation Name	Aspect	Mitigation Measure	Reason for Mitigation Measure
		WAP locations to be made good on completion of works.	
Make good communications room	After completing electrical works	Following replacement of the Main Switchboard and shelving in the communications room, the surrounding fabric should be made good and painted to match the finishes and detailing of the space.	Match the existing appearance of the space within the heritage item
Unexpected Finds procedure	During trenching works	<p>The <i>Heritage Act 1977</i> protects non-Aboriginal heritage items which are defined as “any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises NSW, not being Aboriginal settlement; and is of State or local heritage significance”.</p> <p>Should any unexpected finds be uncovered during trenching works, the 'unexpected finds protocol' should be implemented and works stopped immediately. Allow for the inspection of the relic by appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.</p>	Prevent damage to archaeological relics

6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed upgrade works to the school, involving the construction of a new teaching block and associated landscaping and covered walkway works within the school;

1. Will have no discernible physical or visual impacts on the established heritage significance of the 'Cammeray Public School' heritage item (I0019 on the *North Sydney LEP 2012*), the Plateau HCA (CA02 on the *North Sydney LEP 2012*) and 'Cammeray Public School - Building B00A' (DoE Section 170 Conservation Register item). It will also have no significant impact on the heritage locality, community and environment.
2. Relevant mitigation measures applicable to the proposal are included below.

Mitigation Name	Aspect	Mitigation Measure	Reason for Mitigation Measure
Fixing of WAP units and associated conduits	During electrical works	Relocated WAP units and associated conduits should be fixed externally to walls, maximising the use of existing conduits where possible. Cabling should not be chased within significant fabric (eg. timber sash windows and sills / lintels, dado rails), and options for cables to run through floor and roof spaces should be investigated. New fixtures should be affixed into existing mortar joints. Existing WAP locations to be made good on completion of works.	Prevent damage to significant heritage fabric
Make good communications room	After completing electrical works	Following replacement of the Main Switchboard and shelving in the communications room, the surrounding fabric should be made good and painted to match the finishes and detailing of the space.	Match the existing appearance of the space within the heritage item
Unexpected Finds procedure	During trenching works	<p>The <i>Heritage Act 1977</i> protects non-Aboriginal heritage items which are defined as “any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises NSW, not being Aboriginal settlement; and is of State or local heritage significance”.</p> <p>Should any unexpected finds be uncovered during trenching works, the 'unexpected finds protocol' should be implemented and works stopped immediately. Allow for the inspection of the relic by appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.</p>	Prevent damage to archaeological relics

The construction of the new block away from the heritage-listed Block A building ensures there are no physical impacts to the heritage item. Due to the topography of the site (sloping down towards Miller Street) and the location of other school buildings between the new building and the heritage building, there will be no visual impacts on the setting of the heritage item. No significant views of Block A from Palmer Street or Bellevue Street will be obstructed by the proposal, with all proposed works sited away from these school boundaries. The proposed electrical services upgrades to Building A will result in less than minor impacts to the built fabric of the listed Block A building, however, these will enhance the services capacity of the wider school and have been designed such that the overall heritage significance of the building will be retained.

Though identified as having significance from an Aborigicultural perspective, the trees proposed for removal (T26, T27 and T28) to accommodate the new building and associated covered walkways would not have an impact on the site's heritage values. The trees proposed for removal do not contribute to the significance of the original Block A building, being a later addition to the area (c.1960s-1970s) and planted well after the construction of Block A in 1915. Though the Plateau HCA has a landscaped garden character (as per the *North Sydney DCP*), the removal of three trees would not have a detrimental impact on the HCA. This is because these trees are later additions to the site after the original design of the Cammeray suburb in the late 19th Century. Compensatory plantings that are proposed will replace these trees (refer to *Aborigicultural Impact Assessment & Tree Protection Specification* report by Laurence & Co), which will retain the landscape garden character of the HCA.

The activity demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended for approval.

CITY PLAN HERITAGE

MARCH 2025

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APPENDIX A

Unexpected Finds Procedure

1. Unexpected Find Procedure for Aboriginal objects

It is recommended that an Unexpected Finds Procedure for Aboriginal objects be implemented for the duration of the project. In the unlikely event that a suspected Aboriginal object/s is identified the procedure should include the following:

- Works are to stop immediately.
- The area of the suspected find/s is to be fenced off with an appropriate buffer and protected.
- A qualified archaeologist and representative of Metropolitan Local Aboriginal Land Council (LALC) are to be contacted to inspect the area and the nature of the find.
- Representative of Metropolitan LALC to determine the find's significance, in consultation with a qualified archaeologist or Heritage NSW.
- Works are not to proceed until written advice is provided from the archaeologist or Heritage NSW on the appropriate management of the find and heritage approval requirements.

2. Unexpected Finds Procedure for suspected historical finds or relics

Should unexpected finds be located:

- Works are to stop immediately.
- The area of the suspected find/s is to be fenced off with an appropriate buffer and protected.
- A qualified archaeologist are to be contacted to inspect the area and complete a preliminary assessment and recording of the item
- Notify Heritage NSW of the find and implement the regulator advice prior to recommencing work.

3. Unexpected Human Remains Procedure

It is recommended that an Unexpected Human Remains procedure be implemented for the duration of the project.

Where it is suspected that less than 100 years has elapsed since death, human skeletal remains come under the jurisdiction of the State Coroner and the Coroners Act 2009 (NSW). Under s35(2) of the Act, a person must report a death to a police officer, a coroner or an assistant coroner as soon as possible. This applies to all human remains less than 100 years old regardless of ancestry. Public health controls may also apply.

Where the remains are suspected of being more than 100 years old, they are considered to be either Aboriginal objects or non-Aboriginal relics, depending on the ancestry of the individual. Aboriginal human remains are protected under the NPW Act, while non-Aboriginal heritage remains are protected under the Heritage Act.

The discovery of Aboriginal human remains also triggers notification requirements to the commonwealth minister for the Environment under s20 (1) of the Aboriginal and Torres Strait Islander Heritage Protection Act 1984

In the unlikely event that suspected human remains are identified the procedure should include the following:

- Works are to stop immediately.
- The area of the suspected Human Remains find is to be secured and cordoned off.
- NSW Police are to be notified. No further works can be undertaken until the NSW Police provide written advice.

- If these remains are deemed to require archaeological investigation by the NSW Police or NSW Coroner, then:
 - Heritage NSW and Metropolitan LALC must be notified; and
 - a plan of management for any identified Aboriginal human remains must be developed in consultation with Heritage NSW and Metropolitan LALC, as well as any necessary approvals. This will include an AHIP.
- Works are not to proceed until written advice is provided from the archaeologist or Heritage NSW and DPE.