

STATEMENT OF HERITAGE IMPACT

Newcastle East Public School PROPOSED NEW BUILDING New Learning and Ancillary Spaces

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Cover Image 01: Views from Tyrrell Street, the new building to the south of the 1878 school building,
CAD model, EJE Architecture

Photographs: EJE Heritage, unless otherwise noted.

1. INTRODUCTION

1.1 BACKGROUND

The NSW Government, Education & Communities – Public Schools, is undertaking an upgrade project at Newcastle East Public School. This Statement of Heritage Impact addresses the first stage of the overall project. The scope for this stage includes a new building over the existing assembly area / sports court, off Brown Street. The overall site is of high cultural and heritage significance, is a listed heritage item and is located within The Hill Heritage Conservation Area.

Alterations and additions within two of the main spaces of the 1878 School building will be addressed as a separate project in the future, as stage 2.

The following report examines the planning and design, as proposed with regards to impact on the heritage significance of the place and impact on the heritage significance of the Conservation Area, if any. The report then concludes with a Statement of Heritage Impact.

1.2 LOCATION

The school site is made up of three Lots of Land. Lot 3 DP794850 within that site is highlighted with a red outline in image1. The proposed works are located within that Lot.

The school is located on the ridge of a hill. Tyrrell Street generally runs flat between Brown and Watt Streets, then drops to the west and east. The school is at the corner of Brown and Tyrrell Streets. The highlighted portion of the school site is at a lower level than the corner and lower than the 1878 school building.

The Refer to images 1, 2 and 3, below:

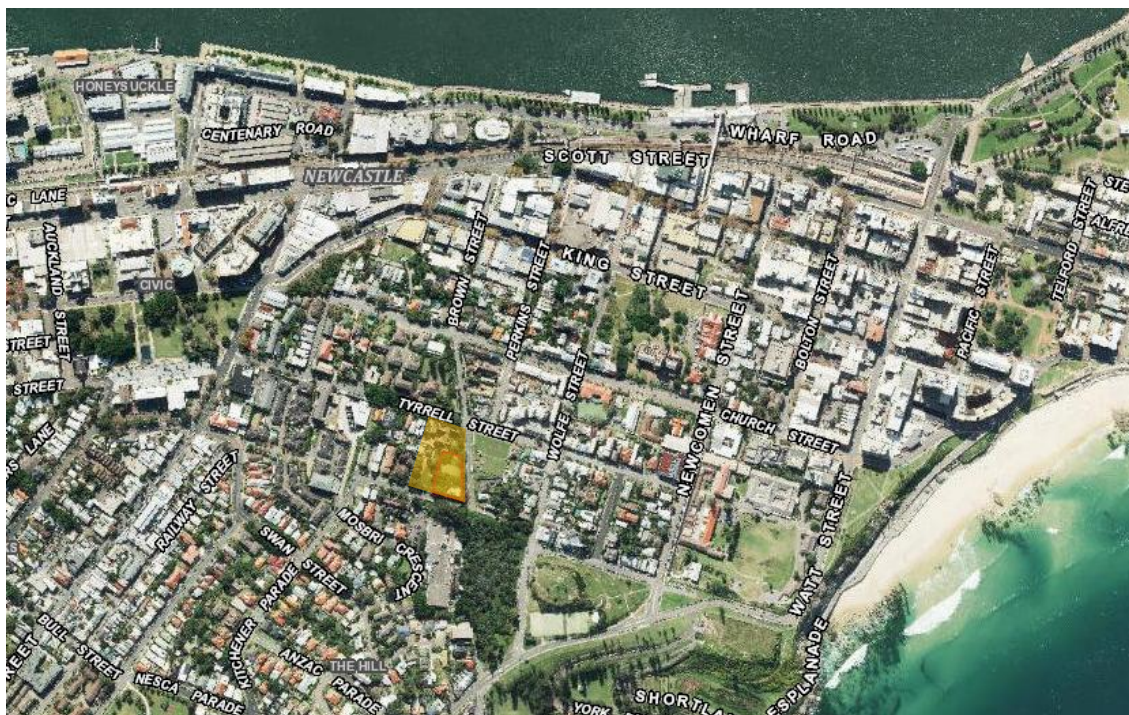
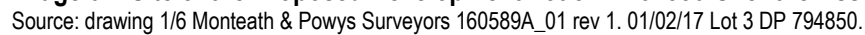


Image 01: Location. The site for the proposed development is located on Tyrrell Street, which rises from Darby Street, Cooks Hill to the west then runs along the ridge towards the east. This is within The Hill Heritage Conservation Area and the original settlement of Newcastle.



1.3 PROPOSED DEVELOPMENT

The proposed scope of work includes the removal of the existing high curved trussed roof over the Assembly/Games Court. This roof is a curved structure spanning east-west. The scope also includes removing the single pitch skillion roof from above the existing tiered seating that faces south to the Court area and building the new building over the existing court and tiered seating.

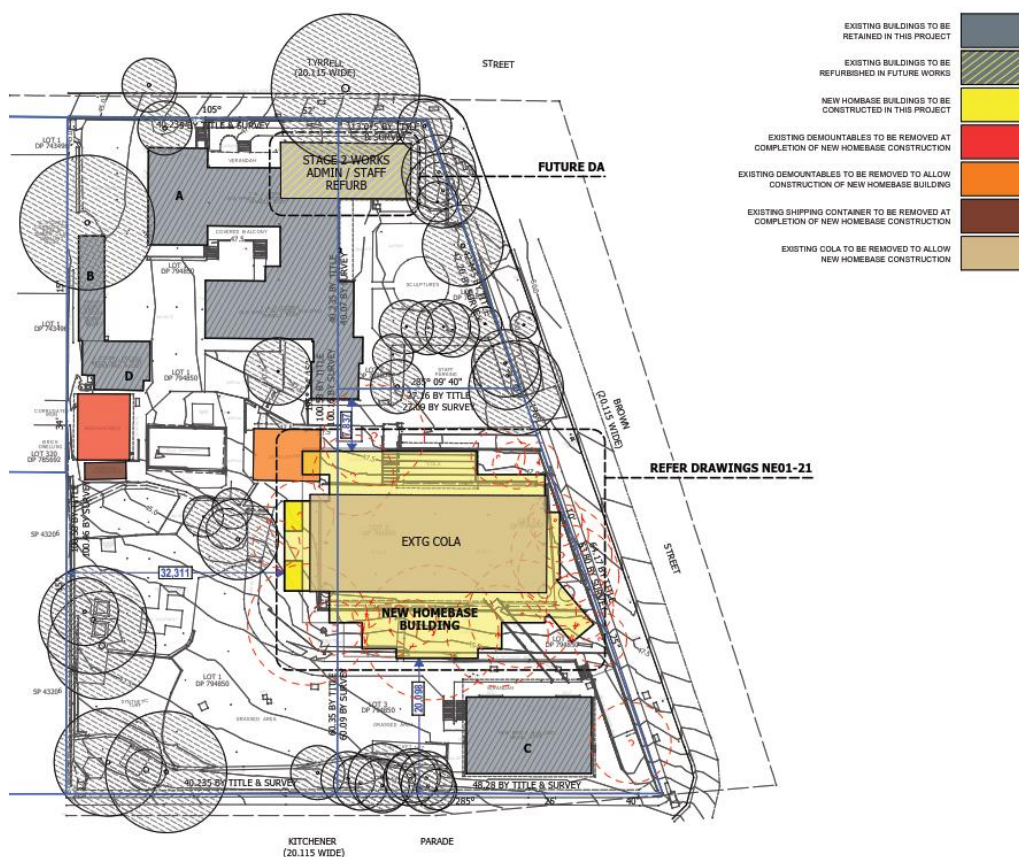


Image 04: Proposed New Building (yellow overlay) over existing COLA

Source: EJE Architecture drawing DA NE 01 Site Plan rev K

This new building will accommodate four Homebase spaces, a small amphitheatre, a 'groups' area, two break-out spaces, balconies to the north and south and external circulation spaces, including a lift service.

New amenities and additional tiered seating to the courts area and other new tiered seating are shown stepping down to the playground, under the new building.

The new accommodation will relocate students from demountable buildings into permanent buildings. The school is located on a small site with limited open space / playground area. Removing demountable accommodation and building over the Assembly Court area is intended to enhance the use of the limited open space at the school.



Image 05: N-E corner of the proposed building-Brown Street and 1878 building
Source: EJE Architecture drawing 11506 DA NE18 rev H



Image 06: The proposed two storey building over the existing COLA / Assembly Area (shown in yellow) and the existing 1878 building (shown in orange).
Source: EJE Architecture drawing 11506 DA NE13 Shadow Diagram Rev F dated 21.09.2017

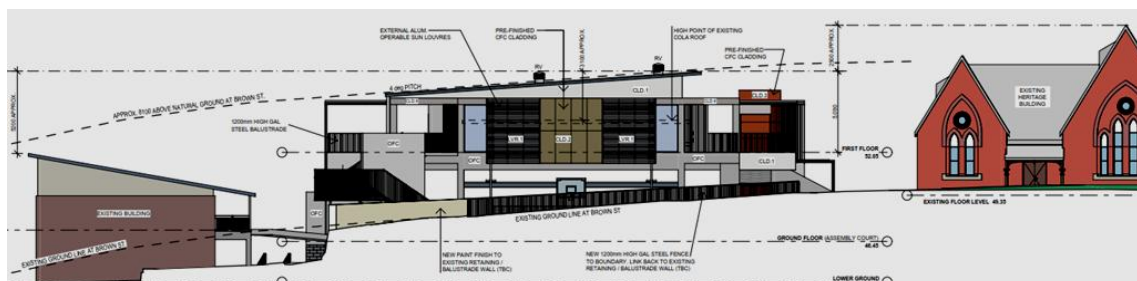


Image 07: New Building – East Elevation to Brown Street
Source: from EJE Architecture 11506 DA NE10 rev K



Image 08: Landscape Architecture - Detail Area 02

Source: from Terras Landscape Architects 11506.54 rev C

1.4 CURRENT HERITAGE STATUS

The Newcastle Local Environmental Plan 2012, Schedule 5 Environmental Heritage lists Newcastle East Public School as an item of Local Heritage Significance.

The Hill	Beacon Tower (landmark)	Corner Brown and Tyrrell Streets		Local	I607
The Hill	Bishopscourt (residence)	34 Brown Street	Lot 102, DP 1020129	Local	I556
The Hill	Newcastle East Public School	48 Brown Street	Lots 1-3, DP 794850	Local	I557
The Hill	Newcastle Hill Reservoir	51 Brown Street	Lots 346 and 347, DP 758769; Lots 1-5, DP 1141417	Local	I558

From the Heritage Inventory provided by the DEC s.170 Heritage and Conservation Register inventory sheet (printed 23/06/2017) describes the significance as:

Newcastle East Public School has historic significance to the state of New South Wales as the oldest continuously operating public school, originally established in 1816 as a school for the children of convicts at Newcastle penal settlement. It has a high level of aesthetic significance being a well crafted example of the Victorian gothic style of architecture. Designed by Colonial Architect James Barnet with G A Mansfield as supervising architect in 1878, it features a picturesque arrangement of brick wings, a steeply pitched gable roof, pointed arched windows and traceried bargeboards.

The site is within The Hill Heritage Conservation Area:

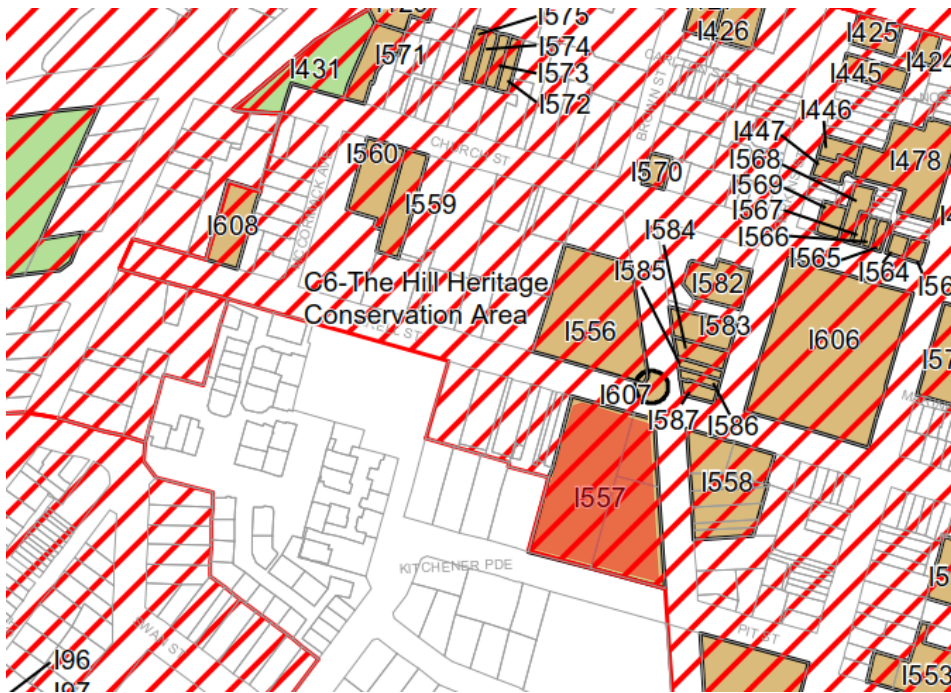


Image 09: The school is item 557. Heritage Listed items in the vicinity are shown.

The site is within the C6- The Hill Heritage Conservation Area.

Source: Newcastle Local Environmental Plan 2012 Heritage Map HER_004G

1.5 STATUTORY REQUIREMENTS

NEWCASTLE LEP 2012

The school is heritage listed. The Newcastle LEP 2012 requires development consent for:

- (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) of : (i) a heritage item [the site is the heritage item].

This Statement of Heritage Impact forms part of the application for development consent.

Clause 5.10 of the Newcastle LEP 2012 also notes:

- (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.

1.6 METHODOLOGY

The methodology adopted for the preparation of this Statement of Heritage Impact included:

- Site inspections.
- Taking photographs.
- Reviewing the heritage listing.
- Reviewing the history of the place.
- Assessing heritage significance by state criteria.
- Reviewing the drawings describing the proposed works.
- Assessing the likely impact on the cultural and heritage significance of the place.

This report has been undertaken in accordance with the NSW Heritage Office publications, *Assessing Heritage Significance and Statements of Heritage Impact*, together with the Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*.¹

¹ Burwood: Australia ICOMOS, 2013.

1.7 CONSTRAINTS AND LIMITATIONS

For the purposes of this report the history was not derived from primary sources.

EJE is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only: he does not comment on the capacity, adequacy, or statutory compliance of any building services.

1.8 AUTHORSHIP

The report and Statement of Heritage Impact was prepared by Mark Fenwick, EJE Heritage Newcastle NSW.

2. HISTORICAL CONTEXT

2.1 HISTORICAL CONTEXT

'...when Commissioner Bigge visited the settlement in January 1820 as part of his enquiry into the state of the colony, he found it to have grown to some 954 supervisors, convicts and their children, living and working in very basic circumstances.'² In 1825 the AA Company received land grants at Newcastle totally 1920 acres, with a lease on existing coalmines for 31 years. Newcastle changed quickly. By the 1840's free settlers were building on the hill behind the original government town. The Borough Council was established in 1859.



Image 10: Archival image. An extract from the Woods Brewery Panoramic series, 1900.
Source: EJE Heritage Library



Image 11: Historic Context. An extract from the 'Map of the country around Newcastle N.S.W 1910' by A.Barrett.
Source: <https://coalriver.files.wordpress.com/2013/08/1910-newcastleplan.jpg>

These images (above) show the spire of St Andrew's Church Laman Street, both in the landscape photograph and on the map, "Church Spire". Tyrrell Street is running up the hill behind, with the school at the crest to the right. The map shows the School and the Reservoir No.1. Beneath the school to the south is labelled as "GRAZING".

² Barry Maitland and David Stafford 'A guide Architecture Newcastle'1997 , page 6

The Newcastle East Public School was opened in 1878, for infant and primary classes. 'The school is a fine example of the Victorian Rustic Gothic style, with its picturesque massing of warm brick wings, steeply pitched and gabled slate roofs, pointed arched windows and traceried bargeboards.' It was designed by the Colonial Architect, James Barnet. G.A. Mansfield was the supervising architect.³



Image 12: Old Darlington School 1878 (now within the grounds of the University of Sydney) GA Mansfield, Architect.

Source: Wikipedia

Muzzawb - Own work, CC BY-SA 3.0,

<https://commons.wikimedia.org/w/index.php?curid=42833581>



Image 13: Newcastle East Public School, 1878. GA Mansfield 'Supervising Architect'.

Source: EJE 2017.

The 'Victorian Rustic Gothic' style is described as 'picturesque', 'romantic' and 'not monumental'. Buildings in this style often feature stone exterior walls but sometimes brick or timber, usually as houses. In Australia and America, verandahs were often added. Often irregular in their form and massing, they also featured steeply pitched gable roofs and highly decorated (fretwork, 'traceried') barge boards. Toxteth Lodge 1877, at Glebe is a residential example. The design was attributed to G.A. Mansfield but as a 'design derived from a European pattern book'.⁴

The school was opened in 1878 as Newcastle Public School for infant and primary classes. Secondary school education was only available in Maitland. In 1906 it became Newcastle's first secondary school, and its name changed to Newcastle High School. In 1930 the girls moved to a new school in Hamilton South and The Hill school became known as Newcastle Boys' High School.

The New South Wales Public Instruction Act of 1880 led to many changes including the end of state aid to church schools in 1882. The 1880 Act made Newcastle East one of the 150 certified denominational schools, a Public School controlled by the NSW Department of Education. Enrolment rates increased. Teacher transfers became possible for the school. High Schools were established. From 1914 until 1931 the present 1878 building housed Newcastle High School.⁵

³ 'A guide', page 51.

⁴ 'Identifying Australian Architecture –styles and terms from 1788 to the present' by Apperly, Irving, Reynolds and Solomon 1989. Page 93.

⁵ 'To Climb the Hill- A People's History of Newcastle East Public School 1816-2016' published by the School, 2016, page 47.

The senior boys moved to Waratah in 1934. The Hill School became Newcastle Junior Boys High School.

Between 1981 and 1983 the building was extensively restored and remodelled, one of the first major heritage restoration projects in the city.

When the school on Bolton Street closed in the early 1980's the name 'Newcastle East Public School' was transferred to the current school.⁶

The school's long history is documented by the school and presented on its website.⁷



Image 14: Newcastle East Public School, c.1879.

Our School's Long History

Newcastle East Public School has a long and proud history of provision of quality education to the children of inner-city Newcastle, stretching back to the earliest days of the settlement of Newcastle, Australia's second oldest city. The school plays a central role in the history of education in Australia, and has served its diverse community for two centuries.

1816 - Schoolteacher, Henry Wrensford and seventeen convict children aged 3-13 yrs. commenced education in Newcastle. Wrensford was a convict on a conditional pardon. At that time, Newcastle had about 400 people with 38 children. The school started in a slab hut near Watt & Bolton Streets.

1820 - Wrensford became a free man and went back to Sydney. He was replaced by another convict, Samuel Dell. There were now 33 children at Christ Church School. In 1826 the control of the school changed from the government to the church. By the early 1830's overcrowding led to the school moving to the site at the corner of Church & Bolton Sts.

1859 - Some parents wanted a government controlled school and so an additional school, Newcastle Public School, was opened in Brown Street, later to move to Tyrrell Street.

1883 - The success of the Public School, now a Superior school in Tyrrell St. led to the State Government taking back control of the church school and renaming it Newcastle East Public School.

1966 - The 150th anniversary of continuous education was celebrated, and a history of the school was written by Dr. E. Braggart. 'THE SCHOOL ON THE HILL'.

1878 - The foundation stone for the new building of Newcastle Public School was laid by Mr. Clarence Hannell. The final cost was 10,000. The architect was Mr. G.A. Mansfield. There were boys', girls', infants' and babies' rooms. The boys' headmaster was Mr. Willis and the girls' headmistress was Miss Shield. Over 800 pupils were enrolled.

⁶ Barry Maitland and David Stafford 'A guide Architecture Newcastle'1997 ,Item 24 page 51

⁷ <http://www.newcastle-e-p.schools.nsw.edu.au/school-history>

1911 - Newcastle Public School was closed, leaving the High School to expand. By 1912 there were over 300 high school pupil and the first school magazine 'The Novocastrian' was published.
 1934 - Newcastle Boys' High was built at Waratah. The School on the Hill was now given the name Newcastle Boys' Junior High School.
 1973 - Closure of Junior High and transfer of pupils to new building at Lambton.
 1974-81 - Building used by the Society of Artists and other groups as workshops. Renovation of building commenced. \$920,000 set aside for this purpose. It is recorded by the National Trust.
 SEP 13th, 1982 - First day of Newcastle East Public School at its new site in the School on the Hill.
 2000-2010 - School's drawing area was further restricted to manage increased enrolment pressure, due to changing demographics in Newcastle's inner-city.
 2016 - NEPS will be Australia's first school to celebrate its bicentenary.

3. SOCIAL CONTEXT

The school has been integral with the development and community of The Hill, central Newcastle and Cook's Hill for nearly 140 years. The Institution of the 'Newcastle East Public School' (formerly the 'Christ Church School' and 'The Hill School') has "*championed the right of all children to quality education, regardless of wealth, religion or ethnicity.*"⁸ The school has a long tradition of family and community involvement.

4. PHYSICAL EVIDENCE

4.1 EXISTING CONDITIONS

Refer to the following images (2017):



Image 15: north elevation to Tyrrell Street



Image 16: south of the existing COLA



Image 17: COLA looking eastwards



Image 18: COLA looking S-E

⁸ 'To Climb the Hill- A People's History of Newcastle East Public School 1816-2016' published by the School, 2016. From the preface by John Birch Principal 2016,



Image 19: COLA looking westwards



Image 20: Play structure looking N-W



Image 21: Playground looking northwards.



Image 22: west side of 1878 Building.



Image 23: East garden and sculpture.



Image 24: inside north wall, Learning Space.



Image 25: Existing tiered seating, retained.



Image 26: Assembly Area high roof



Image 27: COLA, Reservoir walls beyond.



Image 28: Elevation to Tyrrell Street.

5. ASSESSING HERITAGE SIGNIFICANCE

5.1 ASSESSMENT CRITERIA

The NSW heritage assessment criteria encompass four generic values in the Australian ICOMOS Burra Charter: historical, aesthetic, scientific, and social significance. These values are then considered using seven criteria.

An item will be considered to be of State or local heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the seven assessment criteria listed in the NSW Heritage Act, effective April 1999, that is as an item of State significance.

The same criteria are also used to assess a place for its Local significance. These criteria have been used in assessing heritage significance for this property/site.

5.2 ASSESSMENT OF SIGNIFICANCE

The place is currently listed as an item of local significance.

Following analysis of the physical evidence on site (the existing conditions) and the documentary evidence (history) the following assessment of significance is provided:

criteria	description	Newcastle East Public School
a	Historical. 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).	The place is important in the course of the cultural history in the development of Newcastle, from penal settlement to free-town, from church school to Public School. It is an important element within the Conservation Area.
b	Historical by association. An item has strong or special association 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).	The place does not meet the criteria.
c	Aesthetic: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	The Newcastle East Public School was opened in 1878, for infant and primary classes. The school is a fine example of the Victorian Rustic Gothic style, <i>'with its picturesque massing of warm brick wings, steeply pitched and gabled slate roofs,</i>

criteria	description	Newcastle East Public School
		<i>pointed arched windows and traceried bargeboards.</i> It was designed by the Colonial Architect, James Barnet. G.A. Mansfield was the supervising architect.
d	Social: 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.	The place is important to former teachers and students of the school, for the residents of The Hill Heritage Conservation Area, the current staff and students. It is important to the history of education in Newcastle. However, it does not meet the criteria.
e	An item has the 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)	The site has been heavily disturbed, prior to and since the building of the new school of 1878. The place does not meet the criteria.
f	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).	The place does not meet the criteria.
g	An item is important in demonstrating the principle 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 places; or cultural or natural environments).	Representativeness: The building displays the characteristics and aesthetics of the Victorian Rustic Gothic style, rare in Newcastle. It also reflects a major shift in government policy to education and Public Schools.

5.3 STATEMENT OF SIGNIFICANCE – THE SCHOOL

The Newcastle East Public School is highly significant in the course of New South Wales' history because it was one of the earliest public schools established for the education of children in the colony, and has continued to operate as a school since 1816. Its original school students were the children of convicts in the Newcastle penal colony. The establishment of the school symbolises the moves being made by convicts in the Newcastle penal settlement of the need for a school to educate children for free. The school's first teacher was a convict on a conditional pardon, emblematic of the shift from incarceration to freedom of the convict population. (SHI)

Newcastle East Public School has historic significance to the state of New South Wales as the oldest continuously operating public school, originally established in 1816 as a school for the children of convicts at Newcastle penal settlement. It has a high level of aesthetic significance being a well crafted example of the Victorian gothic style of architecture. Designed by Colonial Architect James Barnet with G A Mansfield as supervising architect in 1878, it features a picturesque arrangement of brick wings, a steeply pitched gable roof, pointed arched windows and traceried bargeboards.

From the Heritage Inventory provided by the DEC s.170 Heritage and Conservation Register inventory sheet (printed 23/06/2017).

5.4 STATEMENT OF SIGNIFICANCE - THE HILL HERITAGE CONSERVATION AREA

Kitchener Street, at the southern boundary of the school site is also the boundary of The Hill Heritage Conservation Area (HCA). Half of the length of the western boundary is within the HCA. The eastern boundary addresses the HCA and is opposite the heritage listed structures of the Reservoir site. These are brick walls and grassed roofs.

The 'Review of Heritage Conservation Areas – Final Report', June 2016 Newcastle City Council provides the following Assessment of Cultural Significance (page 54):

The Hill Heritage Conservation Area represents a pattern of urban settlement that traces its origins back to the earliest phase of the European settlement of the city of Newcastle, and beyond that, to the long tradition of indigenous settlement, the physical remains of which are contained in a rich archaeological layer and in stories and paintings of Aboriginal people set within The Hill following the arrival of the British from 1797. As such, The Hill Heritage Conservation Area has the capacity to demonstrate aspects of the history of Newcastle, in terms of its long indigenous heritage, through to colonisation and urban change. The Hill HCA is broadly representative of the urbanisation of a natural landscape.

The cultural significance of The Hill is embodied in the surviving physical elements of the area. The street layout is the most enduring aspect of Dangar's plan of inner Newcastle as it provides an orderly network of streets that provide vistas to the harbour and a strong north-south orientation.

The building stock is representative of the urban history of Newcastle, covering almost all decades from the 1820s to the present. The eclectic range of buildings, as well as sandstone walls and street drainage, and the street trees give The Hill a unique and eclectic character, typified by its dominance of older buildings. Key visual elements include:

- *The diversity of the building stock which reflects a long history of urban settlement*
- *The random house styles and varying building setbacks*
- *An organic street layout which reflects the steep topography of the Hill*
- *Stone retaining walls in the public and private domain*
- *Views from public areas over the coastline and harbour as these are an important aspect of the urban character of The Hill*
- *Open space and reserves including King Edward Park and Ordnance Reserve, Cathedral Park, Arcadia Park and Fletcher Park*
- *Iconic buildings and structures of significance including the Newcastle Cathedral, Newcastle Club, Claremont House, Newcastle Courthouse, the Obelisk, the Lead Light Tower and Newcastle Reservoir, the original Newcastle East Public School on Bolton Street and the newer Newcastle East Public School on Tyrrell Street.*

6. PROPOSED WORKS

6.1 GENERAL

The scope of works is described by the drawings 'Upgrade Works Newcastle East Public School, corner of Tyrrell and Brown Streets, The Hill' The following drawings, as listed here below were reviewed for the purposes of this report:

DRAWING NO. 11506	TITLE	SCALE	REVISION
EJE			
DA NE00	Cover Sheet / location / drawing list	--	K
DA NE01	Site Plan	1:500	K
DA NE02	Lower Ground Floor Plan	1:200	K
DA NE03	Ground Floor Plan	1:200	K
DA NE04	3D Ground Floor Plan	--	G

DRAWING NO. 11506	TITLE	SCALE	REVISION
EJE			
DA NE05	First Floor Plan	1:200	K
DA NE06	3D First Floor Plan	--	G
DA NE07	Roof Plan	1:200	K
DA NE08	Section A	1:200	K
DA NE09	Section B	1:200	K
DA NE10	North & East Elevations	1:200	K
DA NE11	South & West Elevations	1:200	K
DA NE15	Perspective 1 (from the S-SW high)	--	H
DA NE16	Perspective 2 (from the SW low)	--	H
DA NE17	Perspective 3 (from the W-NW low)	--	H
DA NE18	Perspective 4 (from the NE footpath)	--	H
DA NE19	Perspectives 5 (various)	--	H
DA NE20	Materials Selection	1:200	B
Terras			
11506.54	01- Landscape Master Plan	1:500	C
11506.54	02-Landscape Detail Area	1:300	C
11506.54	03-Landscape Palette & time line	--	C

6.2 PROPOSED FORM AND MASSING

The proposed works for the new learning spaces over the existing covered assembly and play area will all be located further down the slope of the school site. Demountable buildings will be removed from the site upon completion of the new building.

There are no buildings shown for demolition. The large roof and supporting structure for the covered outdoor learning area (assembly and sports court) is to be removed and a demountable class room relocated as part of the site preparation works. A number of trees are show to be removed. The roof over the existing tiered seating is shown to be demolished.

The proposed new building includes new storage spaces, Canteen (amenities under), tiered seating are all shown around that open area. The level above accommodates four Homebase learning spaces, group rooms, with stores, shared breakout and 'making' spaces. To the north and south verandah circulation spaces each connect to the ground with a stair. At both verandahs this circulation space opens into an Outdoor Learning Area. The building is proposed to have a lift service.

The east elevation will face Brown Street. The shared store and two group rooms will project towards that boundary. The size of this projected form and the proposed change in materials and colours will contribute to breaking down the volume of the overall building.

The main roof over the four homebase rooms is shown as a thin element falling from north to south at 4°. Lower levels, stairs and walkways are shown roofed.

The proposed building is of substantial floor area and height. Most of the elevations are shown as off-form unpainted concrete and flat prefinished compressed fibre cement lightweight cladding. The roof forms proposed are not dominant and will not compete with the steep roofs of the C19 buildings. Built small room projections and outdoor learning spaces will visually breakup the form of the facades into smaller elements.

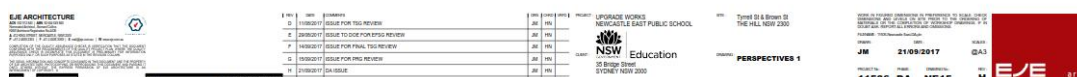


Image 29: High level perspective from the south west

Source: EJE Architecture drawing 11506 DA NE15 rev H

The landscape design proposal provides for replacement tree planting with a smaller *pyrus calleryana* 'capital' (ornamental pear), selected for its potential to "provide seasonal interest while softening built form."

7. POTENTIAL IMPACT ON SIGNIFICANCE

7.1 LIKELY IMPACT ARISING FROM THE PROPOSAL

The following considers the likely impact on heritage significance:

Proposed	Likely impact
Will the proposed extent of demolition impact on the heritage significance of the place?	<p>The removal of the existing roof over the assembly area and the roof over the tired seating will not impact on the heritage significance of the place or the conservation area.</p> <p>Removal of the demountable buildings has the potential to open up view corridors within the site and out into the historic neighbourhood of The Hill.</p>
Will the proposed new development impact on the heritage significance of this item, listed as having Local Heritage Significance?	<p>The proposed new building over the existing assembly area is separate from the existing 1878 Building, further south down the slope and will be marginally lower than that corner building. This proposal will leave the existing brick C19 building as the dominant corner building, a landmark to the school's address, mitigating impact on heritage significance.</p> <p>The new building has the potential to provide students, staff and visitors with key views back to the original building. If interpretive initiatives are taken in relation to the new works, then the new building and associated landscape works can facilitate a better understanding of the site's significance.</p>

Proposed	Likely impact
Will the proposed development impact on the heritage significance of The Hill Heritage Conservation Area?	<p>The new building, east elevation (Brown Street) will face the Reservoirs site and the brick walls opposite. A substantial part of the new building will be set below street level, within the school site.</p> <p>The existing mature landscaping to the east of the existing C19 brick building will break up views to the new building from Tyrrell Street., leaving open views to the steep C19 roofs and tall slender windows.</p> <p>The project scope does not propose to demolish buildings or structures that contribute to the heritage significance or to the street character of The Hill Heritage Conservation Area.</p> <p>The works will not have a detrimental impact on key views or sightlines through, across, into or out The Hill Heritage Conservation Area.</p> <p>From Tyrrell Street, the new building will be seen well behind (to the south) the 1878 school building. In terms of available view corridors, sightlines and streetscape considerations, the new building will not have a detrimental impact on the heritage significance of The Hill Heritage Conservation Area.</p> <p>Care with the selection of materials, colours and the construction detailing for fences, barriers, gates at the boundaries will be required to mitigate impact.</p> <p>The contemporary building can co-exist with the C19 buildings without diminishing the significance of those C19 buildings in the streetscape of the Conservation Area.</p>
Will the proposed materials, colours and textures impact on the heritage significance of the place or The Hill Heritage Conservation Area?	<p>It is considered inappropriate to copy materials or mimic detail from the 1878 Building. The current proposal for the new building sets it away from the existing corner building.</p> <p>The materials, colours and textures proposed for the new building do not compete with the 1878 Building. The south elevation of the new building will be partially screened by the existing building and mature trees. The site is above a footpath retaining wall. The new building is proposed to be located on an existing COLA site half way up the overall site. The south elevation will face out of the Heritage Conservation Area.</p> <p>The east elevation to Brown Street does not address a typical residential street in The Hill Heritage Conservation Area but faces the brickwork walls of the city reservoirs site.</p>
Will the Landscape Architecture design proposal impact on the heritage significance of the place?	<p>The design for the landscape architecture will not have a detrimental impact on the cultural or heritage significance of the place.</p> <p>The existing, circular sculptural interpretive installation should be protected during the undertaking of the works. The landscape design could provide improve the use of this area and access to this existing interpretive installation.</p>

STATEMENT OF HERITAGE IMPACT

Proposed Development Newcastle East Public School, NSW

Proposed

Likely impact

The proposed new tree screening at the Brown Street boundary will replace some of the trees removed by the proposed development.

Will the proposed redevelopment impact on the potential for visitors to understand and interpret the history and significance of the place?

The project has the potential to provide students, staff and visitors with key views back to the original building. If interpretive initiatives are implemented with the new works, then the new building and associated landscape works can enhance the understanding of the site's significance.



Image 30: A CAD model view from the corner of Brown and Tyrrell Streets.

Source: EJE Architecture 21.09.2017.

8. STATEMENT OF HERITAGE SIGNIFICANCE

This is the Statement of Heritage Impact for:

Newcastle East Public School Upgrade. Proposed removal of the Assembly Area roofs, the development of a new two storey school building over the assembly area and the associated outdoor spaces and amenities. Associated landscape works.

Dated:

25th of September, 2017

Address / Location:

48 Brown Street The Hill Newcastle NSW 2300
Corner of Tyrrell and Brown Streets, The Hill.

Property Description:

Lots 1, 2 and 3 DP794850

Prepared by:

EJE Heritage

Author:

mpf

Prepared for:

NSW Government – Education

The following aspects of the proposal respect or enhance the heritage significance of the item or place:

- Location on site,
- the natural falls of the site,
- separation from 1878 building (both horizontally and vertically),
- the landscape design.
- The 1878 building, its solid forms and distinct materials and textures will remain dominant on the site.

The following aspects of the proposal could detrimentally affect the heritage significance of the item or place:

- Faux heritage replicas, an omission of interpretive installations or disregard for the significance of the place.

The following alternative design solutions were considered and discounted:

- Planning to locate new work along the western boundary was evaluated and abandoned.

Statement of Heritage Impact:

The development, as proposed will not have a detrimental or unacceptable impact on the cultural or heritage significance of the School site, the 1878 Building or The Hill Heritage Conservation Area.