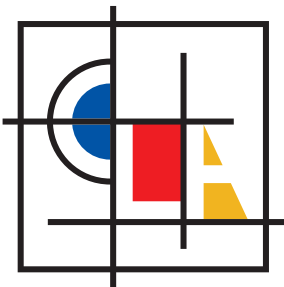


Statement of Heritage Impact

**1A Harris Road
Five Dock**

**Proposal:
Classroom Block**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

DA -ISSUE

Prepared on 1 June 2020
Prepared for Rosebank College

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Contents

1.0	Introduction	01
2.0	Setting and Context	04
3.0	Proposal	13
4.0	Assessment of Historical Significance	15
5.0	Statement of Significance	25
6.0	Impact on Significance	27
7.0	Statutory Controls and Development Controls	30
8.0	Recommendations	43
9.0	Statement of Heritage Impact	44
10.0	Appendix A: Select Bibliography of Sources	45
11.0	Appendix B: NSW OEH Heritage Inventories	46
12.0	Appendix C: Curriculum Vitae of Peter Lonergan	51

Prepared On:

1 May 2020 [DRAFT]

1 June 2020 [DA-ISSUE]

Project Address:

121 Parramatta Road,
Five Dock NSW 2046

Prepared For:

Rosebank College

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

SHISetup By: PV

Draft Reviewed By: PL

1.1 Introduction

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed development at Rosebank College (Lot 10 in DP 718237) - 1A Harris Road Five Dock, or known formally as 121 Parramatta Road Five Dock by Alleanza Architecture. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director) and Paula Valsamis (Heritage and Planning).

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain 1) why the item is of heritage significance; 2) what impact the proposed works will have on that significance; 3) what measures are proposed to mitigate negative impacts; 4) why more sympathetic solutions are not viable

The report is structured as follows. It considers the setting and context of the subject site (immediate and locality) and the proposed works in the context of the cultural significance of the subject site/item, as well as statutory controls and development constraints, to make recommendations on the suitability of the proposed works for subject site.

With respect to 1A Harris Road, Five Dock- Rosebank College, it is a Local listed heritage item, (identified as 371 in the Canada Bay Local Environmental Plan LEP 2013), and contains a number of heritage listed buildings such as a Victorian Gothic Chapel, a school dated 1876, grounds and landscape, including a listed Fig tree and a 1940s area brick wall, of lower significance though contributes to the grounds identity. The subject sites history can be traced back to the inception by the sisters of the Good Samaritan of the Order of St Benedict, an order that was founded by Bishop Bede Polding in 1857, to care for the destitute women in colonial Sydney. The origins of the College can be traced back to 1867, whilst a two storey school building designed by eminent Victorian architect George Allen Mansfield was constructed in 1876. The site includes a memorial garden for the Sisters of the Good Samaritan.

In 2012 Cracknell & Lonergan Architects prepared a Conservation Management Plan and Statement of Heritage Impact for proposed building works.

The development assessed in this report is for a proposed classroom block on remnant land at the south eastern corner of the site, fronting Parramatta Rd and Harris St, designed by Alleanza Architecture. After assessing the significance of the site, impact on the significance of the site, as well statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of the heritage buildings on site and development should not be restricted on the grounds of heritage.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

1.3 Compliance Table Summary

The following table provides a summary of the legislative considerations assessed and considered within this report. Relevant assessable criteria are addressed in subsequent sections.

Objectives / Provision	Compliance	Response
Heritage Act 1977		
Part 1, Cl. 3 - Objects of the Act	N/A	The subject site is not a state listed item and therefore does not require detailed assessment or consent approval from the NSW Office of Environment and Heritage (NSW OEH).
Part 3, Interim Heritage Orders	N/A	There are no identified interim heritage orders in place for the subject site.
Part 4, Effects S57 Exemption S60 Application	N/A	The proposal does not require a S57 or S60 application to be lodged to the NSW OEH.
NSW Office of Heritage & Environment Questions Heritage Items (Local Significant)	COMPLIES	1A Harris Road Five dock or known formally as 121 Parramatta Road Five Dock - 'Rosebank College', is a Local listed heritage item, (identified as 371 in the Canada Bay Local Environmental Plan LEP 2013), and contains a number of significant buildings such as a Victorian Gothic Chapel, a school dated 1876, grounds and landscape, including a listed Fig tree and area brick wall, that is notable in the surrounding streetscape. The area brick wall surrounds the grounds.
Local Environmental Plan		
1.2 Aims of Plan Heritage (a) to conserve the environmental heritage of Canada Bay,	COMPLIES	Rosebank College is an item of local heritage listed in Schedule 5 of the Canada Bay LEP 2013, and as no changes are proposed to the heritage items on the site, the overall heritage significance of the College will be retained.
2.1 Land Use Zone Zone B6 Enterprise Corridor	COMPLIES	The private school is classified as a Educational Establishment.
4.1 Minimum Subdivision Lot Size	N/A	
4.2 Rural Subdivision	N/A	
4.3 Height of Buildings The subject site has a maximum permissible Height of 12 metres and the proposal complies.	COMPLIES	The proposed height is 10.138m - at south elevation and complies.
4.4 Floor Space Ratio The subject site has a permissible FSR of 1:1.	COMPLIES	The subject site has a Floor Space Ratio of 1:0.8 and the proposal complies.

1.3 Compliance Table Summary

The following table provides a summary of the legislative considerations assessed and considered within this report. Relevant assessable criteria are addressed in subsequent sections.

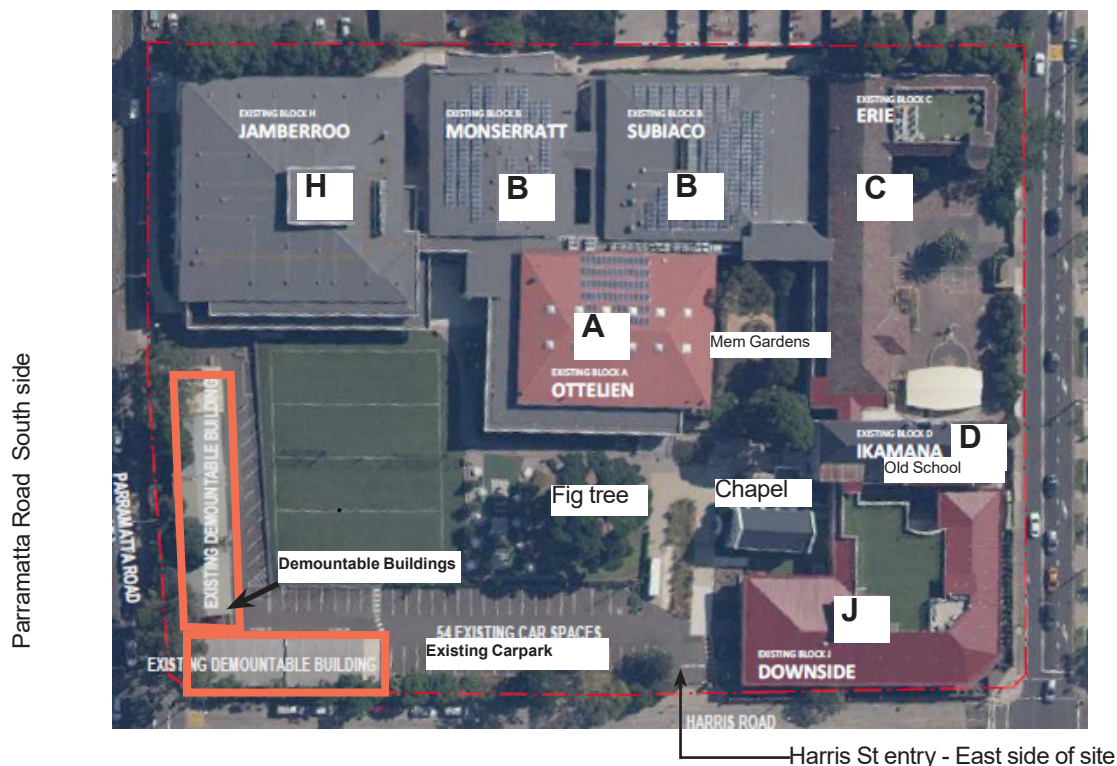
Objectives / Provision	Compliance	Response
4.6 Variations to Development Standards	N/A	
5.10 Heritage (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and view	COMPLIES	The proposed classroom block, does not detract from the group of heritage items and is not adjacent to these items. It has considered design and responds sympathetically with the south-west sited Block H.
Development Control Plan		
Locality Considerations	COMPLIES	There is no heritage fabric altered as a result of the proposal other than the corner of the 1940s area wall, to form a corner address to Parramatta Road and Harris Street. The heritage listed items- the Chapel, the 1876 School, the memorial gardens and the Fig tree are retained in their entirety.
Design Considerations (New Construction)	COMPLIES	The proposed classroom block replaces outdated and temporary demountable classrooms. The proposal is contemporary, relates and is linked to Block H. The proposed classroom block improves school amenity. The heritage buildings' cultural significance is retained and enhanced.

2.0 Setting and Context

2.1 Setting and Context

The subject site is situated at 1A Harris Road Five dock- known formally as 121 Parramatta Road Five Dock - Rosebank College - (Lot 10 in DP 718237).

- The site falls within the boundaries of Canada Bay Council. The site has roads on three sides with Parramatta Road to its south, Harris Road to its east and Queens Road to its north. The site area is 20821 sq.m and the site is occupied by a series of buildings.
- The new block will be constructed at the south-east corner of the site fronting Parramatta Road and Harris Road. This corner of the site comprises existing car parking spaces and demountable buildings which will be removed for the proposed classroom block.
- The site comprises existing blocks, Block H, located on the south-west corner and next to it, are west facing Blocks B and C. These blocks surround centrally located Block A whilst next to it are the heritage listed Memorial Gardens, the Victorian Gothic Chapel, large Fig tree and 1876 old school which is known as Block D. On the north east corner is Block J and next to it is the Harris Street main entry to the College grounds. Surrounding the site is a 1940s area brick wall and is of lower significance, though contributes to the sites historical identity.
- Significant tree on site is the heritage listed Port Jackson Fig tree located south of Block A. Refer Arborist Report. The trees on the south east corner are Gum trees and some retained to the front of the new classroom block.

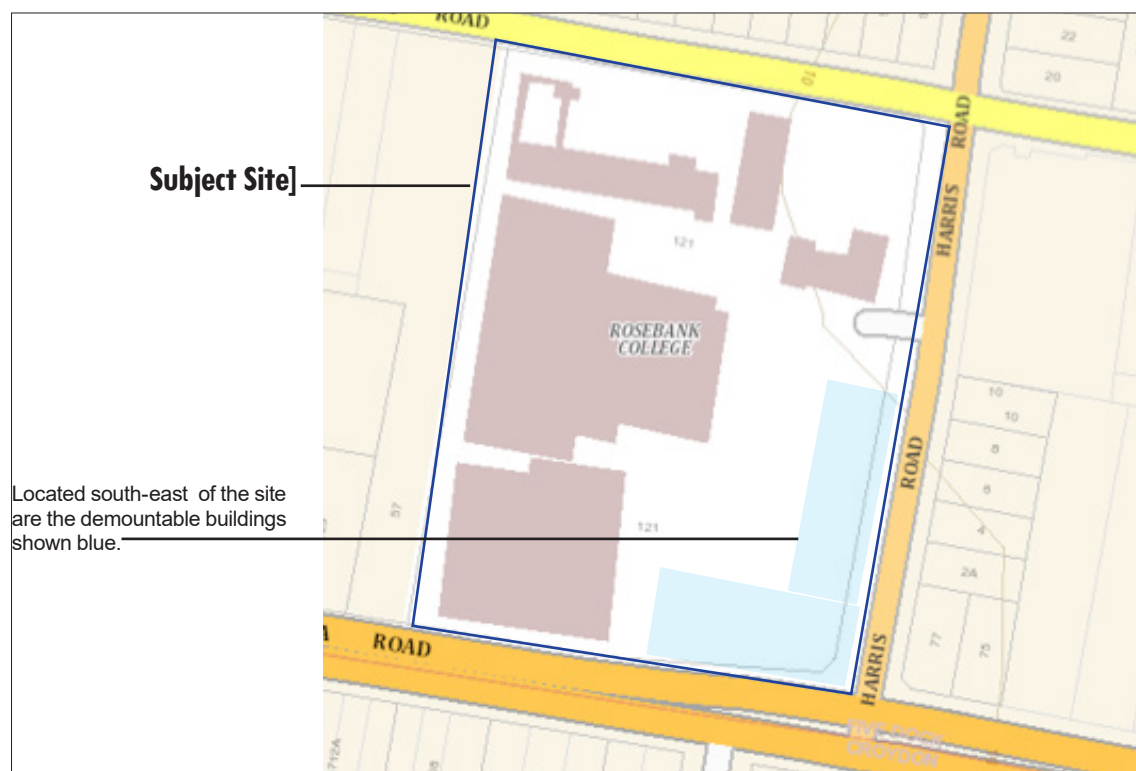


Existing Site Plan - Alleanza Architecture

2.0 Setting and Context



Aerial Map of Site Location- Google Maps



Basemeap of Site location - Six Maps

2.0 Setting and Context

2.2 Locality & Neighbourhood Condition

Five Dock is a suburb in the Inner West of Sydney, in the state of New South Wales and is located 10 kilometres west of the Sydney central business district, in the local government area of the City of Canada Bay. Five Dock lies roughly at the foot, or southern end, of the Drummoyne peninsula. More precisely, Five Dock lies between Parramatta Road and the City West Link Road to the south and Hen and Chicken Bay, on the Parramatta River, along with the suburbs of Wareemba and Russell Lea, to the north. Its total area is 2.45 km² (0.95 sq mi). Rodd Point lies to the east. Haberfield adjoins Five Dock to the south-east. Iron Cove forms a small section of the suburb's eastern boundary. Ashfield and Croydon lie on the other side of Parramatta Road, to the south. The suburbs of Canada Bay and Concord adjoin Five Dock's western boundary. Burwood lies just beyond Croydon, to the south-west.

The major regional roads that run through or adjoin Five Dock include Parramatta Road, Lyons Road, Queens Road, Great North Road and the City West Link. Five Dock is connected to the city centre and surrounding suburbs by public Sydney bus routes Sourced: Wikipedia-https://en.wikipedia.org/wiki/FiveDock,_New_South_Wale

Parramatta Road within the vicinity of the subject site, is characterised by commercial buildings on both sides which are predominately car sales yards. Similarly, Harris Road and Queens Road comprise commercial, community and some residential dwellings. The buildings within the locality comprise a mix of architectural styles, such as Bungalows, Post Modern and late 20C contemporary development. The proposed classroom block is to replace an existing car park and demountable buildings which are located on the south east corner of the subject site.

A driveway into the Rosebank College grounds, located on the south side of the subject site, is located between the demountable buildings and Block H (facing Parramatta Road). It is proposed that the new classroom block will be linked to Block H, via an upper level foot bridge. The demountable buildings facing Harris Road side adjoin an open air car park. Next to this is Harris Street main entry. A brick area wall, bounds the site. The wall is of notable significance as it is notable in the surrounding streetscape and adds to the amenity of the grounds.

2.0 Setting and Context

Block H

Existing demountable buildings



Parramatta Road frontage facing west. Photo Cracknell & Lonergan

Corner of Parramatta Rd and Harris Rd



Harris Road entry and to the left is the carpark and demountable buildings: Photo Cracknell & Lonergan

2.0 Setting and Context

Parramatta vehicular entrance, facing south,
The driveway is located between Block H(south
west) and the demountable classrooms.

Photo Cracknell & Lonergan

Block H

Demountable classrooms



Corner view, Harris Road and Parramatta Road.
Shows existing trees on site and demountable
classrooms behind.

Photo- Cracknell & Lonergan



Parramatta Road facing east. Shows brick area
wall.

Photo- Cracknell & Lonergan



2.0 Setting and Context

East view of Parramatta Road Google Maps

Block H
Car sales yard
opposite



East view of Parramatta Road, opposite corner are bungalows converted, reused as retail outlets and depicting the mix of architectural style in the locality. Google Maps



Harris Road, opposite subject site entry facing east. Shows Bungalow residential between commercial buildings. Photo Cracknell & Loneragan.



2.0 Setting and Context

2.3 Subject Site Condition

The heritage listed Victorian Gothic Chapel, 1876 old school, Memorial Garden and Fig tree are in good condition and well maintained.

Block H to the north of the existing demountable buildings is an existing two storey classroom block and in good condition. Built in 2012, Cracknell & Lonergan prepared the SHI for the classroom block DA.

The 1940s area brick wall, is of notable significance, is in good condition and to be partially removed at the south east corner and replaced with grill gate.

On the south east corner of the site are existing demountable classroom buildings and car park. The single storey demountable buildings are worn and outdated. Trees in this area are to be partially removed.

The proposed new classroom block, replacing the demountable classroom buildings, designed by Alleanza Architecture will provide a much needed, new and improved school facility



 ALLEANZA ARCHITECTURE <small>ROSEBANK COLLEGE EXTENSION - 1A HARRIS ROAD, FIVE DOCK, NSW 2046</small>	Client ROSEBANK COLLEGE	Project ROSEBANK COLLEGE EXTENSION	Address 1A HARRIS ROAD, FIVE DOCK, NSW 2046	Scale 1:1000	North 	DA SUBMISSION SITE DEMOLITION PLAN Project No: 19129 Drawing No: DA002 Date: A
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Demolition Plan - Alleanza Architecture

2.0 Setting and Context

View of School grounds showing the heritage listed Chapel to the right hand side of the image and the heritage listed Port Jackson Fig to the forefront and Building A to the rear of the image (Source: NSW Heritage Branch, 1996)



View of School grounds showing the heritage listed Chapel to the right hand side of the image and the heritage listed Port Jackson Fig to the forefront and Building A to the rear of the image (Source: Cracknell & Loneragan Architects)



View of School grounds, showing the heritage listed Chapel to the centre of the image, Building D to the left hand side and the Pot Jackson Fig in the right hand side forefront (Source: photograph taken by Pamela Hubert 20 June 2008, City of Canada Bay)



2.0 Setting and Context

View of School grounds, showing the heritage listed Chapel to the centre of the image, Building D to the left hand side and the Pot Jackson Fig in the right hand side forefront (Source: photograph taken by Pamela Hubert 20 June 2008, City of Canada Bay)



View of School grounds- demountable classrooms appear detracting. Photo Cracknell & Lonergan



View of School grounds, showing demountable classrooms on the south east corner, behind the brick area wall. Photo Cracknell & Lonergan



3.1 Proposal

The proposed building at Rosebank College are designed by Alleanza Architecture, to provide a new classroom block, carparking facilities and play area. The new extension improves school amenity on site. It is proposed that new building adjoins the contemporary structure Block H, located south - west corner of the subject site and linked via an upper level footbridge.

Specifically, the proposed works consist of:

A two storey L shaped building, one longitudinal component of the building running south side of the site and alongside Parramatta Road whilst the perpendicular component of the building runs east side alongside Harris Road.

Entry to the building is on the corner where the two perpendicular components meet. There are two entries. The external entry is from Harris Road and Parramatta Road corner and the other entry is within the grounds. The area brick wall, at the south-east corner of the site, is replaced with a transparent grill gate allowing the proposed two storey glazed entry foyer behind it, to be visible, enabling a view corridor from the corner to the grounds beyond. The corner of the site is accentuated by it being addressed.

The district views to and from the heritage listed buildings enhance the grounds whilst the streetscape frontage is activated

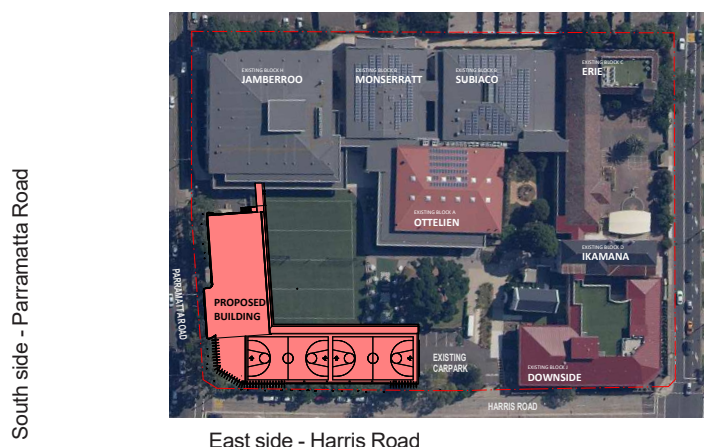
Trees retained are sympathetically incorporated in the facade design.

Proposal:

1. Lower level comprises car park on both south and east components of the building and adjoins the existing car park on Harris Road.
2. Mid level. The south facing component, (Parramatta Road) comprises rooms designated as general learning areas, and the east facing side (Harris Road) is void.
3. Upper level. The south facing component comprises rooms designated as general learning areas, and the east facing component , (Harris Road), is designated Play Area, which includes basketball/ netball courts.

The proposed block, is within the FSR and Height controls.

4. The south facing component is skillion roofed and the Play Area is open.



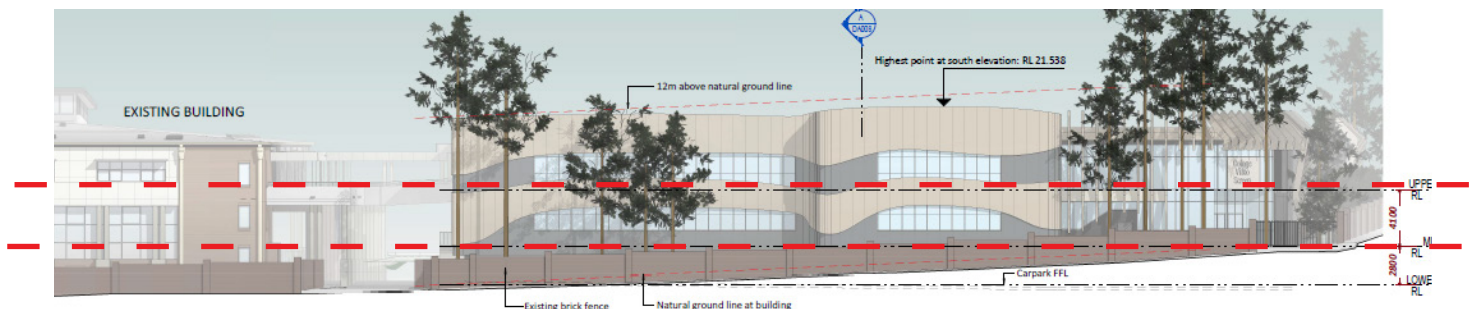
3.2 Materiality

The architectural character of the proposed block is resonant of the horizontality, and materiality of the contemporary nature of the existing school Block H on site. The proposals selection of materials are a mix of solid Vitra panels that form 'ribbons', Vitra external panels fibrecement panels, concrete balsustrade panels and face brick walls, which are juxtaposed with the lightness of glazed facade, meshed screens and runs of fins to the facade. The design is contemporary in nature, employing waves of solid external cladding, glazed facade and intermittently ribbed with fins. The roof is skillion and relates to Block H The new development does not seek to replicate or mimic traditional architectural forms.

The proposed block is linked to Block H, via an upper level covered foot bridge. The pair of buildings correspond to each other in height, bulk colour palette and articulation. The development improves the school facilities and activates the character of the area by providing a better quality of design.

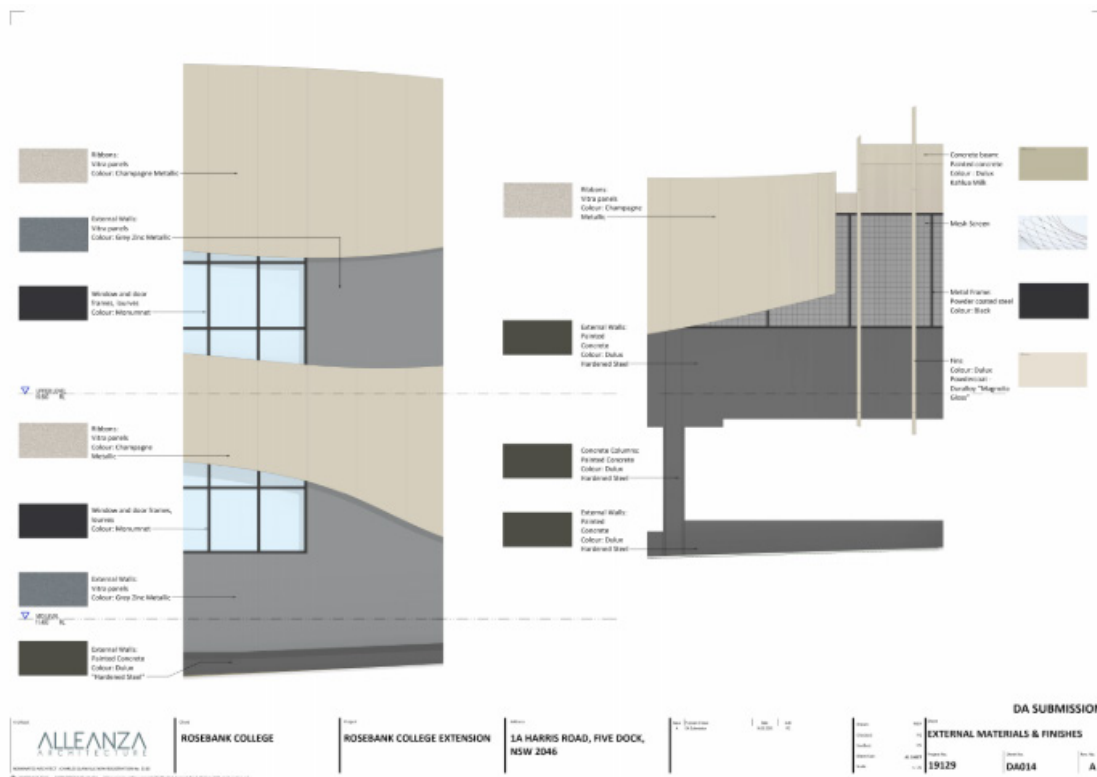
The contemporary classroom block activates the Parramatta Road and Harris Road frontages and as a result enhances the Rosebank College Grounds. The heritage listed items, the Chapel, the 1876 School, the memorial gardens and the Fig tree remain in their entirety. District views to and from the items and their setting are retained.

There is no fabric altered as a result of the proposal other than the corner of the 1940s area wall, to form a corner address to Parramatta Road and Harris Street.

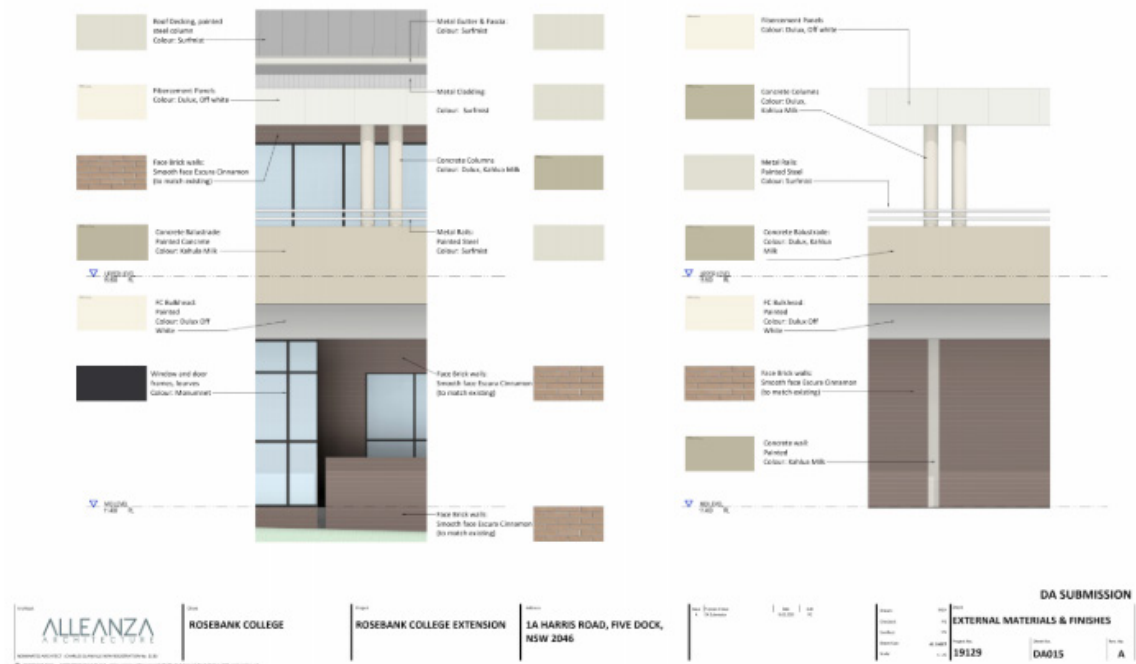


The pair of buildings correspond to each other in height, bulk colour palette and articulation

3.0 Proposal



External Materials and Finishes Alleanza Architecture



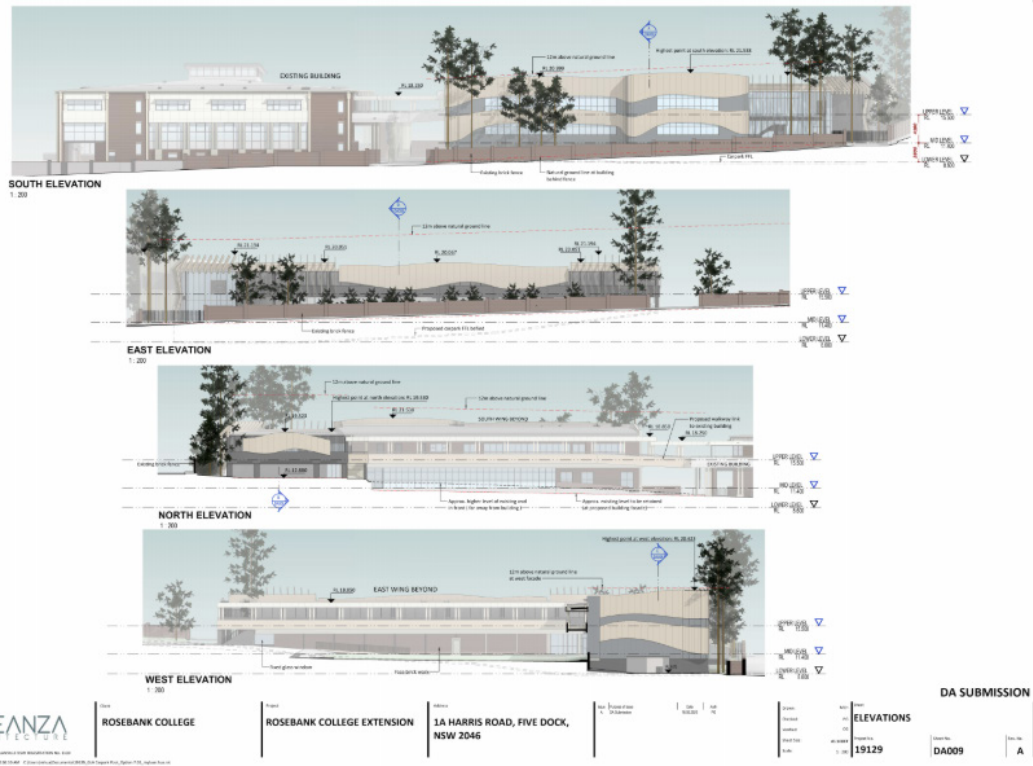
External Materials and Finishes Alleanza Architecture



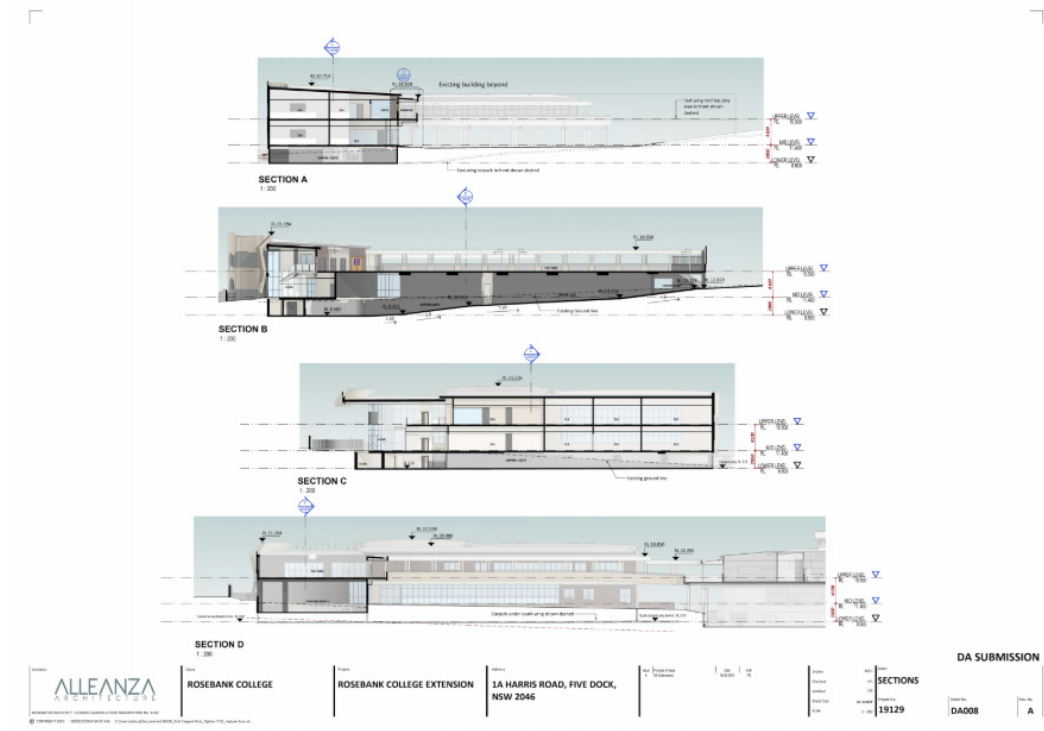
The area brick wall at the south-east corner of the site, is replaced with a transparent grill gate allowing the two storey glazed entry foyer behind it, to be visible. This enables view corridors to and from the items beyond. Perspective- Alleanza Architecture



The design is contemporary in nature and is linked to the west facing block via an upper level footbridge. Perspective- Alleanza Architecture



Elevations - Alleanza Architecture



Sections - Alleanza Architecture

3.0 Proposal



Parramatta Road Elevation



Harris Road Elevation

ALLEANZA ARCHITECTURE		ROSEBANK COLLEGE		ROSEBANK COLLEGE EXTENSION		1A HARRIS ROAD, FIVE DOCK, NSW 2046		PERSPECTIVES		DA SUBMISSION	
191229		DA013		A		191229		DA013		A	

Parramatta Road Elevation and Harris Road elevation - Alleanza Architecture

4.0 Assessment of Historical Significance

4.1 Brief history of Canada Bay:

Prior to colonisation, the larger Canada Bay area is believed to be home to the Wangal people, who are considered to be the traditional owners of the larger area that stretched from Sydney Cove to Rosehill. The area in itself falls within 'Eora Country' – a reference to the coastal Aboriginal people in Sydney. The first point of contact between the Wangal and European settlers was as early as 1788 with the exploration of the Parramatta River, an expedition led by Captain John Hunter. As was the case with Aboriginal people in other parts of Sydney, the impact of European settlement on the Wangal people was devastating. It has been observed that Governor Phillip has noted "that an outbreak of smallpox in early 1789 would have had a devastating impact on the indigenous population in Canada Bay", which it did as half the population of the area died from the disease

The name Canada Bay was coined in the 1840s and the earliest written reference to Five Dock is in The Sydney Gazette of 3 February 1805, which mentions Five Dock Bay. However, the name probably dates back to the days of the First Settlement. All of the sources referenced are in agreement that it was derived from the shape of the bay along the Parramatta River. It appears that the names Five Docks and Five Dock were initially used interchangeably with the latter the latter eventually became the accepted name.

Sourced: City of Sydney, 2011, 'Aboriginal People and Place', Barani: Indigenous History of Sydney City, available at <<http://www.cityofsydney.nsw.gov.au/barani/themes/theme1.htm>>; Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's Aboriginal Past: Investigating the archaeological and historical records-<https://www.cityofsydney.nsw.gov.au/learn/history/archives>



4.0 Assessment of Historical Significance

4.2 Early history of the site

The site was originally part of John Harris' grant of 1500 acres which stretched from Port Jackson in the north, to the Hen and Chicken Bay in the west, Iron Cove in the east and Parramatta Road to the south. In the 1840s it was part of Gipps Town, one of the first planned developments in the area. The earliest mention of Rosebank appears in the Sydney Morning Herald (SMH) on Saturday 27 June 1868 in an advertisement for the auction of the property of John Ponsford Luke on Parramatta Road and the road leading to Hen and Chicken Bay. On 15 July 1868 an announcement in the SMH indicated the sale of the land to Dr Austin Sheey, OSB for the amount of £1,500.

The beginnings of Rosebank College can be traced back to the House of the Good Shepherd which served as the founding basis for the order of The Good Samaritan established by Archbishop Polding. In February 2, 1857 the first postulants were admitted to the newly formed Institute, which continued to operate under the name of the Good Shepherd until 1867, when the Archbishop returned from Rome with the new order of The Good Samaritan approved by Pope Pius IX. With the growing numbers of novices and postulants, the Archbishop decided to move the Sisters of the Good Samaritan to the newly acquired 'Rosebank' estate at Five Dock, and set up the new Novitiate. The existing house on site was used as the convent and St Marys College. Over a 140 year period, and used continuously as a school. It has been operated since its inception by the sisters of the Good Samaritan of the Order of St Benedict

A house and chapel had been built on the estate in the 1850s. In 1877 after the novices moved back to the newly built Pitt Street Convent, Rosebank was converted into a Catholic Boarding School for girls. A two storey school building designed by eminent Victorian architect George Allen Mansfield was constructed in 1876.

A cemetery was established on the site for the Sisters of Charity, but it appears that the burials from the cemetery were transferred to Rookwood, and the site was marked by a memorial garden. 1 The cemetery has been mentioned in the book *The Wheeling Years*, by the Sisters of Good Samaritan as:

*'A unique possession of Rosebank, is the little cemetery which is the resting place of those of our Nuns who died in the last century. The first of these deaths was Sister Mary Martha Sahares the daughter of a Samoan Chief brought to Australia by Archbishop Polding... The Simple Stone crosses with their brief inscriptions, the towering elms and benches, the dark green cypresses, the neat precise walks give to this little enclosure a tranquil sense of peace and eternal joys...'*²

1 NSW Heritage Office Branch, accessed on 08 September 2011, Rosebank College, database number: 2891116

2. Ibid

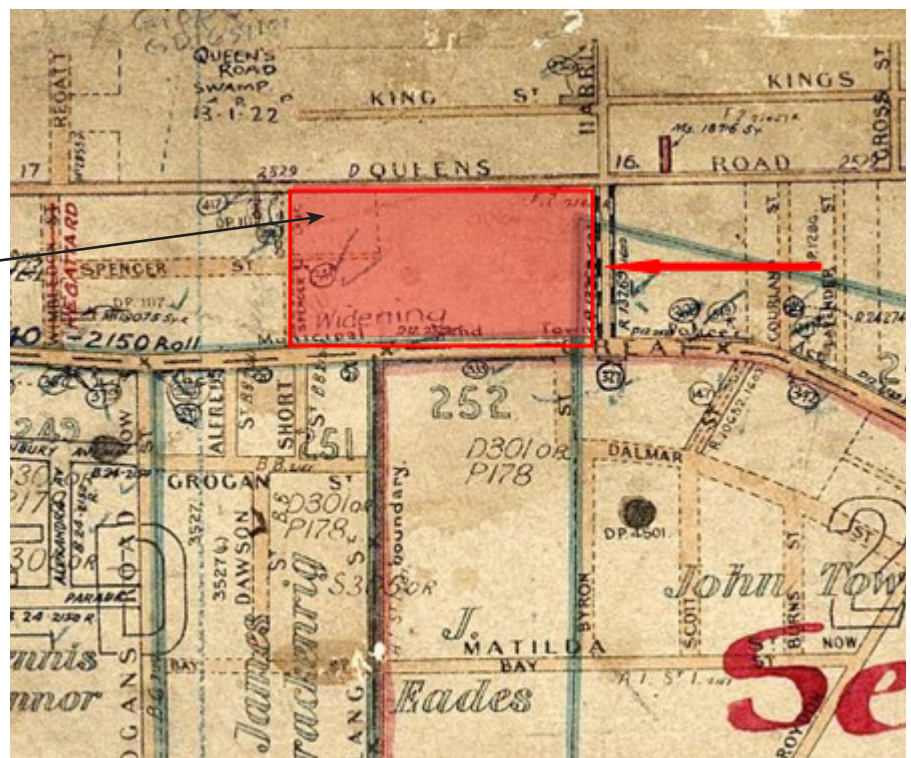
4.0 Assessment of Historical Significance

Parish Map of Concord
Department of Planning
The 1500 acres granted to
John Harris



Parish Map of Concord 1915-
Department of Planning

subject site



4.0 Assessment of Historical Significance

4.3 Detail and Fabric

A high brick wall around the site, which currently exists, was completed in 1937 and garden was developed along the south part of the site by 1943.

The school took on the title of College in 1893 and operated as a boarding school until 1944, when it was closed for a five year period to serve as Juniorate. Upon its reopening in 1951, the school operated as a secondary school and a boarding and day College, offering academic subjects, as well as cultural and vocational subjects. By 1971 Rosebank College ceased operations as a boarding school, focusing instead on its expansion as a day school, adapting to new demands in education and adding to its facilities. In 1986 the school introduced co-education in Years 11 and 12 and by 2007 this was extended to include all years from Year 7 onwards.

The three significant buildings which are associated with the early activities of the Church, the order and the school, include the two Chapels, and Building D (as shown Page 9 of this report). The memorial gardens are also identified as significant. There are some early plantings and area walls that have some low level aesthetic significance.

Sourced: NSW Heritage Office Branch, accessed on 08 September 2011, Rosebank College, database number: 2891116



Photograph of College grounds prior the 1880s The 1876 school building and the Chapel. (Source: Good Samaritan Archives)

4.0 Assessment of Historical Significance

Photograph of College grounds in the 1870s showing the Mansfield building and the Chapel with the verandah and balcony of the original residence attached to it (Source: Good Samaritan Archives)



The original residence on site which was the first building to be used on site as the convent and day school (Source: Good Samaritan Archives)



Photograph of College grounds, post 1960s showing the Mansfield building, the convent building attached to the Chapel and the north-west addition of the sacristy to the Chapel (Source: Good Samaritan Archives)



4.0 Assessment of Historical Significance

The 1850s chapel that, despite some alterations, retains the qualities of a Victorian Gothic : (Source: State Library of New South Wales)



Entrance to Rosebank College, 1937 showing the brick walls around the site (Source: State Library of New South Wales)



5.0 Statement of Significance

5.1 NSW Office of Environment and Heritage, Statement of Significance

Rosebank College has been listed as follows:

- An item of local significance on the NSW Heritage Office database (database number 2891116)
- An item of local significance on the Canada Bay Local Environmental Plan 2013 (Item number 371)
- The College is neither listed on the Australian Heritage Council database or on the National Trust of Australia (NSW) Register.

While Rosebank College is listed on the NSW Heritage Office database, it is listed as an item of local significance and is therefore not subject to the New South Wales Heritage Act 1977. However any works proposed to the College need to address Canada Bay Council's statutory controls pertaining to Heritage Conservation (Clause 5.10 of the Canada Bay LEP 2013). These are addressed in Section 7.

5.2 Statement of Significance The NSW Heritage Database statement of significance states:

'Rosebank College is a rare example of a nineteenth century estate that survives with most of its land in the Canada Bay Council area. The College has considerable significance for the 1850s chapel that, despite some alterations, retains the qualities of a Victorian Gothic chapel and for the 1876 school building that is a fine example of the work of George Allen Mansfield. The grounds of Rosebank College retain extensive lawns and plantings, many established in the early to mid twentieth century, that are part of the continuum of use of the site as a Catholic convent and college. The high brick wall around the perimeter is notable in the surrounding streetscape and adds to the amenity of the grounds'.

<https://www.heritage.nsw.gov.au/docs/assessingheritagesignificance.pdf>

5.0 Statement of Significance

The State Heritage Inventory report prepared by Canada Bay Council notes that:

The site, as a whole, has considerable significance for its association with education in the area, the relative intactness of the gardens and setting, including the important streetscape and for the quality of some of the buildings.

5.2 Locality Statement (DCP)

The proposed site and locality is not listed within the DCP and as such there is no applicable statement of significance for the site.

5.3 Statutory Planning Controls

In terms of Statutory Planning Controls Rosebank College falls within Zone B6: Enterprise Corridor in the Canada Bay Council LEP 2008. Relevant objectives of the zone seek to promote businesses and compatible mix-uses in the area so as to provide a range of employment uses, while maintaining economic strength of centres and allowing for mixed used development.

6.0 Impact on Significance

6.1 NSW Office of Environment and Heritage

The following table has been extracted from the NSW OEH for the assessment of works to a local heritage item or a state heritage item.

Proposed Change to Heritage Item	[Y/N]	Response
Demolition of a Building or Structure		
Have all options for retention and adaptive re-use been explored?	Y	The buildings removed on site are temporary demountable buildings, that are outdated and do not have heritage significance.
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	Y	There is no fabric altered as a result of the proposal other than the corner of the 1940s area wall, to form a corner address to Parramatta Road and Harris Street. The heritage listed buildings, the Chapel, the 1876 School, the memorial gardens and the Fig tree are retained in their entirety.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	Y	The demountable class rooms on the south east corner of the site are outdated and temporary structures.
Has the advice of a heritage consultant been sought?	Y	In 2012 Cracknell & Lonergan Architects prepared a Conservation Management Plan and Statement of Heritage Impact for proposed building works.
Have the consultant's recommendations been implemented? If not, why not?	Y	This report (prepared by a heritage architect) seeks to demonstrate that the impact of the proposed development will be minimised through a number of sympathetic design interventions.
Minor or Major Partial Demolition		
Is the demolition essential for the heritage item to function?	Y	The existing demountable buildings on site are temporary, worn, outdated and appear as intrusive from Parramatta Road and Harris Road.
Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?	N	The new corner entry will enhance the setting and enable visual views to the site. The significant buildings memorial gardens and the Fig tree are retained.
Is the resolution to partially demolish sympathetic to the heritage significance of the item?	Y	District views to and from the items are enabled and as such, their setting are enhanced.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	Y	The buildings removed on site are demountable buildings, that are outdated and temporary.
Minor or Major Additions		
How is the impact of the addition on the heritage significance of the item to be minimised?	N/A	
Can the additional area be located within an existing structure? If not, why not?	N/A	
Will the additions tend to visually dominate the heritage item?	N/A	

6.0 Impact on Significance

6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?	N/A	
Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	N/A	
New Development adjacent to a heritage item (including additional buildings and dual occupancies)		
How is the impact of the new development on the heritage significance of the item or area to be minimised?	Y	There is no fabric altered as a result of the proposal other than the corner of the 1940s area wall, to form a corner address to Parramatta Road and Harris Street. The heritage listed buildings, the Chapel, the 1876 School, the memorial gardens and the Fig tree are retained.
Why is the new development required to be adjacent to a heritage item?	Y	The new development is not adjacent to the items and their significance is retained and their visual presence is not obscured.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	Y	All listed buildings are retained.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	Y	District views to and from the items and their setting are retained and enhanced.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	N	The developed is not sited on any known archaeological deposits.
Is the new development sympathetic to the heritage item? How has this been minimised?	Y	The new development is not adjacent to the items.
Will the public, and users of the item, still be able to view and appreciate its significance?	Y	District views to and from the items and their setting are retained and enhanced. It is well outside the setting of The Chapel, the old school, the memorial gardens and Fig tree.
Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?	Y	This report (prepared by a heritage architect) seeks to demonstrate that the impact of the proposed development will be minimised through a number of sympathetic design interventions.

6.0 Impact on Significance

6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
New landscape works and features (including carparks and fences)		
How has the impact of the new work on the heritage significance of the existing landscape been minimised?	Y	The proposed development does not change the existing landscape character of the College precinct.
Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?	N	The new development is located to the south-east corner of the site which is at a distance from the Fig tree and the memorial gardens. They are kept in their entirety.
Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?	Y	An Arborist Report is included in the DA.
Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?	N	
How does the work impact on views to, and from, adjacent heritage items?	Y	The proposals corner address allows for views to and from the items to be enhanced.
Tree removal or replacement		
Does the tree contribute to the heritage significance of the item or landscape?	Y	All of the trees on the south and east sides are being retained except for three trees. An Arborist Report is included in the DA.
Why is the tree being removed?	-	Only three trees are being removed.
Has the advice of a tree surgeon or horticultural specialist been obtained?	Y	An Arborist Report is included in the DA.
Is the tree being replaced? Why? With the same or a different species?	N	All of the trees on the south and east sides are being retained except for three trees. An Arborist Report is included in the DA.

7.0 Statutory Controls and Development Controls

Canada Bay Local Environment Plan 2013

7.1 LEP Clause 2.1 Land Use Zones

The subject site as identified within the relevant LEP map is ZONE B6 Enterprise Corridor



LEP Land Use Zoning Map - Subject site denoted by arrow and outline.

Objectives / Provision	Compliance	Response
Clause 2.1 Land Use Zone ZONE B 6 Enterprise Corridor		
1 Objectives of the Zone		
1 Objectives of zone <ul style="list-style-type: none"> To promote businesses along main roads and to encourage a mix of compatible uses. To provide a range of employment uses (including business, office, retail and light industrial uses). To maintain the economic strength of centres by limiting retailing activity. To provide for residential uses, but only as part of a mixed use development. 	COMPLIES	(a) The private school is classified as a Educational Establishment (b) The school is a major source of employment. Including job roles such as teaching, support staff, managing and administration. (c) The school serves the community and contributes to the economic strength within the Canada Bay area. (d) N/A
2 Permitted without consent Environmental protection work	N/A	
3 Permitted with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4	COMPLIES	The school is an Educational Establishment.

7.0 Statutory Controls and Development Controls

Canada Bay Local Environment Plan 2013

Objectives / Provision	Compliance	Response
<p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	COMPLIES	The use is not prohibited.

7.0 Statutory Controls and Development Controls

Canada Local Environment Plan 2013

7.2 Clause 4.3 Height of Buildings

Maximum Permissible Height: 12m

Proposed Maximum Height:

The proposed height is 10.138m - at south elevation and complies.

A	0.0	S1	23.0
I	8.5	S2	24.0
J	9.5	T1	25.0
K1	10.0	T2	26.0
K2	10.5	T3	27.0
L	11.0	T4	28.0
M	12.0	T5	29.0
N	14.0	U1	31.0
O1	15.0	U2	32.0
O2	16.0	V	35.0
P1	17.0	W	41.0
P2	18.0	Y	50.0
Q	20.0	Z	59.0
R1	21.0	AA	63.0
R2	22.0	AB1	82.0
		AB2	84.0

Height of Buildings



Objectives / Provision	Compliance	Response
Height of Buildings 		
The objectives of this clause are as follows— (a) to ensure that buildings are compatible with the desired future character in terms of building height and roof forms,	COMPLIES	(a) The new building relates to the existing datum height lines of the adjoining Block H. The proportions and form are appropriate to its location on site, which is on the sites periphery fronting high streets- Parramatta Road and Harris Road.
(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,	COMPLIES	(b) Corridor views to and from the heritage items is enabled by the considered design.
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map	COMPLIES	The subject site has a maximum permissible Height of 12 metres and the proposal complies.

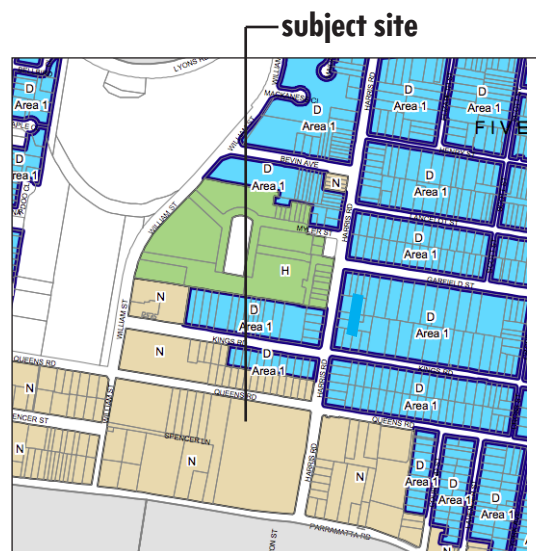
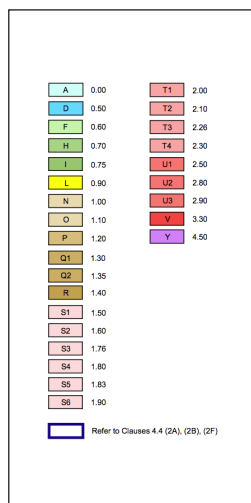
7.0 Statutory Controls and Development Controls

Canada Bay Local Environment Plan 2013

7.3 Clause 4.4 Floor Space Ratio

The subject site has a permissible FSR of 1:1.

The subject site has a Floor Space Ratio of 1:0.8 and the proposal complies.



Floor Space Ratio -

Objectives / Provision	Compliance	Response
Floor Space Ratio 		
(1) The objectives of this clause are as follows— (a) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality,	COMPLIES	The proposal complies with the objectives of the FSR standard by proposing a building which is consistent with the development standard.
b) to provide a suitable balance between landscaping and built form,	COMPLIES	The trees along south and east sides of the site are being retained. The L shaped design addresses the internal courtyard, addresses the listed Fig tree, heritage items beyond and encourages good natural light and ventilation.
(c) to minimise the effects of bulk and scale of buildings	COMPLIES	The proposed block is linked to Block H, via an upper level covered foot bridge. The pair of buildings correspond to each other in height, bulk colour palette and articulation.

7.0 Statutory Controls and Development Controls

Canada Bay Local Environment Plan 2013

7.1 Council - Local Environmental Plan

Clause 5.10 Heritage

1A Harris Road Five Dock 'Rosebank College' is a Local listed heritage item, (identified as 371 in the Canada Bay Local Environmental Plan LEP

Heritage map
Sheet HER 005

Heritage

Conservation Area

Item - General

Dil Defaced markers

Codastre

Coastal Development of LEPs 2007/2008



Heritage Map (LEP) - Subject site is highlighted

Objectives / Provision	Compliance	Response
(1) Objectives		
(a) to conserve the environmental heritage of Canada Bay,	COMPLIES	(a) Rosebank College is an item of local heritage listed in Schedule 5 of the Canada Bay LEP 2013, and as no changes are proposed to the heritage items on the site, the overall significance of the College will be retained.
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	COMPLIES	(b) The new development is not adjacent to the heritage items. The heritage items on site including the Victorian Free Gothic chapels and school building (designed by Mansfield) and the memorial gardens will be retained.
(c) to conserve archaeological sites,	N/A	(c) N/A
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	N/A	(d) N/A

7.0

7.1 Council - Local Environmental Plan

Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(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, (f) subdividing 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.	COMPLIES	(a) The buildings demolished on site are temporary demountable buildings, that are outdated and do not have heritage significance. There is no fabric altered as a result of the proposal other than the corner of the 1940s area wall, to form a corner address to Parramatta Road and Harris Street. The heritage listed buildings, the Chapel, the 1876 School, the memorial gardens and the Fig tree are retained.
	COMPLIES	(b) The listed heritage items on site are not affected by the proposed development. There is no alteration to fabric.
	N/A	(c) N/A
	N/A	(d) N/A
	APPLIES	(e) Consent is required as the proposed development is located within the vicinity of heritage items.
	N/A	(f) N/A

7.0 Statutory Controls and Development Controls

7.1 Council - Local Environmental Plan

Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
<p>(3) When consent not required However, development consent under this clause is not required if—</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—</p> <p>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</p> <p>(b) the development is in a cemetery or burial ground and the proposed development—</p> <p>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</p> <p>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</p> <p>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</p> <p>(d) the development is exempt development</p>	N/A	
<p>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)</p>	APPLIES	This report aims to assist the Consent Authority in making its assessment.
<p>(5) Heritage assessment The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	APPLIES	<p>(a) The entire site is listed as an item 'Rosebank College' is a Local listed heritage item, (identified as 371 in the Canada Bay Local Environmental Plan LEP and the proposed development is located on the south-east corner of the entire site.</p> <p>(b) It is not within a heritage conservation area.</p> <p>The report assesses the impact of the proposed development against the cultural significance of the site and item, and the statutory and development controls.</p>

7.0 Statutory Controls and Development Controls

7.1 Council - Local Environmental Plan

Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(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.	COMPLIES	In 2012 Cracknell & Lonergan Architects prepared a Conservation Management Plan and Statement of Heritage Impact for proposed building works.
(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 the notice is sent	N/A	The subject site is not situated upon any known archaeological deposits.
(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 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 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	N/A	The subject site is not situated on or within any Aboriginal place of heritage significance.
(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item— (a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent	N/A	The buildings demolished on site are demountable buildings, that are outdated, worn and temporary and do not have heritage significance. There is no fabric altered as a result of the proposal other than the corner of the 1940s area wall which is of lower significance, to form a corner address to Parramatta Road and Harris Street.

7.0 Statutory Controls and Development Controls

7.1 Council - Local Environmental Plan

Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
<p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	N/A	The proposal does not seek to change conservation incentives

7.0 Statutory Controls and Development Controls

City of Canada Bay - DCP 2013

Objectives / Provision	Compliance	Response
D2 Development of heritage items		
D2.1 Setting		
O1. To provide an appropriate visual setting for heritage items, including landscaping, fencing and carparking.	COMPLIES	The new classroom building proposed does not detract from the group of heritage buildings and is not adjacent to the items.
O2. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape.	COMPLIES	The proposed classroom block is at a distance from the heritage buildings, Fig tree and Memorial Gardens, ensuring the items retain their significance
D2.2 Scale		
O1. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a scale consistent with the heritage item.	COMPLIES	The proposed classroom block is similar in proportion to the south-west sited Block H. The proposal is not adjacent to the heritage buildings and does not visually dominate them.
O2. To ensure that the heritage item remains the visually dominant element on the site.	COMPLIES	The heritage items retain their setting and identity as the proposed classroom block is located on the Parramatta Road and Harris Road frontages- away from the items.
D2.3 Form and detailing		
O1. To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions.	COMPLIES	The proposal is not additions or alterations. The items are retained in their entirety whilst their view corridors are further enhanced, due to the developments use of building elements such as glass, columns and ribbed fins.
O2. To ensure that the form of a heritage item retains its importance in the streetscape and/or townscape.	COMPLIES	The proposed new building is located at the south-eastern periphery of the site, ensuring that it has minimal impact on the heritage items.
O3. To ensure authentic restorations or reconstruction, based on documentary (research) or physical evidence.	N/A	
D2.4 Materials and colours		
O1. To ensure that original materials that contribute to the significance of heritage items are not obscured.	COMPLIES	The contemporary materiality employed such as glass and intermittently ribs within the form of the proposal and the proposed corner entry provide views through to the group of heritage items, contributing to their significance and presence.
O2. To ensure that colours of paintwork on heritage items are consistent with the significance of the heritage item.	COMPLIES	The proposed classroom block and Block H correspond to each other by use of light colour palette and different to the traditional colour palette of the heritage items.

7.0 Statutory Controls and Development Controls

City of Canada Bay - DCP 2013

Objectives / Provision	Compliance	Response
O3. To ensure that external materials and colours on alterations and additions to heritage items relate well to the materials and colours of the heritage item.	COMPLIES	The proposed block and Block H correspond to each other by use of similar material palette and colour such as light brick.
O4. To ensure that heritage items are enhanced through replacement of irreparable or missing elements.	COMPLIES	No changes are proposed to the heritage items.
D2.5 Doors and windows		
O1. To retain original windows and doors that contribute to the aesthetic quality and/or significance of a heritage item.	COMPLIES	No changes are proposed to the heritage items.
O2. To reinstate lost details that contributed to the aesthetic qualities and/or significance of a heritage item.	COMPLIES	The proposal is finished and detailed to look contemporary ensuring the heritage items retain their integrity.
O3. To retain the proportions of walls and openings that contribute to the aesthetic quality of a heritage item.	COMPLIES	The proposal relates proportionally to the adjoining Block H, enabling streetscape cohesiveness.
O4. To ensure that original or significant doors and windows are not obscured or altered by fittings and additions.	COMPLIES	The proposals fenestration and corner entry enables view corridors to and from the heritage items.
D2.6 Carparking		
O1. To ensure that, where possible, garages and carports are designed to minimise the visual impact on views of heritage items.	COMPLIES	Carparking is allocated to lower level of the proposed building, and in response to the sites topographic fall.
D2.7 Fencing		
O1. To conserve gates and fences that are early or contemporary with heritage items.	COMPLIES	The area brick wall is of lower significance though does contribute to the sites amenity, is partially removed and replaced at the corner of the site. Corner entry to the building is proposed.
O2. To ensure that new fences and gates are in keeping with the character of the heritage item.	COMPLIES	The break in the traditional area brick wall and replaced with contemporary grill gate at the corner of the site contributes positively to the streetscape and is similar to gates located at Harris Road and Parramatta Road.
O3. To ensure that the aesthetic quality of the heritage item is not diminished by inappropriate fencing.	COMPLIES	The brick area fence is retained.

7.0 Statutory Controls and Development Controls

City of Canada Bay - DCP 2013

Objectives / Provision	Compliance	Response
D2.8 Landscape elements including paving and driveways		
O1. To retain important landscape elements that contribute to the significance of heritage items.	COMPLIES	All of the trees along south and east sides are being retained - except for 3 trees. An Arborist Report accompanies this DA. The L shaped design provides an envelope to the internal grounds and the listed Fig tree and associated grounds are not adversely impacted.
O2. To reinforce the qualities of the heritage item through appropriate landscaping.	COMPLIES	The Fig tree the grounds and the memorial Gardens are not altered. Views to and from the heritage items are enabled.
D2.9 Outbuildings		
O1. To minimise visual intrusion on views of heritage items due to outbuildings.	N/A	No changes are proposed to the heritage items
O2. To ensure original significant outbuildings are conserved.	N/A	No changes are proposed to the heritage items
D2.10 Modern technologies		
O1. To ensure that modern technologies do not impact on important views of heritage items.	COMPLIES	The new development is not adjacent to the heritage items.
D2.12 Subdivision		
O1. To ensure that subdivision of a heritage item does not result in a loss of appropriate curtilage for the heritage item.	N/A	
O2. To ensure that subdivision of a heritage item does not potentially result in development that would obscure important views to or from the heritage item.	N/A	
D2.13 Signs		
O1. To allow for appropriate signage on heritage items	N/A	
O2. To ensure the original details of heritage items are not obscured by inappropriate signage.	N/A	
D2.14 Adaptive reuse		
O1. To encourage adaptive reuse of buildings which are no longer suitable for their original use.	N/A	

7.0 Statutory Controls and Development Controls

City of Canada Bay - DCP 2013

Objectives / Provision	Compliance	Response
O2. To ensure that adaptive reuse of heritage items respects the significance of the place.	N/A	

8.0 Recommendations

There are no further recommendations to be made in this report.

9.0 Statement of Heritage Impact

In considering the proposed development at Rosebank College (Lot 10 in DP 718237) at 1A Harris Road, Five Dock by Alleanza Architecture, the proposed development replaces existing demountable buildings and replaced with a new classroom block. The proposal improves school amenity on site.

'Rosebank College' is a Local listed heritage item, (identified as 371 in the Canada Bay Local Environmental Plan LEP 2013), and contains a number of heritage listed buildings such as a Victorian Gothic Chapel, a school dated 1876, grounds and landscape, including a listed Fig tree and area brick wall fencing, that surrounds the grounds.

The new building proposed does not detract from the group of heritage items and is not adjacent to the items. It responds sympathetically with the south-west sited Block H. District views to and from the items and their setting are retained and the contemporary classroom block activates the Parramatta Road and Harris Road frontages, and the Rosebank College Grounds.

The report has evaluated the context and setting; the cultural significance of the site heritage listed as and the heritage buildings and it has assessed the proposal against the statutory controls and the development controls. It concludes that the proposed classroom block should not be restricted on the grounds of heritage.

10.0 Appendix A: Select Bibliography of Sources

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography
- Conservation Management Plan November, 2012 Prepared by Cracknell Lonergan Heritage Architects

Office of Heritage & Environment NSW Listing Rosebank College

Name of item:	Rosebank College
Other name/s:	St Mary's College, Rosebank
Type of item:	Built
Group/Collection:	Education
Category:	School - Private
Primary address:	121 Parramatta Road, Five Dock, NSW 2046
Parish:	Concord
County:	Cumberland
Local govt. area:	Canada Bay

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
121 Parramatta Road	Five Dock	Canada Bay	Concord	Cumberland	Primary Address
Harris Road	Five Dock	Canada Bay	Concord	Cumberland	Alternate Address
Queens Road	Five Dock	Canada Bay	Concord	Cumberland	Alternate Address

Statement of significance:

Rosebank College is a rare example of a nineteenth century estate that survives with most of its land in the Canada Bay Council area. The College has considerable significance for the 1850s chapel that, despite some alterations, retains the qualities of a Victorian Gothic chapel and for the 1876 school building that is a fine example of the work of George Allen Mansfield. The grounds of Rosebank College retain extensive lawns and plantings, many established in the early to mid twentieth century, that are part of the continuum of use of the site as a Catholic convent and college. The high brick wall around the perimeter is notable in the surrounding streetscape and adds to the amenity of the grounds.

Rosebank College is important for its role in Catholic education in the area since the 1870s.

Date significance updated: 23 Jan 09

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEHS copyright and disclaimer](#).

Office of Heritage & Environment NSW Listing Rosebank College

Description

Construction years: 1870-

Physical description: The present school buildings and the former extensive convent garden from the 1890s on Parramatta road and with an extensive 1930s high panelled brick boundary fence and steel gates (2 sets) of modest design. (Wall recently reconstructed on south east corner for road widening)

Old brick building in ecclesiastical Gothic style. Age very difficult to tell. Could be as old as 1870 but probably more recent. Rough brickwork now painted. Lancet windows some now with stained glass. Limited mouldings above openings. Decoration otherwise lacking. Overall a simple but attractive building.

Curvilinear drive and garden layout with brick open gutter detail and asphalt paths. Set in grass lawn. Some details of garden layout survive such as circular rose gardens, small wisteria clad timber trellis and some pathways.

The garden is notable for some fine mature trees particularly a very large and gracefully shaped Port Jackson fig (25 metres high with 30 metres spread) being the focus of the entry drive. Other trees include a prominent hoop pine, camphor laurel trees (especially a mature row on the northern border), cypress and radiata pines, brush box and crepe myrtles etc.

The present garden maintenance appears to be beyond present resources and the garden details and general appearance is deteriorating.

The buildings are an important group of structures that have a continued use from last century and which have a range of additions and buildings styles.

Physical condition and/or Archaeological potential: School Fair, Garden, Trees and Fence Good

Date condition updated: 21 Aug 07

Modifications and dates: Northeast corner fence modified for road widening.
Nineteenth century building appears essentially unaltered except for minor details (e.g. Aluminium awning)
Alterations to 1960s buildings and changes to driveway and landscaping approved 2008

Current use: School

Former use: School

Office of Heritage & Environment NSW Listing Rosebank College

History

Historical notes:

The order of the Sisters of Charity were introduced to Australia in 1838. In 1867 the novices of the Sisters of Charity were moved to Rosebank on Parramatta Road, at that time a secluded estate. A house and chapel had been built there in the 1850s.

In the 1870s a school was established at Rosebank. A two storey school building designed by George Allen Mansfield, one time President of the Institute of Architects and a noted Victorian architect, was constructed in 1876.

The bishops residence that was at the northeast corner of the site was partially demolished in the 1950s. Later in the twentieth century, the Mansfield school building ceased to be used for education purposes.

A cemetery was established on the site for the Sisters of Charity. The burials from this cemetery were apparently transferred to Rookwood although this has not been substantiated by documentary evidence. A memorial garden now commemorates the Sisters who were buried at Rosebank.

An 1894 photograph which appeared in the Sydney Mail shows the Mansfield School building, the chapel and the Bishop's Residence on the site with a substantial vegetable garden in front.

The high brick fence around the site appears to have been completed in 1937. The gates at the corner of Harris Road and Queens Road was modified in the 1990s.

By 1943 a substantial garden had been developed on the southeast of the site. A driveway through the site from Harris Road to Parramatta Road separated the garden from a cricket pitch.


Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
8. Culture-Developing cultural institutions and ways of life	Social institutions-Activities and organisational arrangements for the provision of social activities	Social-

Office of Heritage & Environment NSW Listing

Rosebank College

Assessment of significance

SHR Criteria a) [Historical significance]	Rosebank College is important for its role in Catholic education in the area since the 1870s.
SHR Criteria b) [Associative significance]	The 1876 school building is an important example of the work of the noted Victorian architect George Allen Mansfield.
SHR Criteria c) [Aesthetic significance]	Rosebank College has considerable significance for the 1850s chapel that, despite some alterations, retains the qualities of a Victorian Gothic chapel and for the 1876 school building that is a fine example of the work of George Allen Mansfield. The grounds of Rosebank College retain extensive lawns and plantings, many established in the early to mid twentieth century, that are part of the continuum of use of the site as a Catholic convent and college. The high brick wall around the perimeter is notable in the surrounding streetscape and adds to the amenity of the grounds.
SHR Criteria e) [Research potential]	There is some potential for the archaeological remains relating to the 1850s residence on the site. Further research needs to be undertaken to establish whether graves of the Sisters of Charity survive in the grounds of Rosebank.
SHR Criteria f) [Rarity]	Rosebank College is a rare example of a nineteenth century estate that survives with most of its land in the Canada Bay Council area. The college includes a rare example of a mid nineteenth century chapel in the City of Canada Bay Council area.
SHR Criteria g) [Representativeness]	Rosebank College has considerable significance for the 1850s chapel that, despite some alterations, retains the qualities of a Victorian Gothic chapel and for the 1876 school building that is a fine example of the work of George Allen Mansfield.
Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Rosebank College	371	07 Mar 08	30	1464
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Drummoyle Heritage Study	1988		Perumal Murphy Pty Ltd		Yes
Drummoyle Heritage Study Review	1996		Paul Davies & Associates		Yes

Office of Heritage & Environment NSW Listing Rosebank College

References, internet links & images

Type	Author	Year	Title	Internet Links
Photograph	Hood Collection Part 1	1937	Rosebank College, Five Dock - photograph in Mitchell Library	
Photograph	RTA	1943	From the Skies - Aerial photographs of Sydney in 1943	

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2891116

Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area.

Formal Qualifications

BArch, UNSW and BSc(Arch) (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

Heritage Conservation design and supervision – Key Examples

Cultural facilities at Tranby National Indigenous Education and Training, Glebe (architectural and Conservation Management Plan)

Restoration of Jarjum College, Redfern, for the Jesuit Fathers, St Aloysius College

Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Masonic Temple, North Sydney

St. Clements Church, Marrickville

Redfern's Cottage, Minto (Heritage Consultant & Conservation Management Plan)

Rosebank College, Five Dock (Heritage Consultant)

Public Art and Exhibition Design – Key Examples

Yininmadyemi, thou didst let fall, artist Tony Albert, Hyde Park, Sydney, for the City of Sydney, Eora Journey

Always was, Always will Be, artist Reko Rennie, Oxford Street, Darlinghurst, for the City of Sydney, Streetware

Murri Totem Poles, artist Reko Rennie, La Trobe University, Melbourne

Australian Indigenous Art Commission, curated by First Nations curators Brenda L Croft and Hetti Perkins, at the Musée du quai Branly, Paris, for the Australia Council for the Arts, on behalf of the Australian Government, and associated exhibition design and installation at the Australian Embassy, Paris

Installation design and fabrication (Gabriel Pizzi exhibition) at the Australian Embassy, Paris

