

12/01/2025

Kingborough Council
Planning Department
Civil Centre, 15 Channel Hwy
Kingston, TAS 7050

RE: MEMORANDUM – HERITAGE REVIEW: CALVIN CHRISTIAN PRIMARY SCHOOL

This Memorandum reviews the proposed alterations of the existing classroom/toilet building commissioned by Christian Schools Tasmania. It seeks to provide a high-level assessment of the responsiveness of the design proposal to the heritage context, specifically in regard its position as a Heritage Place.

This memorandum makes reference to the following documentation:

- Drawings P25053_A0-00 through A1-03 Prepared by Jaws Architects

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Limitations

This heritage review is based on information provided. It considers the planning scheme, the ICOMOS Burra Charter (2017).

The Proposal

The project constitutes of alterations of the existing classroom/toilet building with the following inclusions:

- Partial Demolition of the external brick walls to allow for a wider doorway with glass sidelight.
- Internal alterations – New fixtures and finishes.

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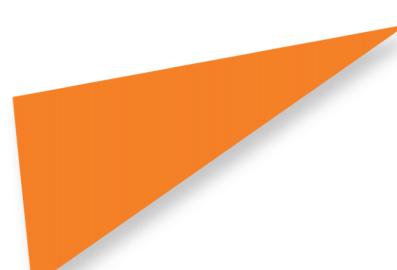
Historical Context and Setting

Calvin Primary School is the first parent controlled Christian School of its kind in Australia.

A timeline of Calvin Schools development is listed below:

- **1954** The Association for Christian Parent-Controlled Schools was formed on 23 July 1954 with fifty Founding members. Mr EJ VanderLaan was the Founding President.
- **1960** On 19 November a Stone Laying Ceremony was organised. Mr Overeem sealed a fifty year time capsule to be embedded in the wall of the school.
- **1962** Calvin School opened its doors to 77 primary students in Kingston. Housed in a three classroom building, it was the first Christian parent-

EXPERIENCE CREATIVE QUALITY



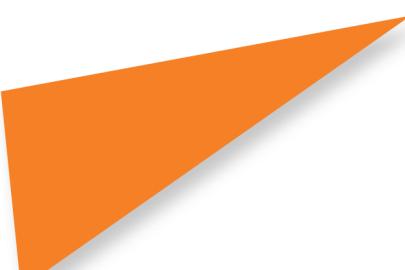
controlled school in Australia. Mr OJ Hofman, Founding Principal, presided over the first assembly held on 30 January.

- **1963** The first school fair was organised by the P&F Committee. This first fair was the forerunner of the popular Oliebollen Festival.
- **1965** Calvin School was renamed Calvin Christian School to distinguish it from other independent schools.
- **1970** A second building of three classrooms was completed at Calvin Christian School.
- **1981** The land for the site of Calvin Primary School was purchased.
- **1983** Calvin Primary School opened on its new site across Maranoa Road in Kingston.
- **1996** The Function Centre (Multi-Purpose Hall) on the Calvin Primary School campus was opened on 13th November.

Today there are eighty similar schools across the nation. The Association of Christians that founded Calvin Christian School was united in its desire to provide students with a Christian education, and the belief that parents, rather than the Government or the Church, were primarily responsible for the type of education their children received. The school, which was funded and built by the Association, opened in January 1962 with an enrolment of 77 primary students.

The Primary school represents cultural significance, as the first Christian school of its kind in Australia. The original primary school was located on the opposite side of Maranoa Road (now occupied by the Secondary Campus). The current campus was built in 1983.

Designed in 1982 by the Architect Barry McNeil, the original Primary Campus is seen as exemplar 1980 – 2000 late 20th century architecture and received an RAIA Tasmanian Chapter Design Award in 1983. This proposal seeks to retain the existing building, with minor alterations to ensure that the building can remain operational as student amenities. The alterations and minor demolition works allow improved access and passive surveillance to the building, whilst upgrading the interior layout and finishes accommodates the growing operational needs of the school.



The proposed alterations sympathetically alter the existing building. The works are contained fully within the existing footprint and roofline, and utilise the similar material palette. Minor demolition works are proposed to the South-East and North-West facades which involve the partial removal of brickwork to be replaced with new windows. The existing concrete plinth and roof structure are retained, maintaining the form and proportions of the existing building (Figure 1).

The glazed doors and windows allow for natural light to enter the building, as well as critical passive surveillance which greatly improves the safety and amenity of the toilet spaces.



Figure 1. Existing photo with markups of proposed external works. Partial demolition of brickwork. Roof and plinth retained.

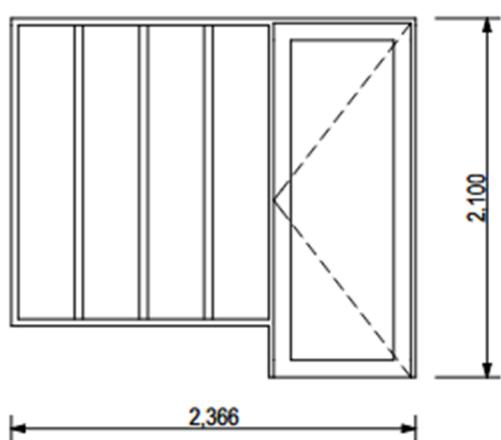


Figure 2. Elevation of the proposed glazed door and sidelight windows.

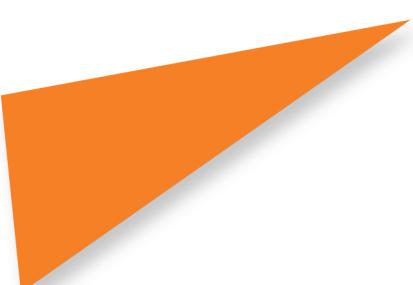
Planning Scheme Response

The following Clauses of the Kingsborough Planning Scheme seek to ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance and is designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

E13.7.1 Demolition	
<p>P1</p> <p>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <p>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(b) there are no prudent and feasible alternatives;</p> <p>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</p> <p>(d) significant fabric is documented before demolition.</p>	<p>a) The section of brickwork proposed to be removed is vital in providing passive surveillance to the rooms, increasing safety for the school community.</p> <p>b) There are no feasible alternatives that does not involve partial removal of the existing brickwork/external wall. The proposed location of works utilises the existing door openings to minimise the demolition works required.</p> <p>c) The existing concrete plinth, footings, and roof structure are retained</p> <p>d) JAWS Architects have documented existing plans/elevations, as well as undertaken photographic records of the demolished section of building.</p>

E13.7.2 Buildings and Works other than Demolition	
<p>P1</p> <p>Development must not result in any of the following:</p> <p>(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</p> <p>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences,</p>	<p>A) The demolition works are minor, with the majority of the existing brickwork retained. The bulk, form, and scale of the existing building is retained.</p> <p>B) There is no removal of significant streetscape elements proposed. The works are fully hidden from street view within the school property.</p>

walls, paths, outbuildings and other items that contribute to the significance of the place.	
P2 Development must be designed to be subservient and complementary to the place through characteristics including: scale and bulk, materials, built form and (a) fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours.	<ul style="list-style-type: none"> a) The scale, bulk, materials, built form and fenestration of the existing building are retained. b) There is no change to the setback from the frontage. Setback to match existing. c) The new works are all contained within the existing building footprint. d) The materials and colours proposed will match the existing building.
P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.	As above, the primary built form and fenestration are retained. The new fabric is readily identifiable through the use of 21 st century building technology such as aluminium framed double-glazed windows.
P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	No extensions to existing buildings are proposed.
P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong	The proposal does not require any new front fences or gates.



Summary of the Proposed Design

The proposal enhances the historical context by:

- Retaining all existing elements of cultural historic significance where possible.
- The original Barry McNeill post and beam structure and integrity is completely retained, with a minor alteration to the infill brickwork replaced with glazing, in line with the original design intent.
- Subservient and complementary new build, retaining the existing cultural fabric of the place.
- Colour and materials of new structures reference the historic fabric
- The rectification works contribute to the ongoing use of the site as a valued education facility servicing the Kingborough Municipality. The new glazed doors and windows allow for passive surveillance and natural light into the spaces, greatly improving the safety and visual amenity of the toilets.

We would be happy to further discuss the findings in this Memorandum.

Yours Sincerely,



Timothy Ives

B Env: M Arch

For JAWS Architects