

15 December 2023

Name of heritage item:	Blakebrook Public School
State Heritage Register / LEP heritage schedule item number and name:	Lismore Local Environmental Plan 2012 Department of Education Section 170 register
Address and location:	417 Rosehill Road Blakebrook, NSW 2480
Statement of heritage impact for:	Blakebrook Public School, DA2 Concept Design
Prepared by:	Pamela Kottaras – Associate, Technical Leader -Historical Heritage
Reviewed by:	Dr Susan Lampard – Associate, Historical Heritage Team Leader
Prepared for:	ADCO Constructions Pty Ltd on behalf of the Department of Education (DoE) and School Infrastructure New South Wales (SINSW)
Date:	7 December 2023
Issue:	Final
Project Documents used in the assessment	<p><i>Northern Rivers Flood Recovery Project: Blakebrook Public School baseline historical assessment</i>, EMM Consulting Pty Limited, October 2022</p> <p><i>Statement of Heritage Impact: Blakebrook Public School</i>, EMM Consulting Pty Limited, October 2023</p> <p><i>Historical Archaeological Assessment</i>, EMM Consulting Pty Limited, November 2023</p> <p><i>Blakebrook Public School Architectural Plans</i>, Pedavoli Architects 24/11/2023</p> <ul style="list-style-type: none"> • BLA-ARC-PP-DWG-001[C]_COVER SHEET • BLA-ARC-PP-DWG-003[C]_SITE ANALYSIS PLAN • BLA-ARC-PP-DWG-009[C]_PROPOSED SITE PLAN - POST DEMO • BLA-ARC-PP-DWG-010[D]_PROPOSED SITE PLAN • BLA-ARC-PP-DWG-015[E]_DEMOLITION PLAN • BLA-ARC-PP-DWG-100[D]_UNDERCROFT FLOOR PLAN • BLA-ARC-PP-DWG-110[D]_RAISED LEVEL FLOOR PLAN • BLA-ARC-PP-DWG-120[D]_ROOF PLAN • BLA-ARC-PP-DWG-201[E]_ELEVATIONS • BLA-ARC-PP-DWG-200[E]_ELEVATIONS • BLA-ARC-PP-DWG-300[C]_SECTIONS • BLA-ARC-PP-DWG-400[C]_SHADOW DIAGRAMS • BLA-ARC-PP-DWG-500[B]_RENDERS • BLA-ARC-PP-REP-1001 <p><i>Landscape Demolition Plan</i>, Taylor Brammer, 24 August 2023</p>

1 The heritage item

1.1 Introduction

The Northern Rivers regions of NSW was significantly affected by two floods in February 2022, with the town of Blakebrook being one of many that suffered extensive damage to structures and landscape. Blakebrook Public School is one of a number of schools that was flood-damaged and requires rebuilding. The floods in early 2022 significantly damaged the school site, rendering most of the on-site buildings unserviceable. The extensive flood damage resulted in structural issues and the presence of mould (Henry & Hymas Consulting August 2023; ENV Solutions, 2022.). These investigations also identified the presence of other hazardous materials in these structures, leading to the identification of traces of chrysotile asbestos, lead paint, lead dust, and various other substances.

The rebuilding works entail the construction of replacement learning spaces, administration facilities, and amenities at an elevated level, exceeding the design flood level. The development will proceed through two distinct Development Application (DA) submissions to Lismore City Council, specifically an Early Works and Main Works DA. A statement of heritage impact (SoHI) was submitted for the Early Works package by EMM Consulting Pty Limited (EMM), which sought permission to demolish all structures on site. This SoHI addresses the Main Works package, which is the building of the new facilities and the impact those new facilities will have on the heritage significance of the school grounds.

EMM Consulting Pty Limited (EMM), engaged by ADCO, on behalf of the Department of Education (DoE) and School Infrastructure New South Wales (SINSW), has been appointed to prepare the SoHI for the Blakebrook Public School (otherwise referred to as 'the subject site'). The objective of this assessment is to evaluate the potential impacts of the proposed modifications on the school's built heritage value and surrounding environment.

The SoHI addressing the Early Works DA (DA 1), found that the listed school buildings, while significant, had been damaged by the floods to such an extent that remediation would be very difficult, although possible. Mould was a major factor in the assessment of the fabric, as was the structural integrity of the buildings. The new school facilities will be built at an elevation to be above most future floods, and the conditions of buildings B00A, B00E and B00F were compromised to such an extent that raising them was unfeasible. In addition, suggested mould remediation was not guaranteed and the buildings would remain unusable.

This report is not stand-alone and must be read in conjunction with the Early Works DA SoHI.

1.2 Blakebrook Public School

Blakebrook Public School is situated in the rural region of the Lismore Local Government Area (LGA), Parish of Blakebrook, county of Rous. It is listed as a heritage item on:

- The NSW Department of Education's *Heritage and Conservation Register*, which is made under section 170 of the *Heritage Act 1977* (Heritage Act) as:
 - *Blakebrook Public School – Buildings B00A, B00E and B00F and Grounds*
- *Lismore Local Environmental Plan 2013* (Lismore LEP) as:
 - *Blakebrook Public School and Grounds* (14), including landscape items

Both listings note that the three early weatherboard buildings (B00A, B00E and B00F) are of significance, with s170 individually identifying the structures, and the Lismore LEP listing naming them in the statement of significance. In addition, both listings include the grounds of the school as contributing to the item's significance, which indicates that the entire school property is protected for its heritage values.

A description of the listed items is as follows:

- B00A: The original Tuncester School, established c. 1875, and later moved to Blakebrook Public School in 1972.
- B00E: Originally Boggumbil Public School, founded c. 1887, and relocated to Blakebrook Public School in 1946, converted to a library.
- B00F: The original Blakebrook Public School building, constructed in 1906 prior to the school's opening in 1907.
- Cultural trees on the grounds.

The statement of significance in the Lismore LEP listing is reproduced below:

Early school site conserving three weatherboard classroom buildings (see listing 20111). Grounds include cultural trees (item 30196). Associated with the original Rosehill Pastoral Lease, the site of the original Rose Hill School, and an aboriginal campsite. Grouping illustrates local themes of "Settling the valley" and "Closer Settlement", after the passing of Robertson Land Act in 1861. Also indicative of the local theme of "Rural depopulation". A particularly good illustration of the difference in fortunes between different rural localities. The need for schools varied due to factors like the introduction of new dairying technology, and later decline. Relocation of buildings to this site, from schools which closed elsewhere, demonstrates these changing demographic processes. Local significance.

State Heritage Inventory #14 *Blakebrook Public School*

2 Historical summary

This section is a summary of the historical development of the school and of the region (Table 2.1). A more detailed history is included in the report addressing development application 1 (DA 1) for demolition.

Table 2.1 Chronological events

Year	Development Description
1868	Rose Hill Provisional School opened near the present site (SHI Blakebrook Public School).
1873	Tirrannia Creek Public School opened approx. 1.2 km south-east of current school. Closed in October due to attendance, reopened in 1875.
1888	Community petitions for a local public school due to distance issues with Tirrannia Creek Public School.
1889	Application for local public school declined due to resolved distance and creek crossing concerns.
1905	Resumption of land for Blakebrook Public School.
1906	Construction of weatherboard school house for Blakebrook Public School.
1907	Blakebrook Public School officially opened.
1909	Construction of teacher's residence.
1946	Boggumbil Public School building (c. 1887) relocated to Blakebrook. It is likely that additions were added to the building around this time.
1972	Tuncester School building (c. 1875) relocated to Blakebrook. It is likely that additions were added to the building around this time.
1975	Bus shelter relocated from Koonorigan to Blakebrook.
1987	Plans drawn up for administrative extension to the school.
2022	School temporarily closed due to floods and associated damage.

The subject site is on Bundjalung Country, which was acquired by Augustus Adolphus Leycester and his business partner Robert Shaw before 1843 and became known as the squatting land, *Tunstall Run*. At the commencement of the Robertson's Land Acts of 1861, large squatting runs were subdivided and turned into smaller holding that were leased back to the squatter or sold to free selectors (buyers). The land that the school was established on was, however, granted to Edward Flood in 1862, which he named *Rose Hill* (or Rosehill).

When a law was passed to make education free, compulsory, and secular, schools moved from churches and private homes to built-for-purpose buildings and grounds. Blakebrook Public School's inception was as a provisional school, which was not government funded, but as the community grew and through the agitation of parents, the Blakebrook Public School was finally agreed to by government in 1905 and a weatherboard schoolhouse was built in 1906 on Edward Flood's land.

3 Future design

3.1 Introduction

The design of the new school evolved from a combination of advice from various consultants. EMM, as the project heritage consultants, contributed through the provision of an archaeological assessment, which identified areas of archaeological sensitivity and developed management measures to avoid impacts to potential relics (that is archaeological resources of local or State significance) related to the school master's residence and the early school toilets. The plates in this report are excerpts of the architectural plans prepared by Pedavoli Architects and have been added at the end of this report in their entirety, for clarity.

The focus of this assessment of impacts is how the proposed school design and layout will affect the heritage significance of the grounds. The following is a discussion on the activities related to DA 2.

3.2 Design

The temporary school that is in use at present will be moved to the east of its current location (Plate 3.1), onto the playing field (Plate 3.2) and separated from the building site by fencing (refer to the DA application package for details).

The site plan (Plate 3.3) illustrates the spatial arrangement of the future school. The numbers in parenthesis in the following description relate to that plan.

The learning and administration spaces will be on a raised platform supporting two main buildings, Block A and Block B (shown by the black and white hatching). Two rain water tanks (4) are proposed directly adjacent to the north (rear) elevation of the raised school buildings; two septic tanks (1), two fire tanks (2) and the hydrant pump house (3) will be located to the south-west corner of the elevated structure.

The largest visual change to the school will be the elevated school structure, to the western boundary of the grounds. When viewed from the north-east, the design mimics that undulating landscape to the west, with the height from the west receding towards the east.

Existing structures to be retained are the bus shelter (12), which will nonetheless be moved from its original location, the BBQ and associated shelter (13), the basketball court (17), and the metal shed close to the northern perimeter (18). Works to the basketball court (17) will include new lines on the surface of the court, replacing the hoop and retaining the existing awning. The existing flag pole and garden (19) will be retained in their current locations directly adjacent to the garden (7) and the outdoor seating (10).

New additions to the school grounds include growing gardens (7) will be placed between the bus shelter (12), the basketball court (17) and the BBQ and BBQ shelter (13). A new outdoor seating area (10) is proposed south of this group of structures. A yarning circle (6) is proposed adjacent to the east elevation of the elevated buildings, and to the south of that, will be the new location of an existing memorial bench (14).

East of the school and fronting Rosehill Road is the proposed new sports field (15), which will take up a large area of the overall school grounds (Plate 3.3). A septic disposal mound (16) will be located north of (and behind) the new sports field (15). The play equipment and sand pit (8) are proposed for the north-east corner of the property – these features will be built separately to this project. A drainage swale will be installed on the northern boundary of the school grounds.

The new learning and administration spaces will be on a platform, elevated on piers. These spaces will comprise two blocks, Block A and Block B, over the undercroft at ground level (Plate 3.4 and Plate 3.5). The new floor level will at 4.2 m from the undercroft level, with the roof level at 7.95 m above the undercroft level. The school buildings will accommodate one storey of learning spaces divided into Block A and Block B (Plate 3.3). Access to the building will be by way of two staircases and a lift on the west elevation (Plate 3.6).

The roof of the building is gently pitched, which contributes to the simple, clean lines that will introduce into the landscape, thereby reducing the level of visual competition with the mature trees that line the western boundary of the grounds.

The Materials proposed for the new build are metal, painted concrete and compressed fibre cement (CFC) sheeting for external walls. Glass and semi-transparent screens will provide protection from heat and glare and reduce reflection from the glass back into the environment.

The colour palette of the development draws from the surrounding landscape which includes Common Lantana (which is not endemic and is classified as a Class 5 noxious weed (DPI, 2008)). The new raised structure will incorporate a muted palette that reflects the native natural environment and allows it to sit within the landscape rather than to dominate it. The colour selection includes green, grey-blue, and grey of varying shades and is shown in Plate 3.7.

The landscape, which is a significant part of the school grounds is currently comprised of the early school buildings, B00A, B00E and B00F, the mature trees on the western boundary and the open spaces to the east, which respect the rural character and reference the unhurried historical development of the location. The vast majority of the existing trees will be retained by the development (Plate 3.8).

LEGEND

Hortage or Community Significance	
Temporary School	
Existing Buildings	
Potential Accidents Impact	
Bus Bay	
Pedestrian Entry Points	
Low Fence	
Existing Trees	
Views	
Baseline Risk Buffer Zone	
High Significance Trees	
BAL: Route Zone	
BAL: 40	
BAL: 20	
BAL: 10	
BAL: 12.5	

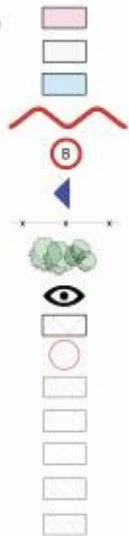


Plate 3.1 Pre-demolition site plan

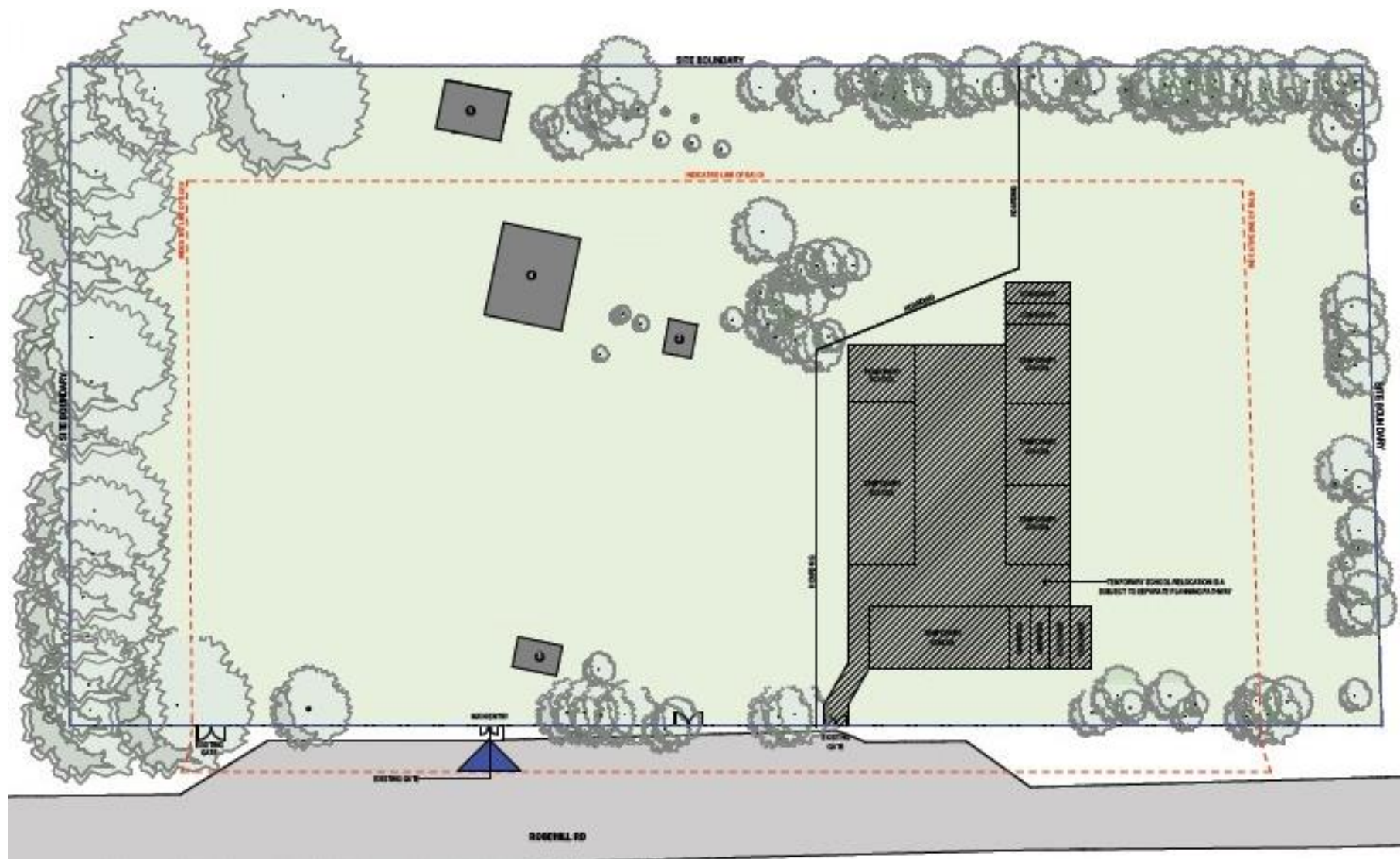


Plate 3.2 Post-demolition site plan

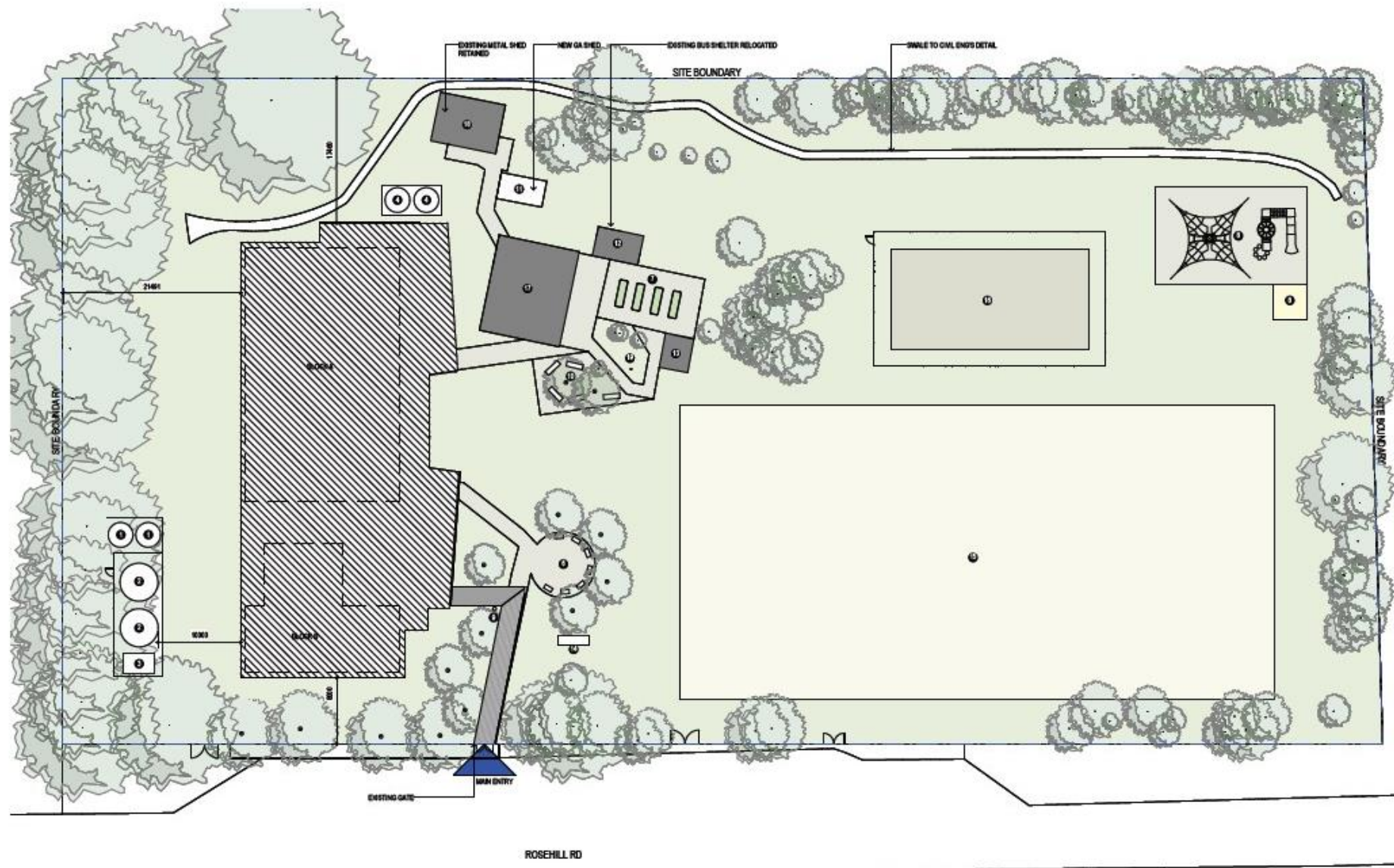


Plate 3.3 Future school site plan

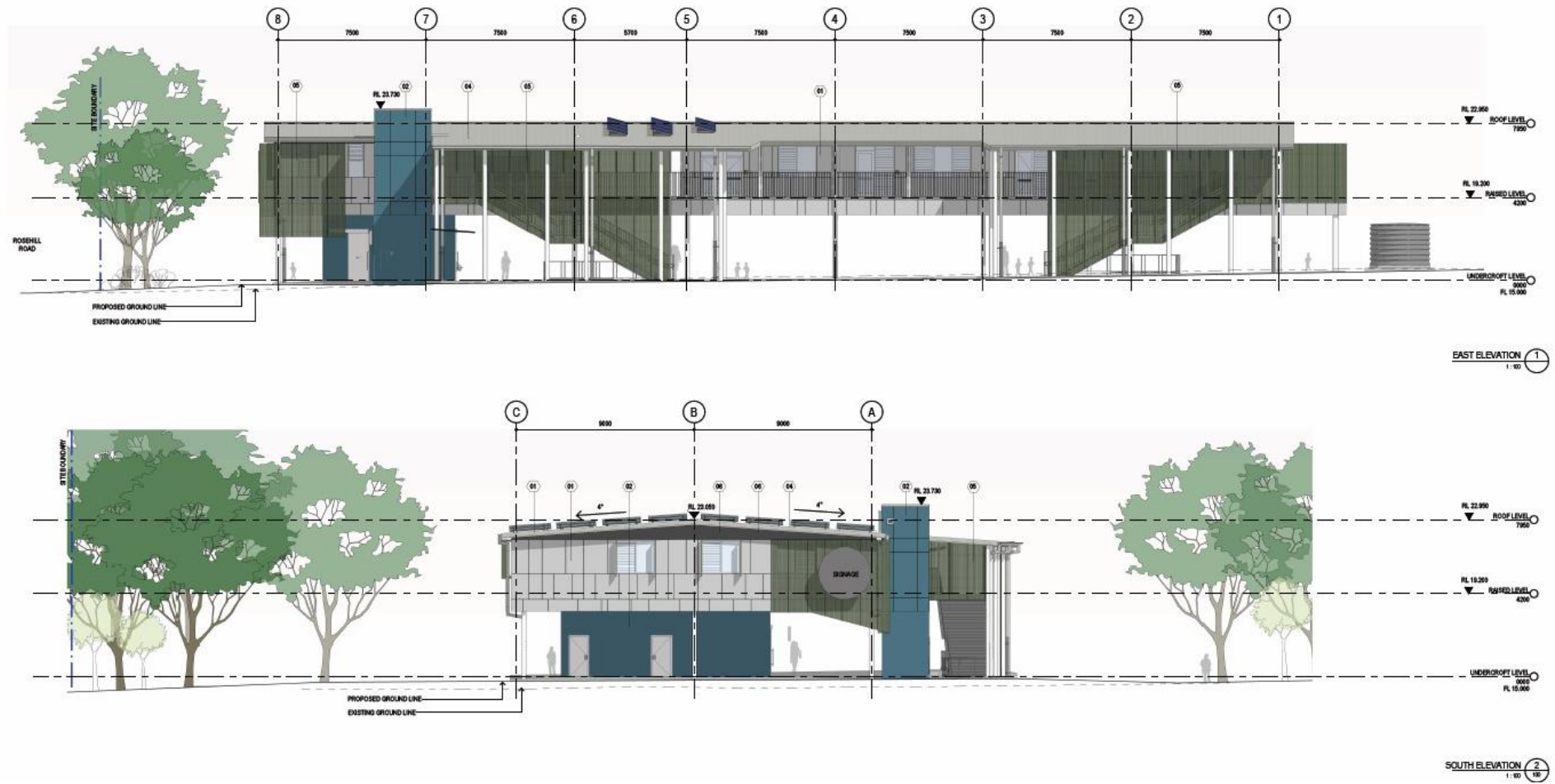


Plate 3.4 Elevations – east and south

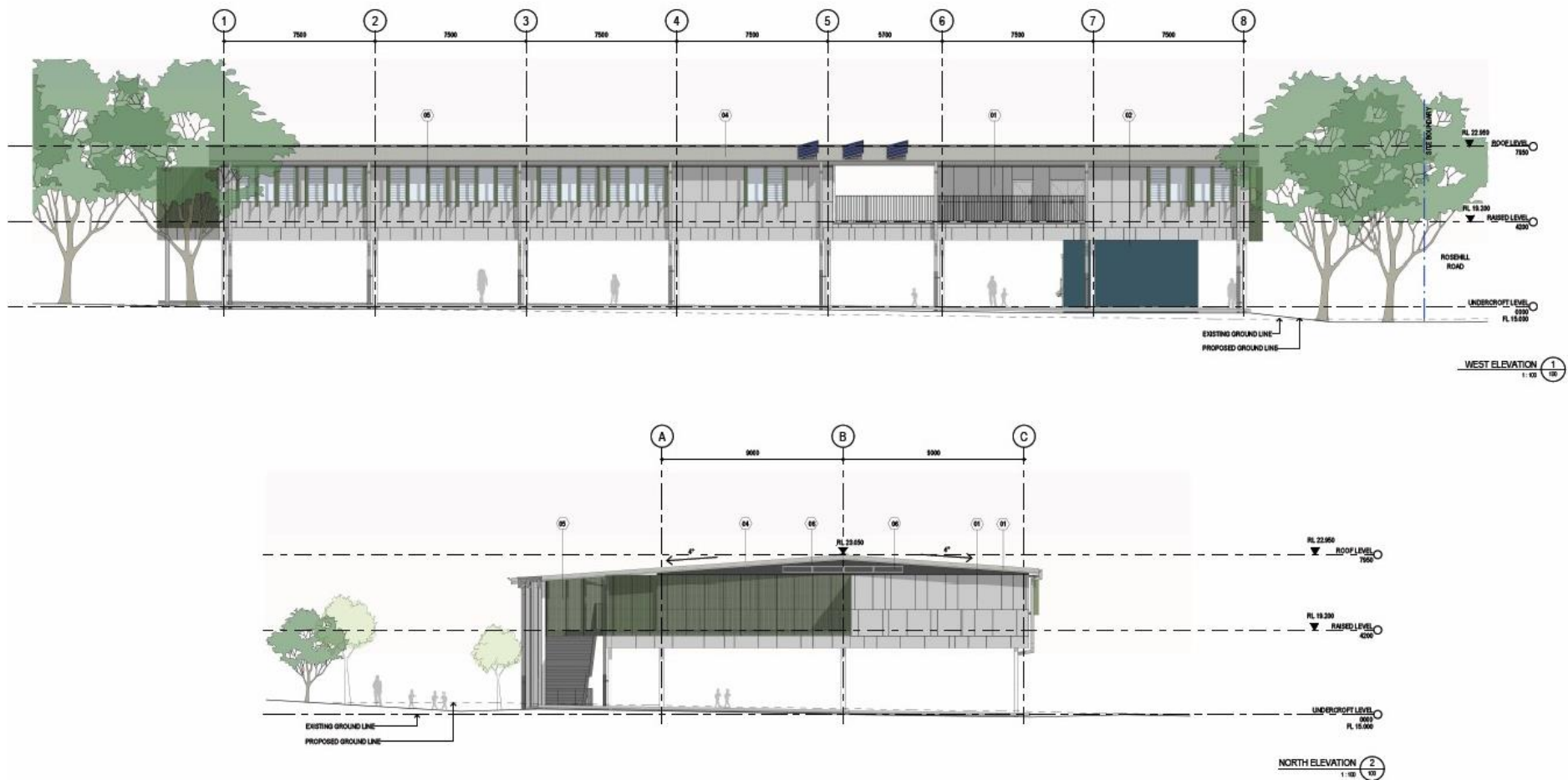


Plate 3.5 Elevations – west and north

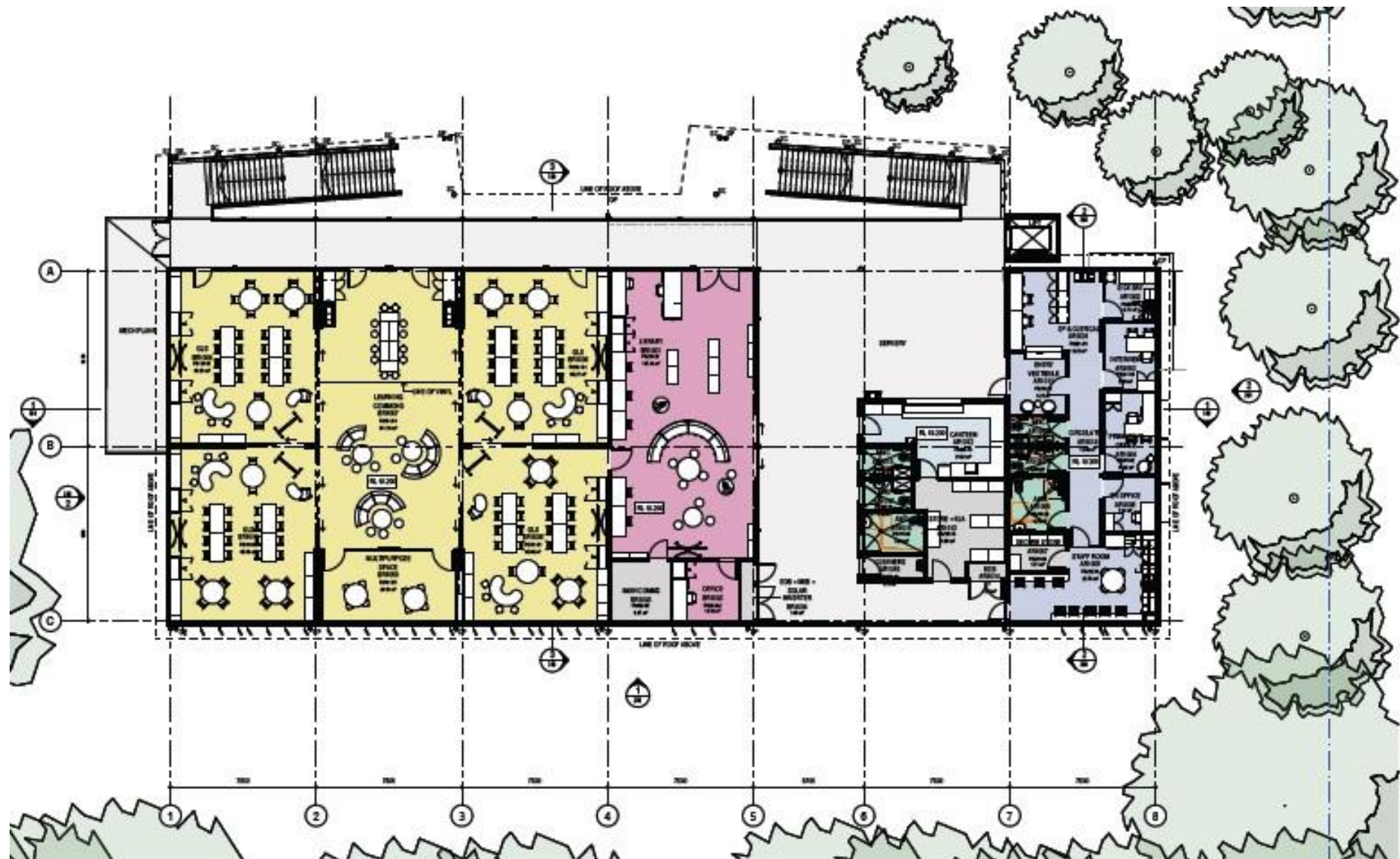


Plate 3.6 Raised level floor plan



1 - Roofing, Fascia, Gutters, Downpipes and First Floor External Soffit

2 - Window/ Door Frames and Mechanical Grilles

3 - General CFC Wall Colour

4 - Lift Wall Colour

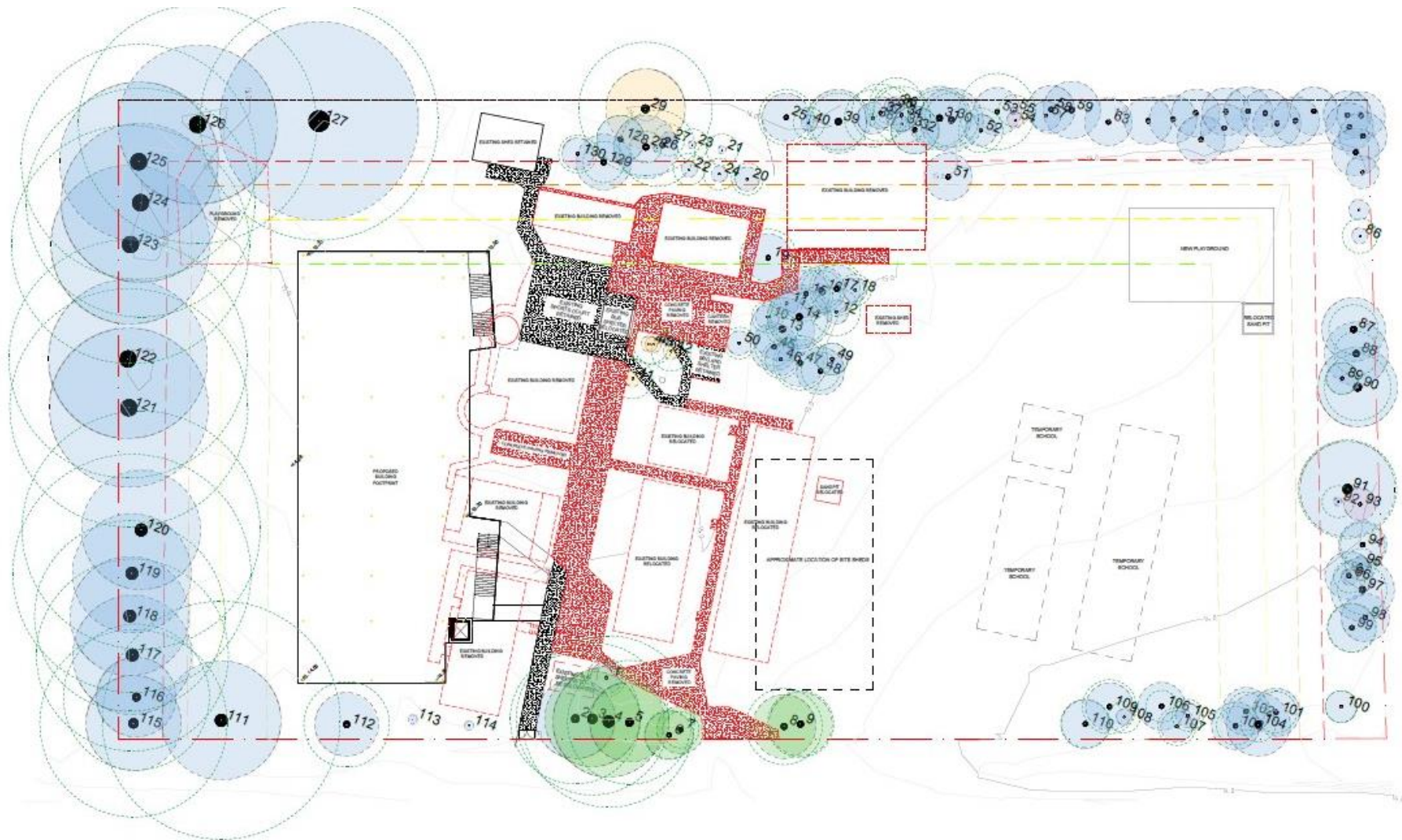
5 - Metal Work Screen/ Window Shade Colour

6 - Undercroft Ceiling Colour

7 - Undercroft Columns

Source: Pedavoli Architects, *Blakebrook Concept Design Report*, Revision A, 20 September 2023

Plate 3.7 External colour palette



Source: Taylor Brammer, Landscape Demolition Plan, Blakebrook Public School 24/08/2023

Plate 3.8 Landscape demolition plan



Source: Pedavoli Architects, *Drawing list cover*, 24/11/2023

Plate 3.9 **Oblique aerial render – view south-west**



Source: Pedavoli Architects, *Blakebrook Concept Design Report*, Revision A, 20 September 2023

Plate 3.10 **Oblique aerial render – view north-west**

4 Assessment of significance

4.1 Discussion

DA 1, Early Works, applied for the demolition of existing structures on the grounds of Blakebrook Public School. The subject site is listed on:

- The Lismore LEP (I4), with the listing citing the three earliest buildings and the surrounding landscape.
- The Department of Education's s170 register for the three buildings, B00A, B00E, and B00F and the grounds.

The LEP listing makes it clear that the buildings that are listed on the s170 are also the buildings that contribute to the significance of the school, as do the 'cultural trees'. The s170 listing also mentions the 'grounds' the title of the listing but does not provide further information on the reasons they have been listed.

As the three significant buildings, B00A, B00E and B00F will be demolished, surviving significance will lie in the grounds of the school, which was assessed (EMM 2023b) to possess local significance. The assessment of significance for this stage of the project, i.e. the grounds alone, is presented in Table 4.1.

4.2 Assessment of significance

Table 4.1 Significance assessment

Criterion	Assessment
(a) Historical significance	<p>The present school is servicing a community that has had a school since 1868, then known as the Rose Hill Provisional School, located elsewhere on the Rose Hill grant, and closed in 1873. Since 1873, Blakebrook has been a public school, going through three name changes: Rose Hill, Tirrania Creek and then Blakebrook. As is a repeated theme in the region, community agitation resulted in government schools being established to cater to the growing population of children.</p> <p>Like other regional schools, Blakebrook Public School grew in response to a growing community while other schools shrunk, and as a result, the premises comprises a school building, built in 1906 on site specifically for Blakebrook, supplemented in the 1940s by school buildings from schools that had shut down, followed by later buildings and demountables.</p> <p>Thus, the current Blakebrook Public School site is representative of the developmental trajectory of primary education in the vicinity. This trajectory was physically demonstrated through the 1906 original school house, which signified a significant milestone in the area. Moreover, the journey of educational evolution is further reflected by the interplay between the fluctuating educational requirements over time and the subsequent consolidation of schools. This consolidation, a consequential development, resulted in the deliberate transfer of buildings B00A and B00E from their original sites, the Boggumbil and Tuncester Schools, to Blakebrook. These buildings, however, were significantly damaged in the flood and have/will be demolished.</p> <p>The grounds of Blakebrook Public School developed from the carving out of land from the original Rosehill Pastoral Lease, serving as the location of the original Rose Hill School and an Aboriginal campsite¹. The construction of the original Blakebrook Public School building (B00F) and transfer of other buildings to this location (B00A, B00E), originating from schools that closed elsewhere, demonstrated the changing demographic of the region.</p>

¹ Early 19th century historical sources refer to a post-contact Aboriginal camp at Blakebrook, stated to be 'near the creek of old Aborigines', most likely Terania Creek (Kass 1995, p.48), thus not on the current school grounds.

Table 4.1 **Significance assessment**

Criterion	Assessment
	<p>The Lismore LEP description indicates that World War II trenches are located in the subject site (Lismore City Council n.d.) as evidence of local responses to the global conflict.</p> <p>Now, the school has the added significant historical phase of the devastating floods of 2022.</p> <p>The grounds of Blakebrook Public school meet Criterion (a) for local significance</p>
(b) Historical Association	<p>The school is not known to be associated with the life or works of a person, or a group of persons of importance in a local level or state level cultural or natural history.</p> <p>The grounds of Blakebrook Public School do not meet Criterion (b) for local significance</p>
(c) Aesthetic/creative/technical achievement	<p>The grounds of the school reflect the combination of the rural and natural rainforest landscape of the surrounding area. The mature trees on the western and north-west boundary are a continuation of the mature trees that line Goolmangar Creek directly west and contribute to the northern NSW character of the locality. The trees are a landmark in the locality and a familiar visual element of this historic sites and will be the only remnant of the former grounds to have survived a devastating flood.</p> <p>The Blakebrook Public School meets Criterion (c) for local significance</p>
(d) Social, cultural, spiritual Significance	<p>An assessment of the social or community values of Blakebrook Public School was not undertaken.</p> <p>It is likely the Blakebrook Public School is significant to the local population as an important institution for the education of children in the local area. It is also a landmark, as every community knows where its location school is located. This significance, however, is likely to be directly related to the existence of a school, like most schools in NSW are for parents of school-age children.</p> <p>Blakebrook Public School does not meet Criterion (d) for local significance</p>
(e) Research Potential	<p>Blakebrook Public School has research potential at a local level due to its historical significance as an early public school in rural New South Wales making it a valuable source of information about the evolution of education in the region. Its archives, documents, and oral history can provide valuable insights into the evolution of education in the region, educational practices of the past, and its impact on the local community.</p> <p>The grounds of Blakebrook Public School meet Criterion (e) for local significance.</p>
(f) Rarity	<p>The heritage-listed buildings at Blakebrook Public School may become rare at a local level as schools are being upgraded, but at present are standard vernacular weatherboard buildings.</p> <p>The grounds of Blakebrook Public School do not meet Criterion (f) for local significance</p>
(g) Representativeness	<p>Blakebrook Public School is historically, socially, and aesthetically representative at a local level as an early public education institution in the community, its existing historical school buildings further enhance its importance as a representation of the local area's educational heritage. The grounds of the school are representative of rural schools in the region.</p> <p>The grounds Blakebrook Public School meet Criterion (g) for local significance.</p>

4.3 Statement of significance

The grounds of Blakebrook Public School are of local heritage significance for their historical associations with the original Rosehill Pastoral Lease, the setting, and the continuity of school purposes on the land. The mature trees that line the western boundary and north-west corner of the school property contribute to the northern NSW rural character of the locality and provide a familiar landmark to the surrounding community. As the only visible surviving remnants of the heritage listed site, they are more precious as a landmark than before the devastating floods of 2022.

The school, and others in the local area, have a new significance arising from the floods of 2022, which left a devastating mark on the local area, in the community and on familiar structures and landmarks. The grounds survive as a testament to the place's resilience.

5 Impact assessment

5.1 Discussion

The landscape, which is a significant part of the school grounds, is currently comprised of the early school buildings, B00A, B00E and B00F, the mature trees on the western boundary, the less mature trees around the rest of the school property, and the open spaces to the east. All these elements combined respect the rural character and reference the unhurried historical development of the location and the school. Impacts relating to the removal of the significant buildings were assessed in the DA 1 SoHI and will therefore not be discussed any further in this report.

The new development will introduce a structure of a scale not familiar to the school or within approximately 7 km in the locality. The new school buildings will be taller and bulkier than the current structures that make up Blakebrook Public School; the grounds previously accommodated single-storey buildings of varying styles, and while the architectural styles historically represented on site referenced its history, and collectively created a character that was once quaint and historic, the new design will tie the elements of the school into its landscape by retaining the mature trees, in particular, but also the majority of the trees on the boundary of the property and not competing with its surroundings in terms of colour and style.

The elevated school buildings (Block A and Block B) are a style that is familiar in the Northern Rivers Region, and generally in the north-eastern part of Australia, where tropical rains make it more practical to raise a building off the ground, preferably above the regular flood levels.

The colours and materiality selected for the design, have been assessed in this report through reference to the architectural plans and the masterplan; details were not provided for use in this assessment. The colour palette selected for the new building at Blakebrook Public School is muted and thus does not compete with the surrounding natural landscape. The stacking of the height of the new elements, moving from west to east, mimics the undulating landforms to the west, and the elevated building is shielded on one side by the perimeter plantings.

An archaeological assessment was prepared by EMM (2023c), which found that the site could be divided into three phases:

Phase 1. Tunstall Station (1843–c.1862)

Phase 2. Rose Hill (1862–c.1905)

Phase 3. Blakebrook Public School 1 (1907–2022)

A fourth phase would be:

Phase 4. Blakebrook Public School 2 (2024–)

Archaeologically, it is anticipated that resources that could meet the threshold for being relics (in accordance with the Heritage Act) do not exist on the site. Relics associated with Phase 2 of the historical development of the site are also considered to be low; Relics associated with the early phase of the school, that is, Phase 3, are likely to meet the threshold of significance criteria for relics, however, this conclusion may require re-assessment if archaeological resource are unearthed.

5.2 Statement of heritage impact

Impacts to the significance of the grounds of Blakebrook Public School will arise from the visual changes that will be introduced through the new build and its style. It is considered that the proposed design will work with the significant elements of the school grounds, in particular the established tree-lined perimeter, which will continue to grow. It is considered that the significance of the school grounds will not be negatively affected by the development.

6 Conclusions

6.1 Conclusion

The proposed design of Blakebrook Public School is fit-for-purpose in a region that experiences regular floods, and which has a precedent for buildings on stilts. The layout of the new build is such as it will retain the open spaces enjoyed by the school community and retains the significant mature trees. The historical significance of Blakebrook Public School was not completely lost as a result of the 2022 floods and may have enhanced the significance of the grounds. The last visual connection to the history of the place is the line of established trees lining the perimeter of the school, and in particular the mature trees along the western and north-western boundary. The surviving elements of significance have been incorporated into the space surrounding the built elements and retain their landmark qualities and some familiarity with the old school site.

6.2 Recommendations

1. Amend the Lismore LEP listing for the school and grounds (I4), and the Department of Education s170 listing to only the school grounds and incorporate, more detailed data that accurately reflects the significance of the school. Ensure the update includes comments on the floods and the changes that have been enacted as a result.
2. Notify Heritage NSW of the demolition of the listed buildings, B00A, B00E and B00F, as per section 170A (1[a]) of the Heritage Act.
3. Submit this document and the SoHI prepared for the Stage 1 DA in the Stage 2 DA package.

6.3 Management measures

The management measures in this report have been developed to assist the project to proceed while ensuring the surviving elements of significance are protected.

1. All trees not identified for removal, particularly those on the western and north-west boundary, are protected from construction activities that would have a detrimental effect on their longevity.
2. Works may proceed with caution after the unexpected finds procedure has been incorporated into the project construction environmental management plan (CEMP).
3. Establish a no-impact zone around the locations of the historical cess pits and absorption trenches during the construction phase (refer to archaeological assessment, EMM 2023c).
4. Avoid impacts to the area that the teacher's residence was located to reduce the requirement for stop works if archaeological resources are found (refer to archaeological assessment, EMM 2023c).
5. Prepare an interpretation plan for the school, that incorporates the significant events in the history of the place.
6. If future development beyond the rebuilding of the school is considered, ensure that the grounds retain the combined rural/rainforest aesthetic.

References

EMM, October 2023a, *Northern Rivers Flood Recovery Project: Blakebrook Public School baseline historical assessment*, for School Infrastructure NSW

EMM, October 2023b, *Statement of Heritage Impact: Blakebrook Public School*, for ADCO Constructions

EMM, November 2023c, *Historical Archaeological Assessment: Blakebrook Primary School*, for ADCO Constructions

Pedavoli Architects, 21 November 2023, *Design Workshop Presentation: Blakebrook Public School*, for ADCO and NSW Department of Education

Pedavoli Architects, plans and elevations as per front table.

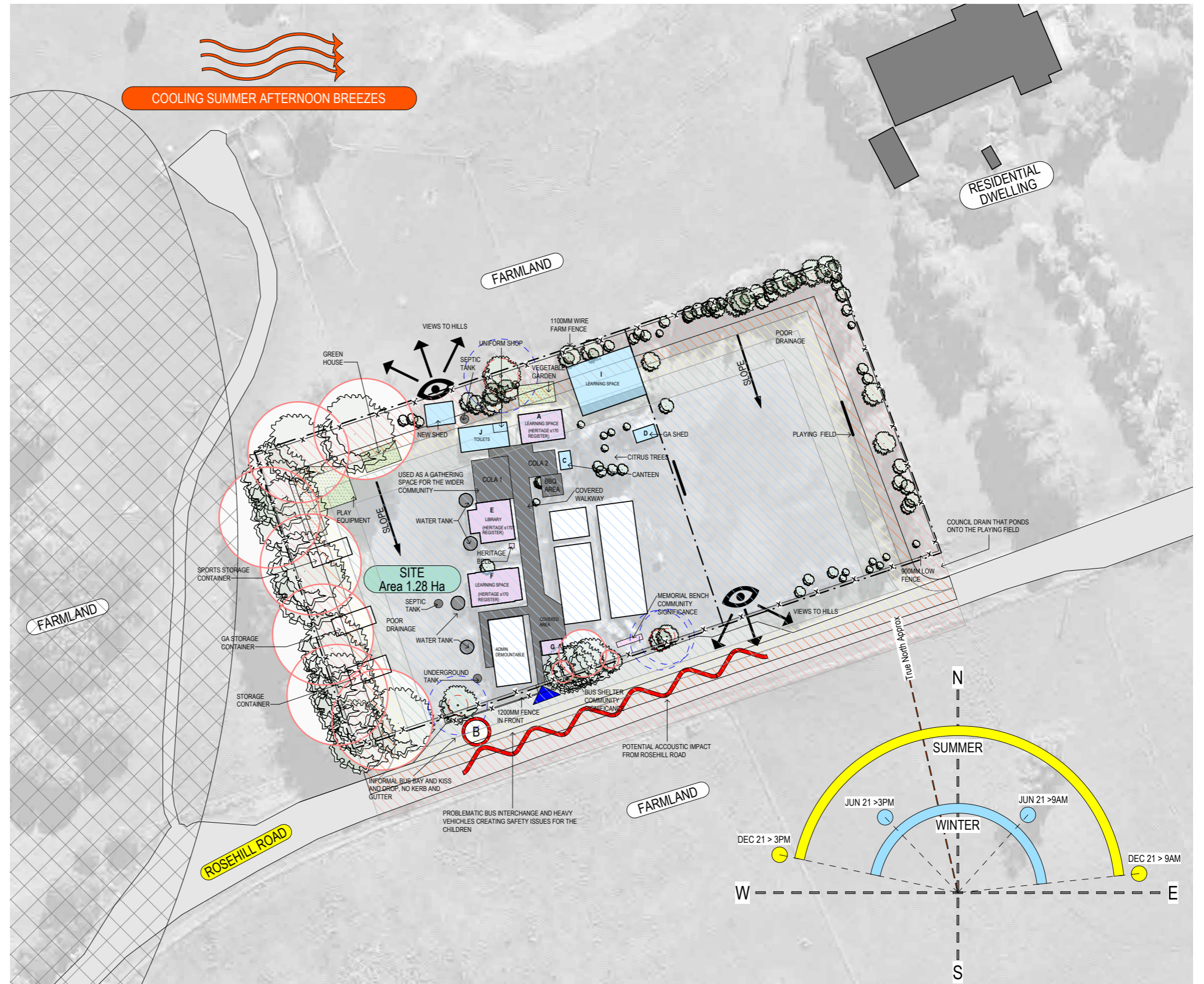
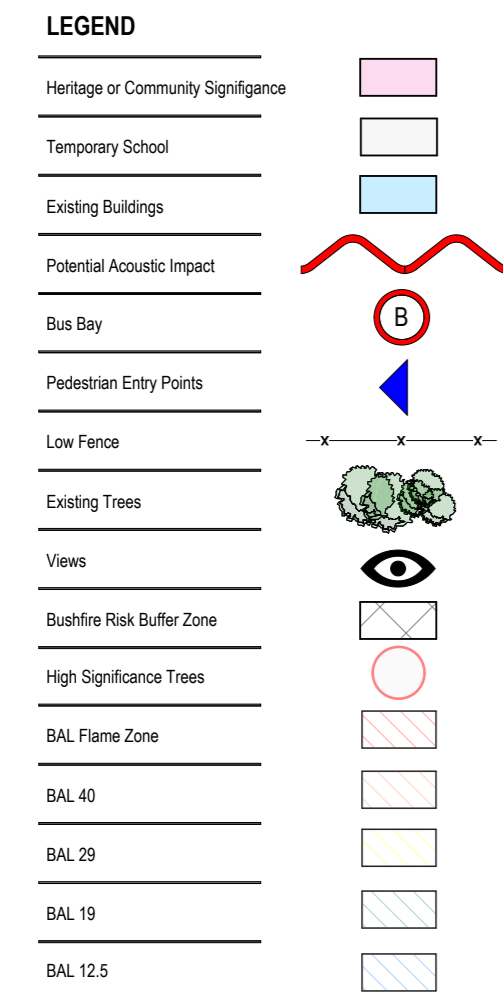
Appendix A

Project plans and elevations

A.1 Project plans and elevations

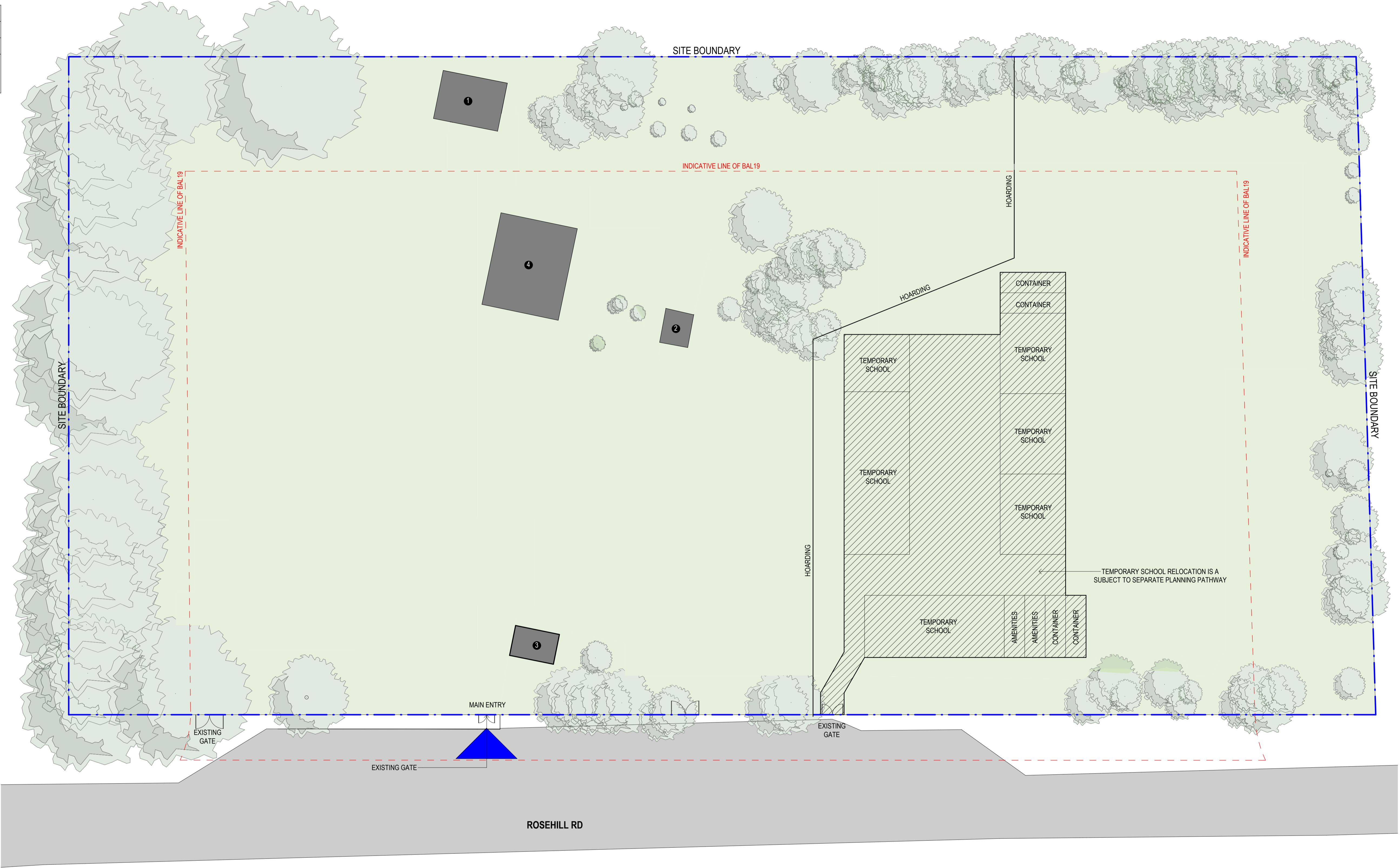
2 SITE ANALYSIS

SITE ANALYSIS DIAGRAM



- LEGEND
- EXISTING TO BE RETAINED
 - RELOCATED TEMPORARY SCHOOL

- 1 EXISTING METAL SHED RETAINED
- 2 EXISTING BBQ AND SHELTER RETAINED
- 3 EXISTING BUS SHELTER RETAINED AND TO BE RELOCATED
- 4 EXISTING BASKETBALL COURT AND AWNING TO BE RETAINED. COURT SURFACE TO BE MADE GOOD WITH NEW LINE MARKINGS. EXISTING BASKETBALL HOOP TO BE RAPLACED.



AMENDMENTS				
REV	BY	DATE	ISSUE FOR	DESCRIPTION
A	ML	27/09/2023	ISSUE FOR DA1	
B	ML	04/10/2023	ISSUE FOR DA1	
C	ML	16/10/2023	ISSUE FOR DA1	



MODULAR DESIGN & CONSTRUCTION
Modscape
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STRUCTURAL & CIVIL
H&H Engineers
0423 222 338

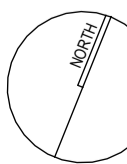
PLANNING
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ACCESSIBILITY AND BCA
MBC Group
0450 704 954

PEDAVOLI ARCHITECTS PTY LTD
LEVEL 2,
455-468 WATTLE STREET
ULTIMO NSW 2007 AUSTRALIA
T: +61 2 9291 0000
W: www.pedavoli.com.au

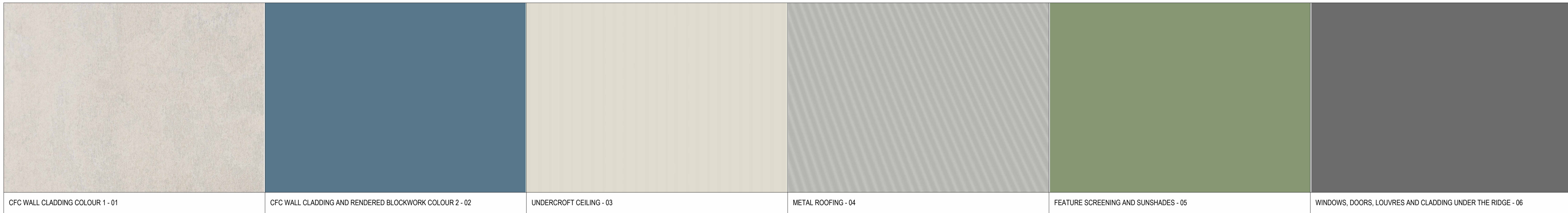
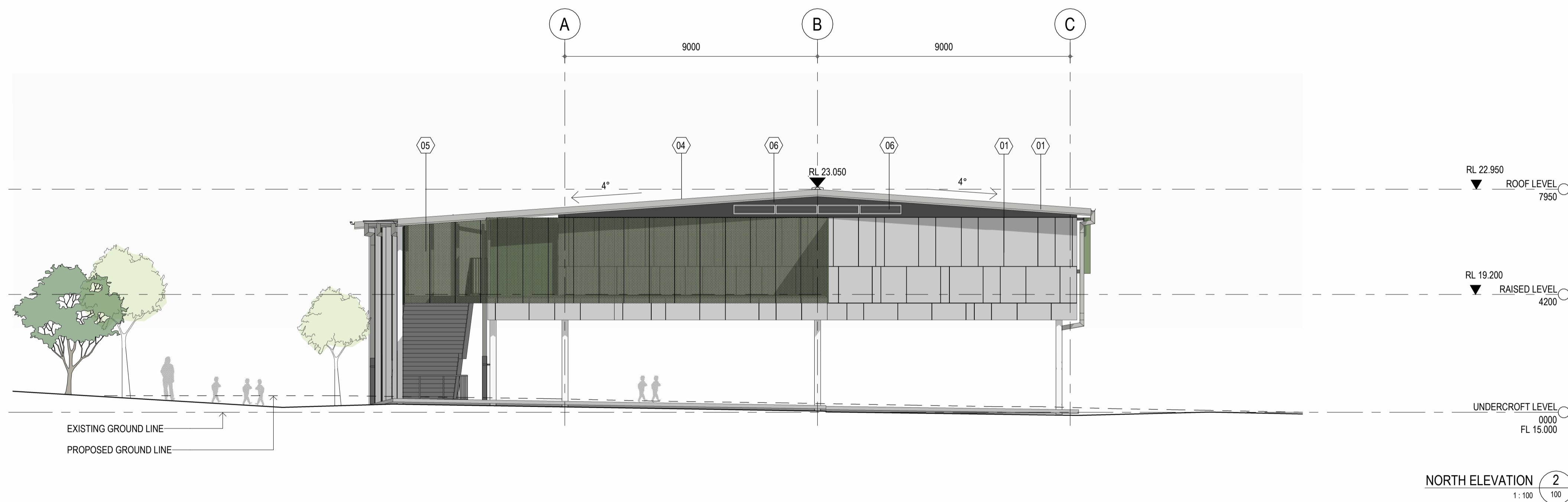
PEDAVOLI
ARCHITECTS

BLAKEBROOK PUBLIC SCHOOL
417 ROSEHILL ROAD BLAKEBROOK NSW 2480

DRAWING NAME
PROPOSED SITE PLAN - POST DEMO



DRAWING NUMBER					REVISION
PROJECT	DISCIPLINE	PHASE	TYPE	SERIES NUMBER	
BLA - ARC - PP - DWG - 009					C



AMENDMENTS			
REV	BY	DATE	DESCRIPTION
A	SG	06/09/2023	DRAFT DA ISSUE
B	SG	03/10/2023	DRAFT DA ISSUE
C	SG	27/10/2023	ISSUE FOR DA2
D	SG	24/11/2023	ISSUE FOR DA2
E	SG	08/12/2023	ISSUE FOR DA2



MODULAR DESIGN & CONSTRUCTION
Modscape
0393 166 020
STRUCTURAL & CIVIL
H&H Engineers
0423 222 338
SERVICES
JHA Consulting
0404 552 673
FIRE ENGINEERING AND ESD
E-Lab
0447 343 458

PLANNING
EPM
0294 528 300
ACCESSIBILITY AND BCA
MBC Group
0450 704 954
LANDSCAPE ARCHITECT
Taylor Sumner
0418 264 111
BUSHFIRE
Blackash Bushfire Consulting
0419 203 853


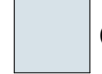
PEDAVOLI ARCHITECTS PTY LTD
LEVEL 2,
455-468 WATTLIE STREET
ULTIMO NSW 2007 AUSTRALIA
T: +61 2 9291 0000
W: www.pedavoli.com.au
NOMINATED ARCHITECT:
VINCE PEDAVOLI
NSW ARB No. 5045

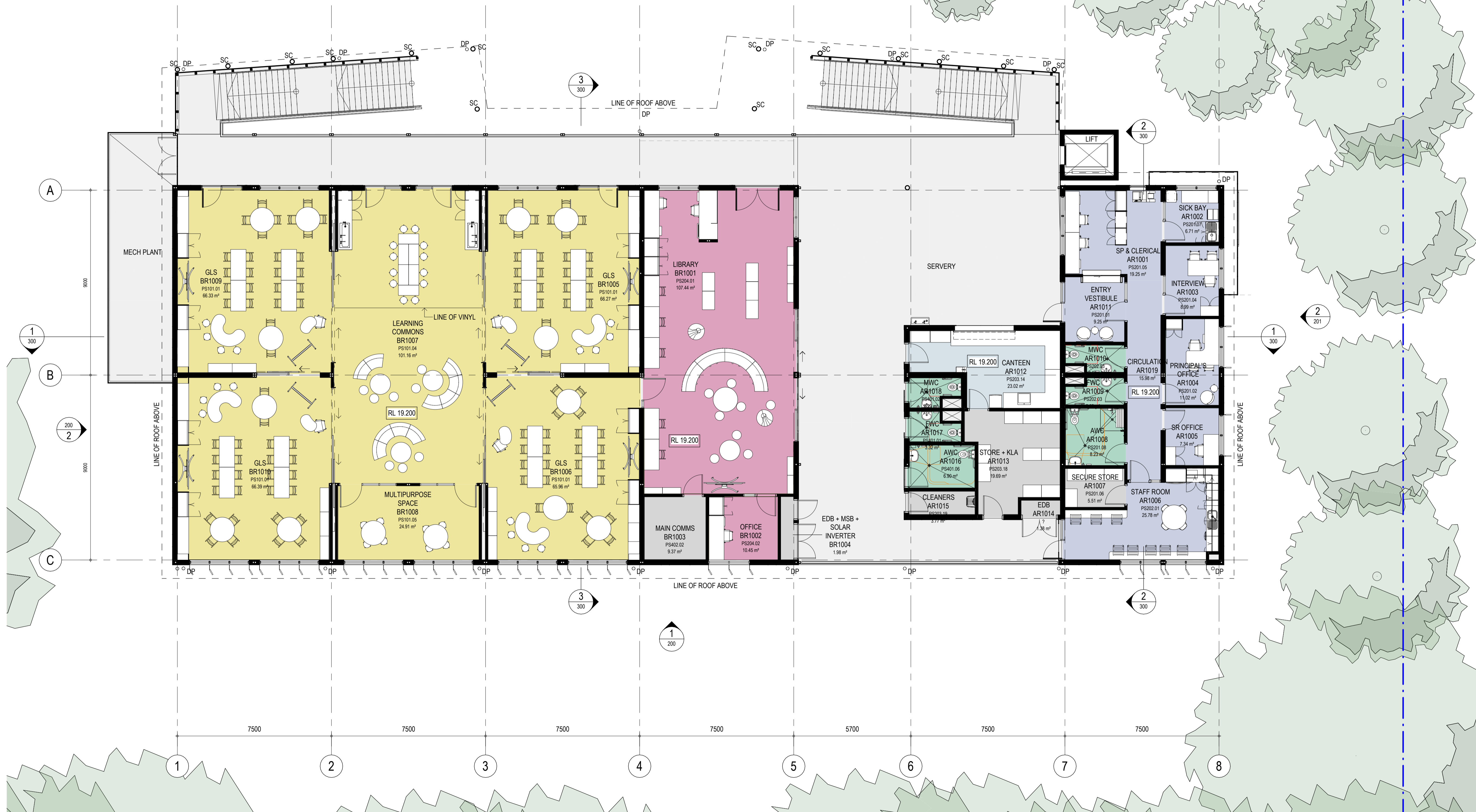


BLAKEBROOK PUBLIC SCHOOL
417 ROSEHILL ROAD BLAKEBROOK NSW 2480
DRAWING NAME
ELEVATIONS

					SCALE 1: 100 @ A1	08/12/2023	REVISION
DRAWING NUMBER							
PROJECT	DISCIPLINE	PHASE	TYPE	SERIES NUMBER			
BLA - ARC - PP - DWG - 200						E	

LEGEND

	GLS
	ADMIN & STAFF
	LIBRARY
	AMENITIES
	CANTEEN
	STORAGE & SERVICES
	EXISTING BUILDING
	EXISTING PAVEMENT



REV	BY	DATE	DESCRIPTION
A	SG	04/08/2023	PRELIMINARY ISSUE FOR COORDINATION
B	SG	06/09/2023	DRAFT DA ISSUE
C	SG	27/10/2023	ISSUE FOR DA2
D	SG	24/11/2023	ISSUE FOR DA2



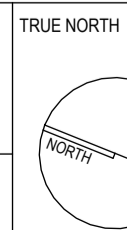
MODULAR DESIGN & CONSTRUCTION
Modscape
0393 166 020
STRUCTURAL & CIVIL
H&H Engineers
0423 222 338
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NOMINATED ARCHITECT:
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NSW ARB No. 5045

PEDAVOLI
ARCHITECTS

BLAKEBROOK PUBLIC SCHOOL
417 ROSEHILL ROAD BLAKEBROOK NSW 2480
DRAWING NAME
RAISED LEVEL FLOOR PLAN



PROJECT	DISCIPLINE	PHASE	TYPE	SERIES NUMBER	REVISION
BLA - ARC - PP - DWG - 110					D