

STATEMENT OF HERITAGE IMPACT

Proposed Alterations and Additions at

St Paul's Primary School

18-22 Garrett Street

Moss Vale



Job No. 10351

July 2024

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

RAPPOPORT PTY LTD ©
CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
info@heritage21.com.au

Heritage Impact Statements

Conservation Management Plans

On-site Conservation Architects

Photographic Archival Recordings

Interpretation Strategies

Expert Heritage Advice

Fabric Analyses

Heritage Approvals & Reports

Schedules of Conservation Work

TABLE OF CONTENTS

1.0 INTRODUCTION	5
1.1 BACKGROUND	5
1.2 SITE IDENTIFICATION	5
1.3 HERITAGE CONTEXT	6
1.4 PURPOSE	7
1.5 METHODOLOGY	8
1.6 LIMITATIONS	8
1.7 COPYRIGHT	8
2.0 HISTORICAL CONTEXT	9
2.1 LOCAL HISTORY	9
2.2 ST PAUL'S PRIMARY SCHOOL	10
2.3 ST PAUL'S ROMAN CATHOLIC CHURCH	13
2.4 CATHOLIC PRESBYTERY	15
3.0 PHYSICAL EVIDENCE	17
3.1 THE SETTING	17
3.2 PHYSICAL DESCRIPTION	17
3.3 CONDITION AND INTEGRITY	18
3.4 IMAGES	18
4.0 HERITAGE SIGNIFICANCE	21
4.1 ASSESSMENT OF SIGNIFICANCE	21
5.0 WORKS PROPOSED	25
5.1 PROPOSAL DESCRIPTION	25
5.2 BACKGROUND	25
5.3 DRAWINGS	25
6.0 ASSESSMENT OF HERITAGE IMPACT	39
6.1 HERITAGE MANAGEMENT FRAMEWORK	39
6.2 HERITAGE IMPACT ASSESSMENT	41
7.0 CONCLUSION & RECOMMENDATIONS	46
7.1 IMPACT SUMMARY	46
7.2 GENERAL CONCLUSION	46
8.0 SOURCES	47

Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

Name of the heritage item:

St Paul's Roman Catholic Church (I408) and Catholic Presbytery (I404)

State Heritage Register / LEP heritage schedule item number and name:

As above

Address and location:

Garrett Street

Statement of heritage impact for:

Alterations and additions to St Paul's Primary School which is located within the site boundaries of the two aforementioned heritage items

Prepared by:

Emily McSkimming MSc-SAHC MProjMgt BE(Hons)(Civil) M.ICOMOS MIEAust

Overseen by:

Paul Rappoport MURP BArch AIA M.ICOMOS SAHANZ IHBC IPHS
NSW Registered Architect No. 5741

Heritage 21

48/20-28 Maddox St, Alexandria NSW 2015

(02) 9519 2521

info@heritage21.com.au

Prepared for:

DTA Architects

Cover image: Subject site at St Paul's Primary School, facing west from Garrett Street, looking to the front façade of the main school building.

(Source: Heritage 21, 18 September 2023)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	06.10.2023	EM	-	EM
2	Final report issued (RI)	11.12.2023	EM	-	SA
3	Revised Draft report (D1) issued for comment following design changes.	29.07.2024	EM	-	EM
4	Report issued (RI).	29.07.2024	EM	-	EM

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of DTA Architects who have been engaged by the owner of the site to submit a development application for alterations and additions at St Paul’s Primary School, at 18-22 Garrett Street, Moss Vale (“the subject site”).

1.2 Site Identification

The subject site is located at St Paul’s Primary School, 18-22 Garrett Street, Moss vale which falls within the boundaries of the Wingecarribee Local Government Area (LGA) and it comprises Lot 11 DP 1174589. As depicted in Figure 1 below, the site is located on the west side of Garrett Street. The school shares a site with two locally listed items – the St Paul’s Roman Catholic Church and the Catholic Presbytery. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. Aerial view of the site, which is highlighted in yellow (Source: NSW Spatial Services, “SIX Maps,” accessed 3 October 2023 <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

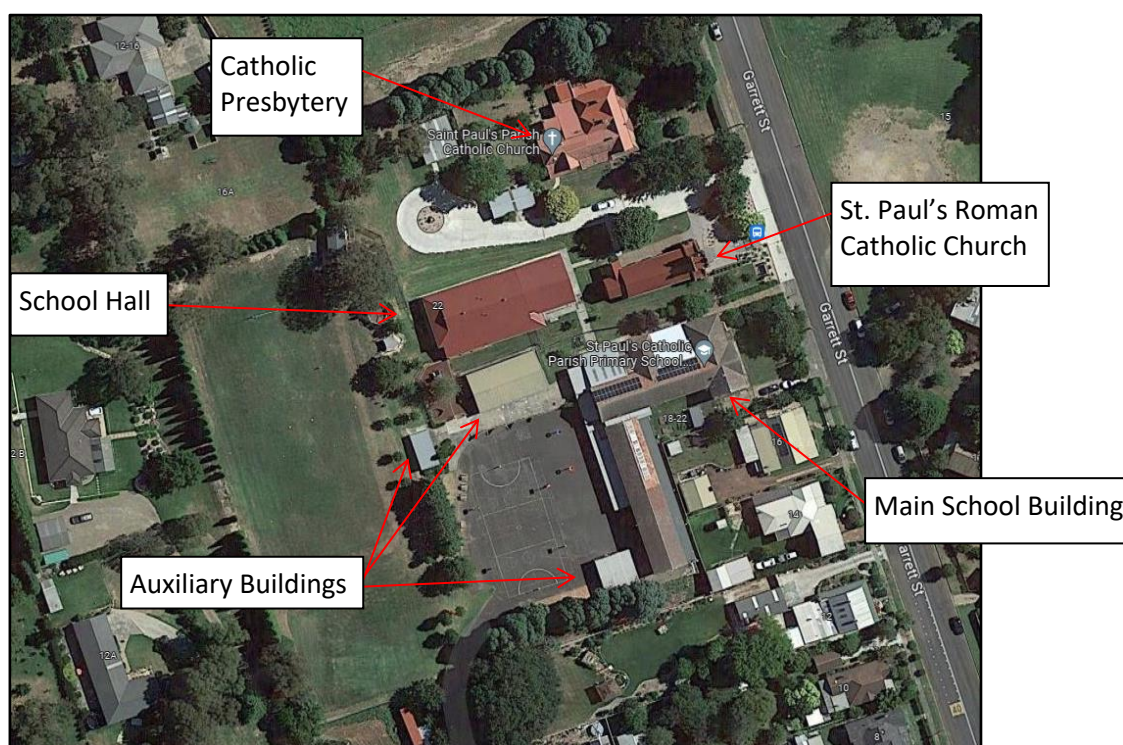


Figure 2. Aerial view of locality with the location of the two heritage items and main school building indicated. (Source: Google Maps, 2023 Aerial Imagery, accessed 10 October 2023, <https://www.google.com/maps>).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site is listed as an item of environmental heritage, locally listed under Schedule 5 of the *Wingecarribee Local Environmental Plan* ("WLEP") 2010.

The details of the listings follow:

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Wingecarribee Local Environmental Plan 2010	St Paul's Roman Catholic Church	Garrett Street	Local	I408
Wingecarribee Local Environmental Plan 2010	Catholic Presbytery	Garrett Street	Local	I404

We note that the proposed works are localised to the St Paul's Primary School and do not involve works to the two heritage buildings located within the site boundaries.

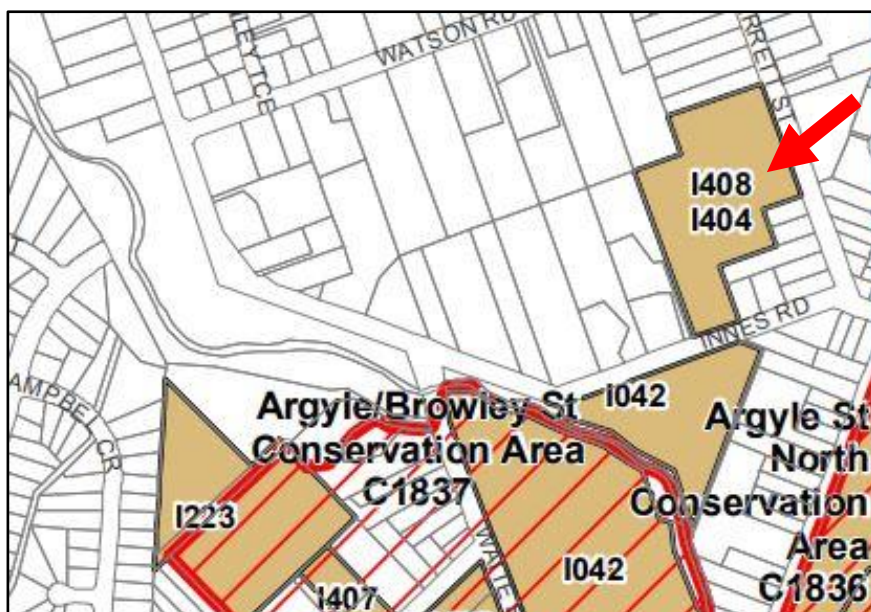


Figure 3. Detail from Heritage Map HER_007B; the subject site is indicated by the red arrow and heritage items are marked brown. The HCA to the south is cross hatched red. (Source: NSW Legislation Online, <http://www.legislation.nsw.gov.au>).

The subject site **is not** located within the boundaries of a Heritage Conservation Area under the WLEP 2010.

1.3.2 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage item listed under Schedule 5 of the WLEP 2010. The details of the listings follow:

Item Name	Address	Significance	Item Number
St Paul's International College (former Dominican Convent)	463 Argyle Street	Local	I042

The proposed development of the site is not located within the visual catchment of heritage item I042 (463 Argyle Street) nor is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI.

1.4 Purpose

The subject site contains a heritage item which is listed under Schedule 5 of the WLEP 2010. Sections 5.10(4) and 5.10(5) of the WLEP 2010 require Wingecarribee Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage item, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage item. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment, and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The town of Moss Vale is located in the Southern Highlands of NSW within the municipal boundaries of the Wingecarribee Shire Council; the council chambers are located in Moss Vale. It is located on the Illawarra Highway which connects the town to the regional centre of Wollongong, as well as the Illawarra coast via Macquarie Pass. The railway station at Moss Vale is the junction of the Unanderra - Moss Vale line, which opened in 1932. The line was used as weekend only passenger service, known as the Cockatoo Run heritage tourist train from 1995 to 2017, but is now only used for freight.¹ Moss Vale holds a large part of the Southern Highlands Industry.² It is a minor centre of agriculture, and light to medium industries such as a James Hardie plant and a Harper Collins book distribution centre. However, the commercial heart of the region is in nearby Bowral.

Through prehistory the Gandangara occupied the Moss Vale area; the local indigenous population was seriously reduced by the 1870s as a result of the loss of their traditional hunting lands to the European settlers. The first Europeans to enter the area in 1798 were an exploratory party sent by Governor Hunter and led by ex-convict John Wilson. In 1817 Hamilton Hume, Charles Throsby and Joseph Wild explored the area west of Sutton Forest; the following year, together with James Meehan, they explored the area between Moss Vale and Jervis Bay.³ Governor Macquarie granted Throsby 1,000 acres on the north-eastern extremity of Moss Vale at the site of the first township in the area, known as Bong; the grant was called Throsby Park.

Throsby was a surgeon, settler and explorer. He arrived in New South Wales in 1802, as a naval surgeon aboard the *Coromandel*. After time spent as a medical officer and magistrate, he retired due to ill health and concentrated on pastoral activities. By 1817 he had explored and settled a number of districts and had been awarded a number of land grants. In 1825 he was appointed to the Legislative Council.⁴

Macquarie commissioned Throsby to manage the building of the Old Argyle Road from Sydney to Goulburn in 1819. This road was superseded by Surveyor-General Sir Thomas Mitchell's new road in the 1830s which realigned the Old Argyle Road to provide a more direct route to Goulburn, via Berrima. The new road signaled the end of the Bong Bong Township in favour of Berrima.⁵

Originally considered to be part of Sutton Forest, the area stayed rural until the arrival of the railway. A portion of Throsby Park was subdivided in 1864 for the town of Moss Vale (named after James 'Jemmy' Moss, a herdsman at Throsby Park) in anticipation of the opening of Sutton Forest railway station in 1867. The railway and the Robertson Land Acts encouraged denser settlement by selectors

¹ Wikipedia, "Unanderra-Moss Vale railway line," accessed 12 June 2019, https://en.wikipedia.org/wiki/Unanderra%E2%80%93Moss_Vale_railway_line.

² Wikipedia, "Moss Vale, New South Wales," accessed 12 June 2019, https://en.wikipedia.org/wiki/Moss_Vale,_New_South_Wales.

³ Ibid.

⁴ Vivienne Parsons, "Throsby, Charles (1777-1828)," *Australian Dictionary of Biography*, accessed 1 July 2019, <http://adb.anu.edu.au/biography/throsby-charles-2735>.

⁵ NSW Office of Environment and Heritage, "South Eastern Highlands – regional history," NSW Government, <https://www.environment.nsw.gov.au/bioregions/SouthEasternHighlands-History.htm>.

in the Southern Highlands and led to the growth of Moss Vale as a town. In 1877 Sutton Forest railway station was renamed Moss Vale.⁶

The Moss Vale district increased in population from 134 in 1871 to 570 in 1881. The town grew between 1880 to 1888 with a number of churches being built among the already existing pubs and Inns. A post office was established in 1867 with a permanent home for the postal service was opened in 1891.⁷ Moss Vale was declared a Municipality in 1888, with the construction of Council Chambers being complete in 1891.

Tourism to the area began in the 1880s due to the easy access the railway provided from Sydney.⁸ Popularity of the area grew as the cool Southern Highlands provided respite from the coastal Sydney heat.

The former residence of the Hon. Alexander Campbell M.L.A, known as Elm Court, was purchased by the Dominican nuns in 1891 to start a school. Opened in March 1891, the school was originally known as Mount St Mary's Dominican Convent. The site has been associated with education and religion since inception, and in 1901 the main convent building was constructed. The Dominican Sisters staffed the school, and children were educated here until classes began in the new school building in 1948.⁹

2.2 St Paul's Primary School

St Paul's Primary School is located next to St Paul's Parish Catholic church on Garrett St. Originally known as Robertson Road, the land was part of subdivision lots 16-23 owned by John Lackey (see Figure 4).¹⁰

⁶ NSW Office of Environment and Heritage, "South Eastern Highlands – regional history."

⁷ Wingecarribee Shire Council, "Moss Vale Walk: A Self-Guided walking tour of the historic town of Moss Vale in the Southern Highlands of NSW," accessed 12 June 2019, https://images.bookeasy.com.au/website/images/southernhighlands/Moss_Vale_Heritage_Walk_2013_A4web.pdf.

⁸ Ibid.

⁹ Catholic Education Dioceses of Wollongong, "News | St Paul's, Moss Vale celebrates 70 years of Education: "All to all in faith and learning!"," 29 August 2018, accessed 12 June 2019, <https://www.dow.catholic.edu.au/about-us/general-news/st-pauls-moss-vale-celebrates-70-years-of-education-all-to-all-in-faith-and-learning/>.

¹⁰ Chris Smith, *St Paul's Primary School Moss Vale: Our Story*, 2008.

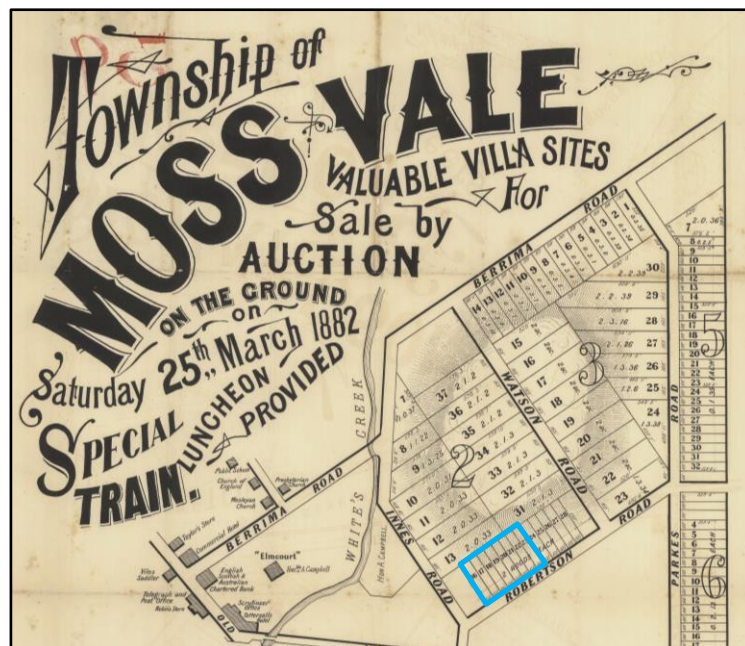


Figure 4. Extract from The Township of Moss Vale 1882 subdivision advertisement, the subject site outlined in blue (Source: State Library of NSW, Digital Collection, annotated by Heritage 21)

An opening ceremony for St Paul's Primary School was held with an official blessing in December 1947.¹¹ The school was established by Parish Priest, Monsignor Lynch. The school was able to be built due to fundraising efforts from the Parish community, and furniture was sourced from Elm Court so that the school was ready for students to start classes in January 1948.

¹¹ Trove, "Vicar-General Blesses School at Moss Vale," *Catholic Weekly*, 25 December 1947, accessed 4 October 2023, 20.



Figure 5. Extract from Catholic Weekly newspaper published 25 December 1947 (Source: Trove)

The original building consisted of four classrooms located on the south-eastern side of the building, a room for the Dominican sisters, a children's cloakroom, toilet rooms and a basement. The building was brick with a painted façade facing Garrett Street.¹² There was an orchard between the school and the church.

In the early 1960s the playground was graded and partly sealed for a basketball court. A drain was installed to collect seepage from the paddocks which were otherwise swamp land. A cricket pitch was also laid. In 1967 another classroom was built, and the basement was extended. The building works only affected the kindergarten pupils, by the following year there was an increase in enrolments.¹³

The second stage of building works took place from 1971-1974.¹⁴ This included the addition of two classrooms and an undercroft which joined the main building by a passageway. This allowed the school to accommodate separate classes for each grade. In 1978 the undercroft became the library.

¹² The present staffroom was the kindergarten room, and the present office was a small staff lunchroom; Chris Smith, *St Paul's Primary School Moss Vale: Our Story*, 13.

¹³ Ibid, 19.

¹⁴ Ibid, 29.

Another round of building works took place in 1987, with a new wing being completed which included two new classrooms, toilet block, tuckshop and resource room. The kindergarten was moved upstairs, and their room became the music room. The staff room was enlarged, and an older classroom was converted back to being one large room.¹⁵ The last principal from the Dominican Order stepped down in 1988.

Further building works occurred in the 1990's with internal stairs built leading to the old kindergarten room. This room then became the staffroom. The old staff room became the main office and the present principal's office was built along with a Reading Recovery Room.¹⁶ The school celebrated its 50th Jubilee in 1998, which was marked with the Anniversary Ball and pathway was laid from the school to the church with many contributing a paver as part of the project.

From 2000 to the present day the school has undergone major maintenance including roofing repairs and recarpeting. The library was renovated, and the school has made adaptations to classrooms to accommodate for the use of technology. The playground has been enhanced with a number of new features including a sandpit, vegetable garden, and the removal and replanting of trees.¹⁷ Dadirri, was created in October 2000, as a sacred garden used for prayer and contemplation and commemorates some special events, including the Catholic Church's Great Jubilee. The school celebrated its Diamond Jubilee in 2008.

In June 2018 St Paul's Catholic Parish members invited the community to join the anniversary celebrations as it had been 130 years since the official blessing of the parish church in Garrett St. The celebrations also included St Paul's Primary School's acknowledgement of 70 years of education. As part of the anniversary celebrations a history walk was created along with a display of historical photographs, document and parish and school records.¹⁸ A cookbook was also produced by St Paul's Moss Vale Parents and Friends Association to pay homage to the school's community with favourite family recipes collected from past and present students and families.¹⁹

2.3 St Paul's Roman Catholic Church

The following historical notes were extracted from the NSW State Heritage Inventory:

In November 1886 a meeting was held to discuss the erection of a church and a 2.5 acre site was subsequently bought from Mr W. McCourt for £300. The church was opened on 15 January 1888 by Monsignor Rigney. (Jervis, 1986, p. 125)

In 1896 alterations were undertaken costing £280 and the Church was blessed and reopened on Sunday 15 November 1896 by Bishop Higgins (Auxiliary Bishop of Sydney) and assisted by

¹⁵ Chris Smith, *St Paul's Primary School Moss Vale: Our Story*, 39.

¹⁶ Ibid, 51.

¹⁷ Ibid, 63.

¹⁸ Brooke Gibbs, "St Paul's has 200 reasons to celebrate," *Southern Highland News*, 19 June 2018, accessed 4 June 2019, <https://www.southernhighlandnews.com.au/story/5476298/st-pauls-has-200-reasons-to-celebrate/>.

¹⁹ Hannah Neale, "St Paul's Primary School celebrates its 70th anniversary," *Southern Highland News*, 27 February 2019, accessed 4 June 2019, <https://www.southernhighlandnews.com.au/story/5925287/the-recipe-for-a-70th-jubilee/>.

the Rev. Fathers O'Farrell of Ballarat and Dunne of Campbelltown. (Goulburn Herald, 18 November 1896, p. 2)

In 1916 following further additions (which included the tower), the Archbishop of Sydney, Michael Kelly, travelled to Moss Vale to bless the additions. (The Scrutineer and Berrima District Press, 5 August 1916, p. 2)²⁰

The newspaper articles referenced in the State Heritage Inventory are shown below in Figure 6 displaying that the Church was altered in 1896, adding a sanctuary, vestry, windows, an altar, and general improvements to the interior and exterior of the building. In 1916, another series of additions and alterations were undertaken, including the construction of the concrete tower located at the front of the church, steps leading to the entrance, a confessional, and a side baptistry and choir gallery.

ST. PAUL'S, MOSS VALE,
Was blessed and re-opened on Sunday last by Bishop Higgins, assisted by the Rev. Fathers O'Farrell of Ballarat and Dunne of Campbelltown. Mass was celebrated by Father Dunne, who also preached an eloquent sermon. Though the weather was unfavourable the church was crowded. During the period it has been closed several additions and improvements have been effected at a cost of £280. These include a sanctuary and vestry, new light windows, a magnificent altar, and the painting and decorating of the interior and exterior of the church. A neat picket fence has been erected around the building, and the walks have been gravelled. Special musical services were rendered by Misses Nolan (organist), Cohan, and Blackeney, Mrs. Daley and Messrs. Brown and Daley (of St. Benedict's Choir, Sydney), the rendition of the various parts of Weber's and Haydn's masses being artistically beautiful. After the ceremony the visiting clergy and the prominent lay members of the assemblage were entertained at dinner by the Rev. Father Rohan.

Goulburn Herald
18 November 1896

indebtedness to £1075 5/5. The extensions included the erection of a tower 46ft. high, with choir and belfry. On one side of the tower on the ground is a confessional, and on the other baptistry and stairs leading to the gallery. The tower is built of cement. The architect was Mr. Austin M'Kay, of Sydney. His Grace the Archbishop left Sydney on Saturday afternoon, and on arrival at Moss Vale was cordially welcomed by Father Martin, and driven to the presbytery. On Sunday, after the ceremonies of blessing the additions to the church, his Grace the Archbishop presided at the 11 o'clock Mass, which was celebrated by the Rev. Father Martin.

The Scrutineer and Berrima District Press
5 August 1916

Figure 6. Extract from newspaper articles pertaining to additions to St Paul's Roman Catholic Church (Source: Trove)

A newspaper article in The Catholic Press, published on 3 August 1916 mentions the transformation of the building, as quoted below:

The original church was an unpretentious building; but the recent alterations have transformed it into quite an imposing structure.²¹

An undated image of St Paul's Roman Catholic Church was found, and Heritage 21 is of the opinion that the building shown in Figure 7 is the Church prior to the 1916 alterations, aligning with the

²⁰ Heritage NSW, "St Paul's Roman Catholic Church," State Heritage Inventory, Heritage Item ID: 2680408, accessed 3 October 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2680408>.

²¹ Trove, "The Archbishop at Moss Vale. – St. Paul's Church. – His Grace Blesses The Additions.," *The Catholic Press*, 3 August 1916, accessed 4 October 2023, 19.

description of an unpretentious structure in the quote above. The alterations completed in 1916 can be seen in Figure 8, particularly the addition of the tower at the front of the Church.



Figure 7. Image of St Paul's Roman Catholic Church, date unknown (Source: Berrima District Historical and Family History Society Inc)



Figure 8. 1996 image of St Paul's Roman Catholic Church (Source: Trove)

2.4 Catholic Presbytery

The following historical notes were extracted from the NSW State Heritage Inventory:

Built at the same time as the Church (1886) and cost £600.²²

There is limited historical information available for the Catholic Presbytery. An undated image of the Presbytery was found (see Figure 9).

²² Heritage NSW, "Catholic Presbytery," State Heritage Inventory, Heritage Item ID: 2680404, accessed 3 October 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2680404>.



Figure 9. Image of Catholic Presbytery, date unknown (Source: Berrima District Historical and Family History Society Inc)

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 18-22 Garrett Street, Moss Vale. The town of Moss Vale is located in the Southern Highlands of NSW, Australia which is approximately 130km south-west of the Sydney central business district.

Garrett Street is a relatively flat street which is predominantly characterised by low scale residential dwellings. Directly across from the site is an open grassed area and a gravel car park. The St Paul's Primary School is situated on the same site as the St Paul's Roman Catholic Church and the Catholic Presbytery, both of which are located to the north of the school area.

3.2 Physical Description

3.2.1 The Main School Building

The main school building consists of a 1940s Post War Colonial Revival style development that fronts Garrett Street. The building exhibits a medium pitch, tiled, hipped roof with a pediment containing a cross detail. The building is a light toned, rendered brickwork with pilaster on the eastern façade, with the entry via tile steps to a small, covered porch with square column. The southern wing to the original built form was constructed in the 1980s. The Garrett Street frontage of the building is surrounded by a metal fence. A retaining wall has been used in landscaping and contains a small-scale garden of Agapanthus, set back from a wide footpath.

3.2.2 Auxiliary Buildings

There are number of auxiliary buildings to the west of the main school building, which are located around the asphalt play area. These include a demountable building and two weather sheds.

3.2.3 St Paul's Roman Catholic Church

The St Paul's Roman Catholic Church is a single-storey brick masonry structure which features a central bell tower, typical of the ecclesiastical style of the period. The church exhibits a gable roof form which has been covered in a corrugated metal sheeting. The building is decorated with rendered elements localised to the windowsills, arches, stringer courses and pediment. Internally, the building features a single nave, supported by timber king post trusses.

3.2.4 Catholic Presbytery

The Catholic Presbytery is a single-storey brick masonry building which features a distinctive wrap-around balcony. The primary roof form is gabled with distinctive gabled fronts presenting to key elevations, which feature rough cast render at the apex and decorative timber vertical panels. The building also features rendered brick masonry chimneys. The internal to the building was not inspected by Heritage 21.

3.3 Condition and Integrity

The forms of the aforementioned buildings have retained legibility of their original scale and character. All the buildings appear to be in good condition.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 18 September 2023, unless stated otherwise.



Figure 10. External view from Garrett Street facing west towards the main school building within the St Paul's Primary school.



Figure 11. External view from Garrett Street facing west towards the St Paul's Roman Catholic Church.



Figure 12. External view from within the school facing north towards the St Paul's Roman Catholic School (foreground) and the Catholic Presbytery (background).



Figure 13. External view from beneath the metal awning over the concrete area, facing north-east towards the St Paul's Roman Catholic Church and the main school building.



Figure 14. External view from within the school facing north towards the weather shed (proposed for demolition).



Figure 15. External view from within the school facing west featuring the two weather sheds (both proposed for demolition).



Figure 16. External view from within the bitumen area, facing south towards the demountable (proposed for demolition). The southern wing to the main school building is to the left of the image.



Figure 17. External view of the bitumen area within the school, facing south-west.



Figure 18. External view to the bubbler area within the southern wing of the main school building.



Figure 19. External view from the bitumen area, facing north-east.



Figure 20. Internal view to the toilet area within the southern wing of the main school building.



Figure 21. External view to the southern boundary (to the right of the figure) of the school site.



Figure 22. External view from within the St Paul's Roman Catholic Church, facing south towards the main school building.



Figure 23. External view from within the primary school facing north towards the hall building.

4.0 HERITAGE SIGNIFICANCE

In order to assess the potential heritage impact of the changes on the subject site it is necessary to ascertain the significance of the item. The site is listed as an item of environmental heritage in the *Wingecarribee Local Environmental Plan 2010* (I408 St Paul's Roman Catholic Church and I404 Catholic Presbytery), however a Statement of Significance is not listed with either entry on the NSW State Heritage Inventory.

4.1 Assessment of Significance

4.1.1 The Subject Site

In order to make an assessment of whether the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The following assessment is based upon criteria specified by the NSW Department of Planning and Environment.²³

Criterion	Assessment
(a) Historic significance <i>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).</i>	The subject site at 18-22 Garrett Street demonstrates the historical expansion of Catholicism in the Moss Vale locality from the late-nineteenth to the mid-twentieth century. The construction of the new primary school in the 1940s demonstrates the growing need for educational facilities in the Moss Vale area. As such, it is the opinion of Heritage 21 that the subject site does demonstrate historic significance at a local level.
(b) Historical association <i>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).</i>	To our knowledge, there are no direct associations with the subject site to the life or works of a person, or group of persons. As such, the site does not meet the criterion for historical association significance.
(c) Aesthetic/creative/technical achievement <i>An item is important in demonstrating aesthetic characteristics and/or a high degree</i>	The subject site is an example of a Catholic Parish constructed during the 1880s and 1940s. The Church possesses aesthetic features such as tuckpointed brick masonry, contrasting cream and burgundy painted window arches and buttresses, leadlight windows, and a tower at the Church entry. The Presbytery possesses aesthetic features such as tuckpointed brick masonry, wrap-around balcony, and decorative timber

²³ Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

Criterion	Assessment
<i>of creative or technical achievement in NSW (or the local area).</i>	elements. These characteristics contribute to the significance of the Parish and the Garrett Street streetscape. Thus, the subject site does demonstrate aesthetic significance at a local level.
(d) Social, cultural, and spiritual <i>An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i>	The subject site has associations with Roman Catholicism since its inception. Both the Church and Presbytery, built in the 1880s, demonstrate social significance as places of worship for Catholic residents in the Moss Vale area since this period. The site has particular importance to the Catholic order and the Diocese of Wollongong. It serves as the local place of worship for the Catholic community located in the Moss Vale locality. As such, the subject site does meet the criteria for social/cultural/spiritual significance at a local level.
(e) Research potential <i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	There is no evidence to suggest that the buildings on the site demonstrate construction techniques other than those commonly employed at the time. The subject site therefore does not meet the requirements of this criterion. The subject site therefore does not meet the requirements of this criterion.
(f) Rare <i>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).</i>	Churches and presbyteries constructed in the 1880s are not currently rare in towns located in NSW. The presence of Catholic Parishes is also not endangered in the wider NSW context. Accordingly, the subject site does not attain the requisite standard of significance under this criterion.
(g) Representative <i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i>	The subject site is representative of local Catholic buildings built in the later nineteenth century. The site contributes to the local practicing Catholic community and serves as a Catholic educational institution in Moss Vale. The subject site is representative of the importance of Christianity to the locality throughout its establishment and growth. As such, it is the opinion of Heritage 21 that the subject site does fulfil the criteria for representativeness at a local level.

4.1.2 The Proposed Work Area

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases, it may be useful to specify the relative contribution of an item or its components.

To demonstrate how the St Paul's Public School contributes to the overall significance of the site, Heritage 21 has prepared the following diagram of the relative significance of the site's various built forms.

The gradings are those adopted by the NSW Department of Planning and Environment in their guidelines for assessing heritage significance.

GRADING	JUSTIFICATION
Exceptional	Rare or outstanding item of Local or State significance. High degree of intactness. Item can be interpreted relatively easily.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Little	Alterations detract from significance. Difficult to interpret.
Intrusive	Damaging to the item's heritage significance.

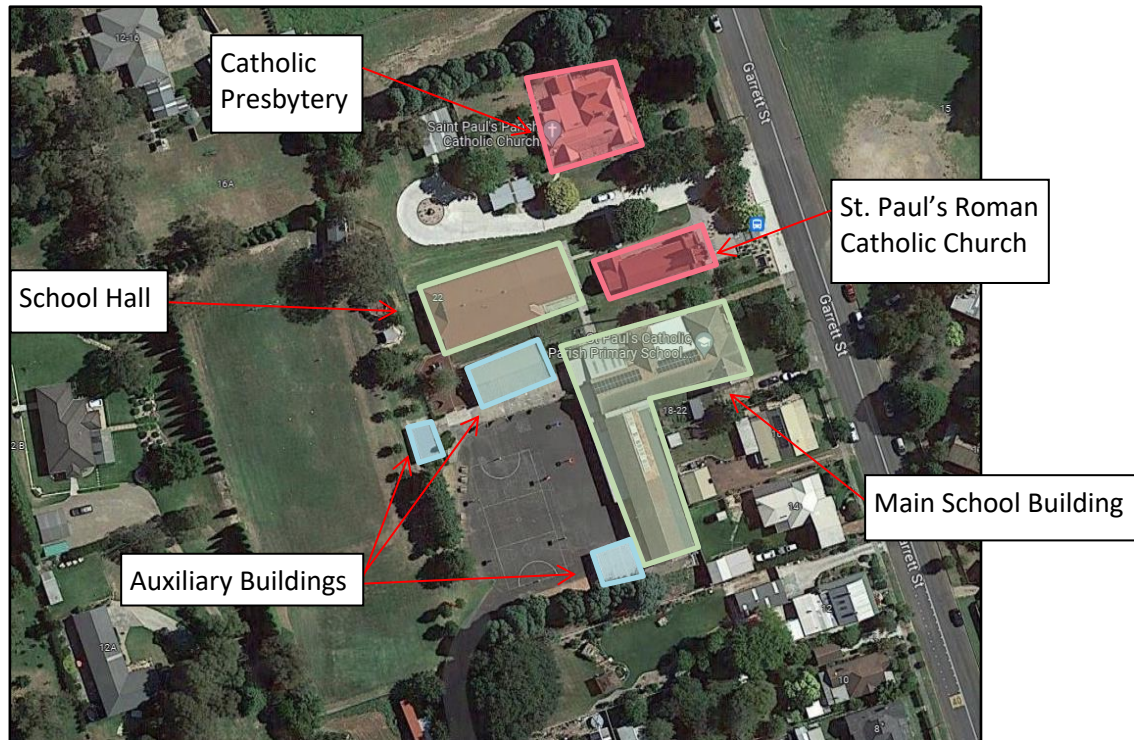


Figure 24. Aerial view of locality with the location of the two heritage items and main school building indicated. The gradings of significance for the built forms relevant to this proposal have been indicated. (Source: Google Maps, 2023 Aerial Imagery, accessed 10 October 2023, <https://www.google.com/maps>).

The proposed works would be confined to St Paul's Primary School. No works would occur to any areas or fabric that possesses moderate, high, or exceptional heritage significance.

4.1.3 Statement of Cultural Significance

The subject site at 18-22 Garrett Street, Moss Vale demonstrates historic significance at a local level as it reflects the expansion of Catholicism in the Moss Vale locality from the late-nineteenth to the mid-twentieth century. The site has associations with Roman Catholicism and has particular importance to the Catholic order and the Diocese of Wollongong. The Church possesses aesthetic features such as tuckpointed brick masonry, contrasting cream and burgundy painted window arches and buttresses, leadlight windows, and a tower at the Church entry. The Presbytery possesses aesthetic features such as tuckpointed brick masonry, wrap-around balcony, and decorative timber elements. These characteristics contribute to the significance of the Parish and the Garrett Street streetscape. The Church and Presbytery are highly regarded by the Catholic community, as well as by the Primary School on site as the associated Parish. It is representative of local Catholic buildings built in the later nineteenth century and contributes to the local practicing Catholic community in Moss Vale. Therefore, the subject site demonstrates historic, aesthetic, social, and representative significance at a local level.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed alterations and additions to the St Paul's Primary School would include:

- Demolition of three auxiliary buildings involving two weather sheds and a demountable.
- Alterations and Additions to the Main School Building involving:
 - Removal of metal awning over concrete area and bitumen area (west elevation);
 - General refurbishment of the school building, involving internal alterations;
 - Major extension to the southern wing to facilitate additional classrooms; and
 - New link to the School hall building to the north.
- New landscaping to incorporate sports areas and plantings.

5.2 Background

5.2.1 Pre-lodgement Consultation

To our knowledge, there was no pre-lodgement consultation for this project.

5.2.2 Considerations of Alternatives

Heritage 21 was not involved in the design process of the proposed works. Notwithstanding, no solutions of greater sympathy with the significance of the subject site or two heritage buildings located within the site are known to us.

5.3 Drawings

Our assessment of the proposal is based on the following drawings by DTA Architects dated 25 July 2024, received by Heritage 21 on the same date, and landscape drawings by Ground Ink Landscape Architects dated 24 July 2024, received by Heritage 21 on 25 July 2024. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

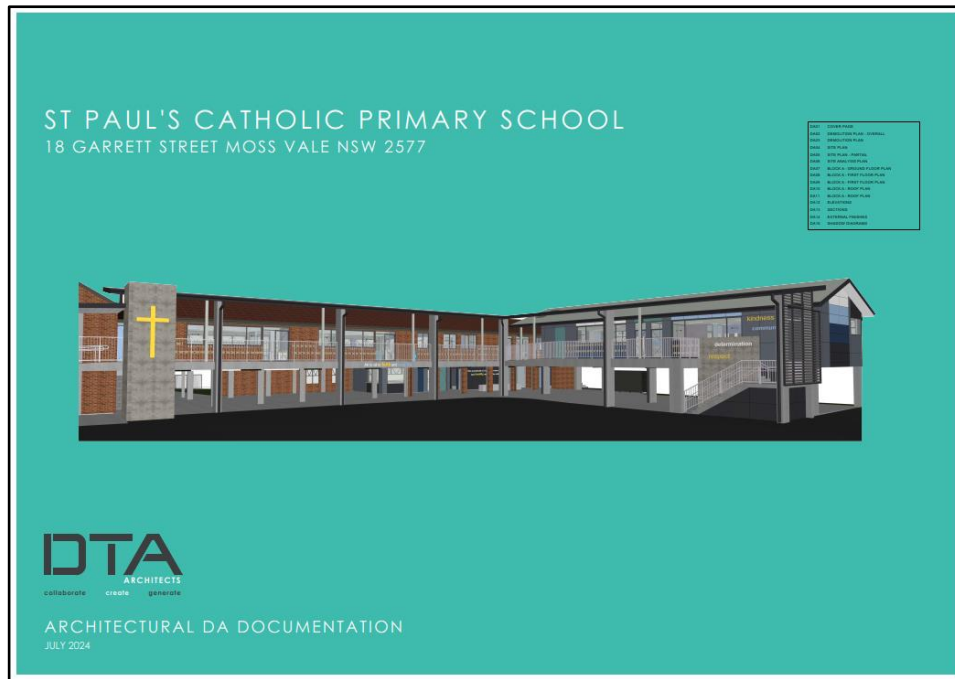


Figure 25. Cover Page

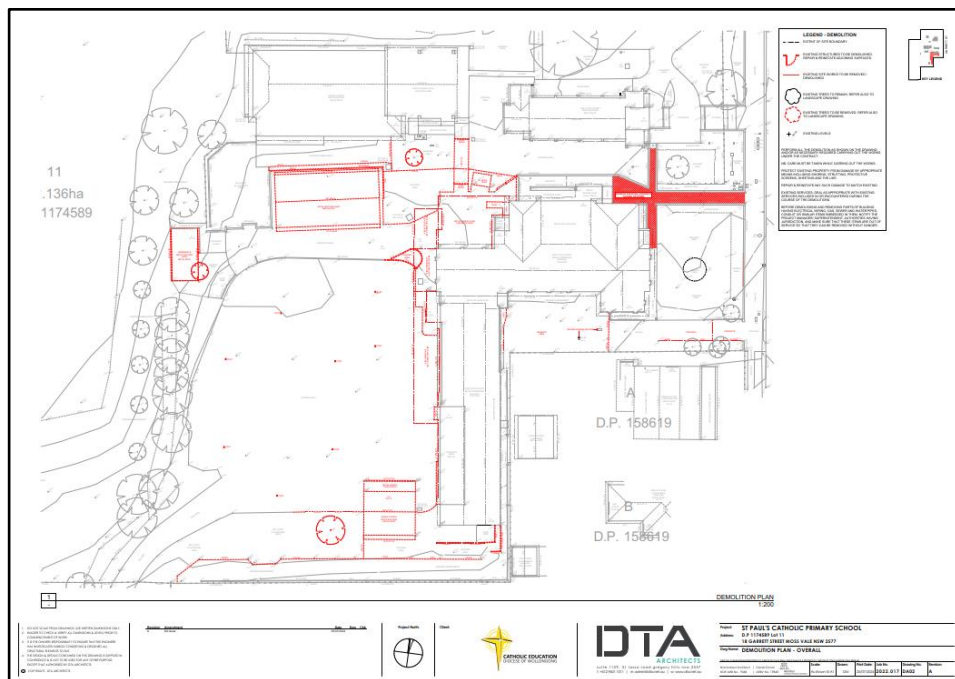


Figure 26. Demolition Plan – Overall

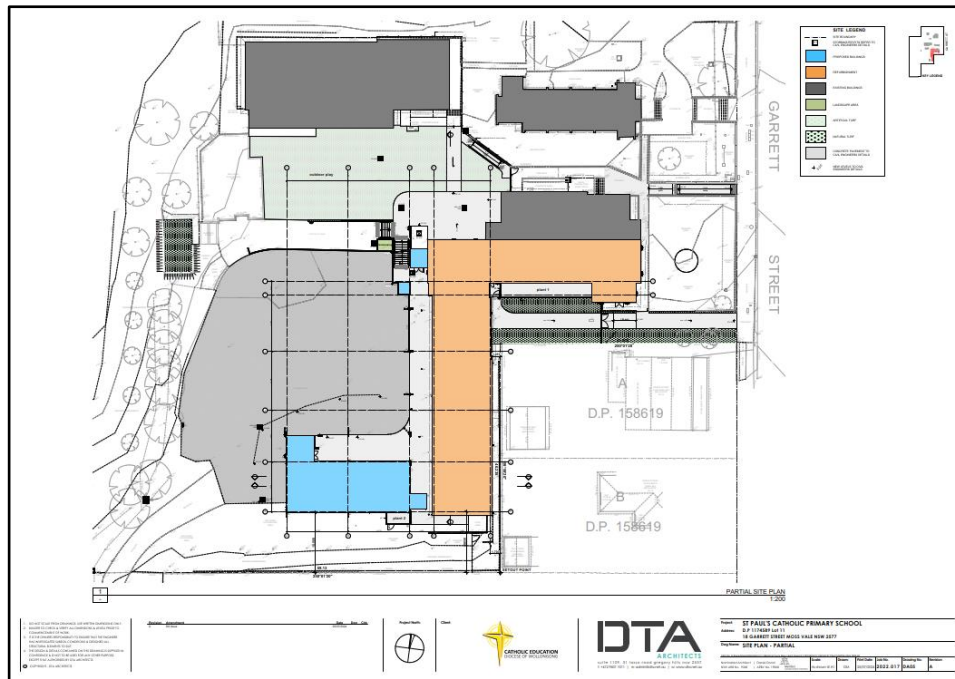


Figure 29. Site Plan – Partial

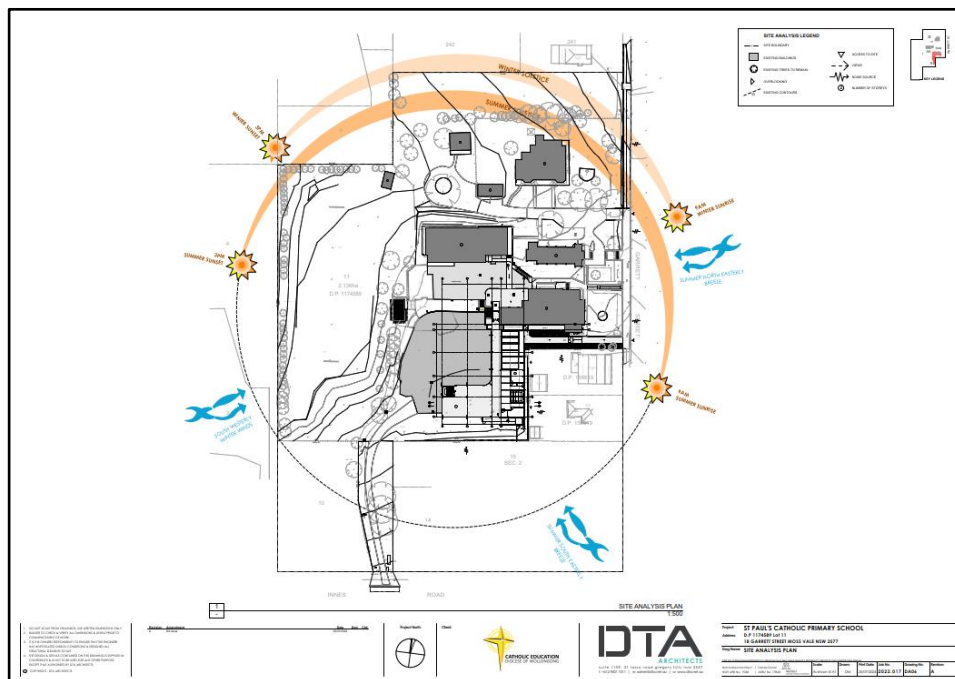


Figure 30. Site Analysis Plan

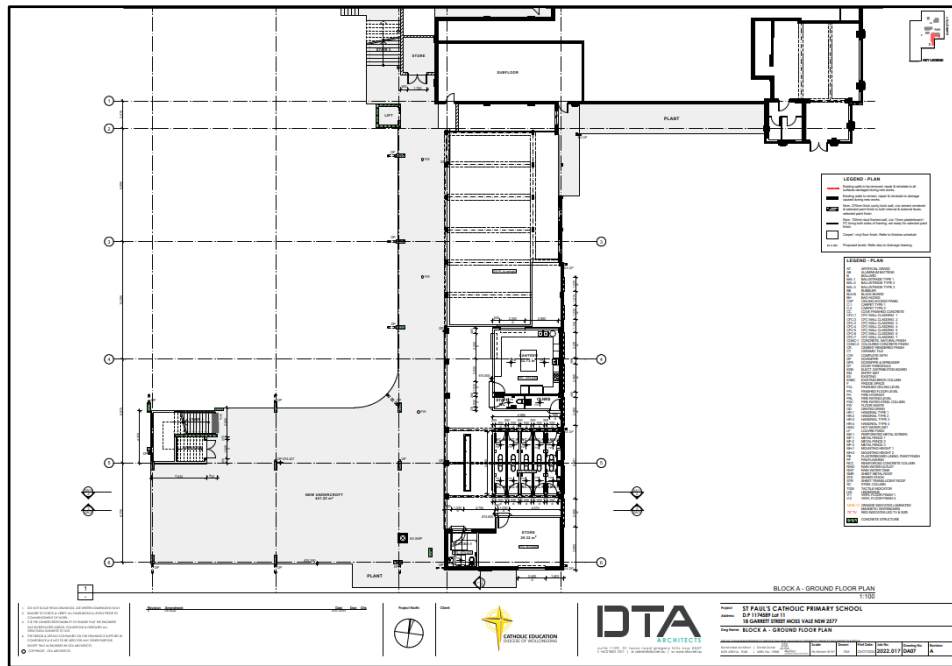


Figure 31. Block A – Ground Floor Plan

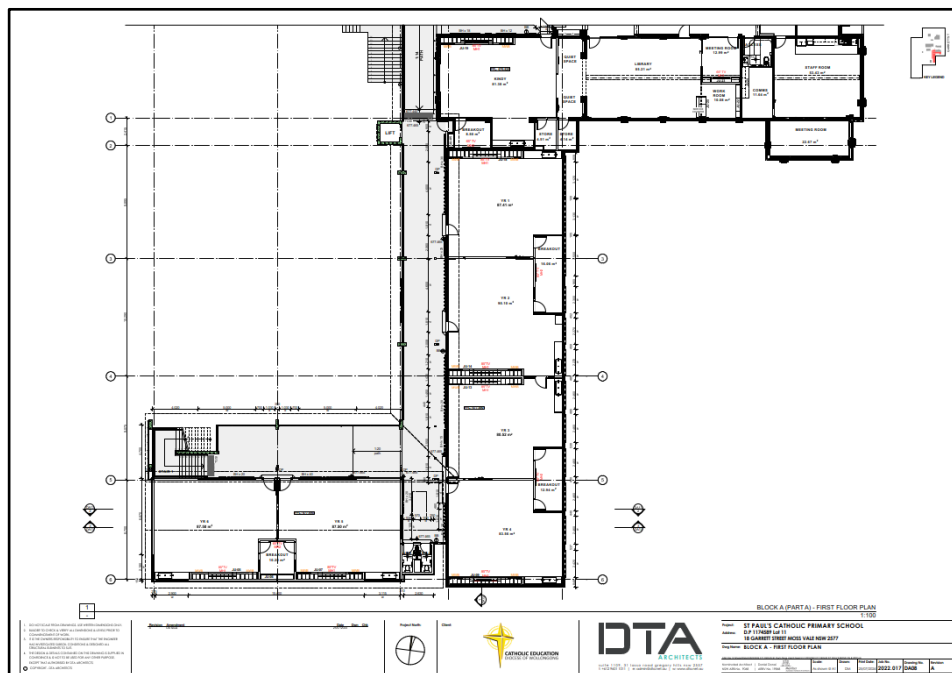


Figure 32. Block A – First Floor Plan

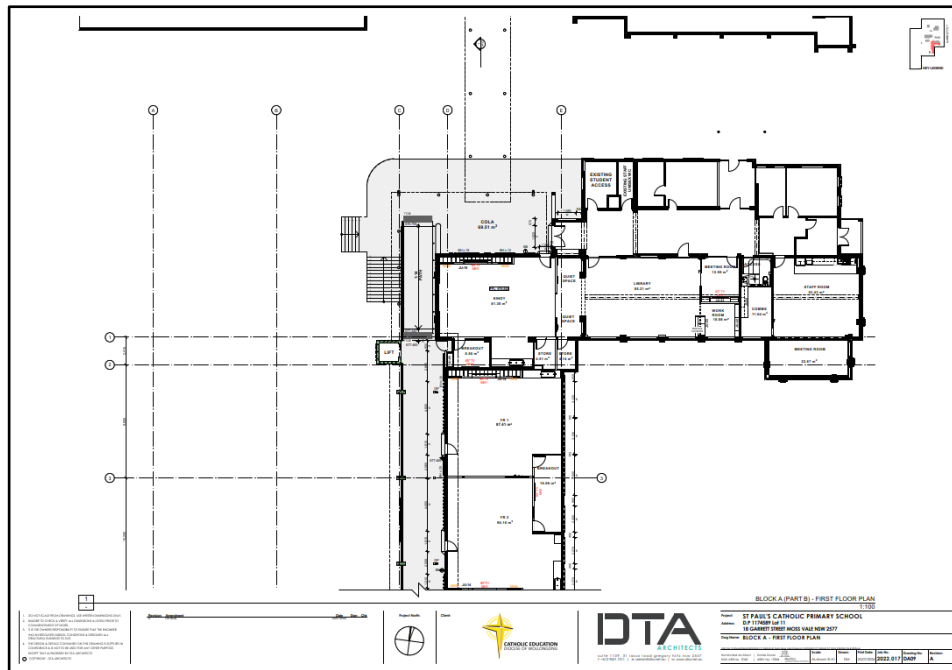


Figure 33. Block A – First Floor Plan

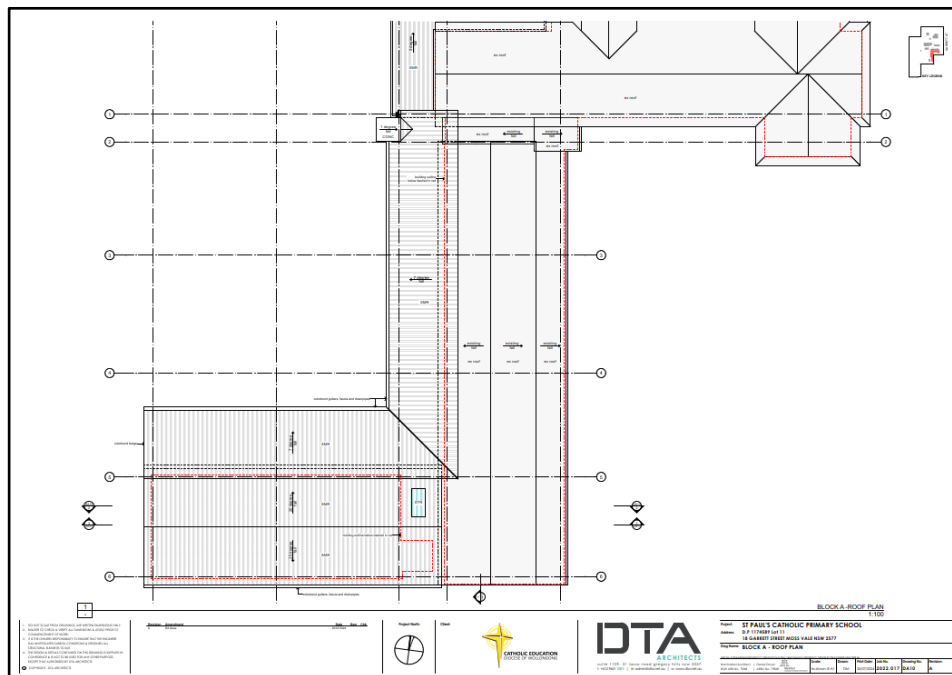


Figure 34. Block A – Roof Plan

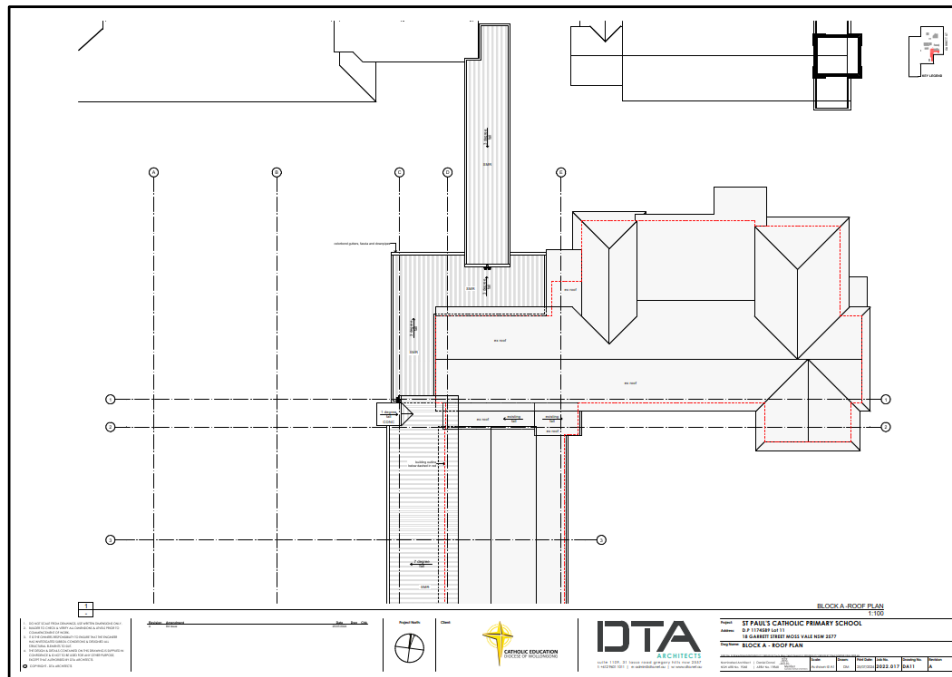


Figure 35. Block A – Roof Plan

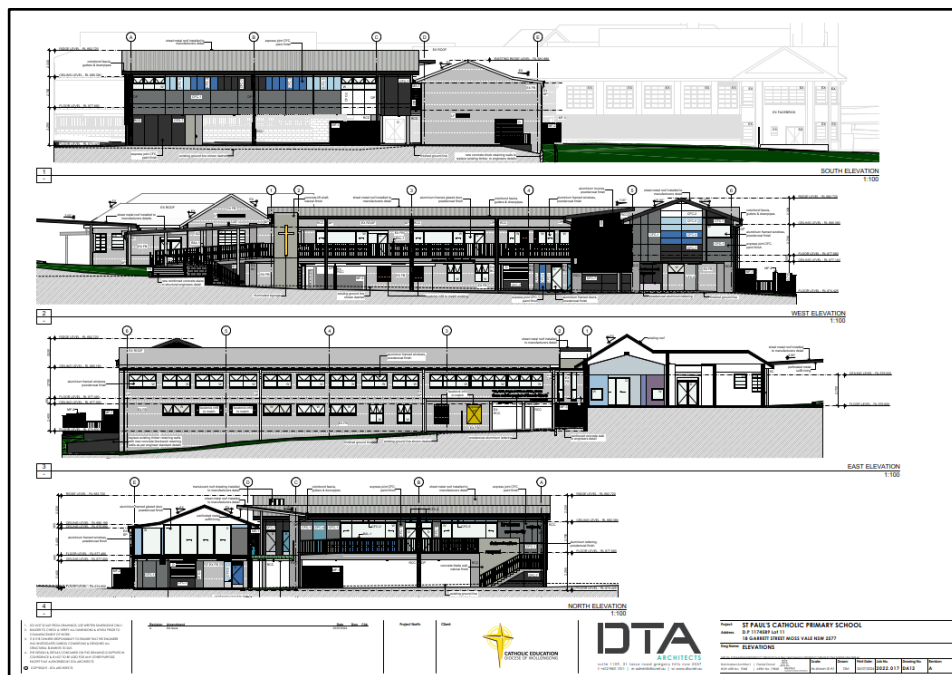


Figure 36. Elevations

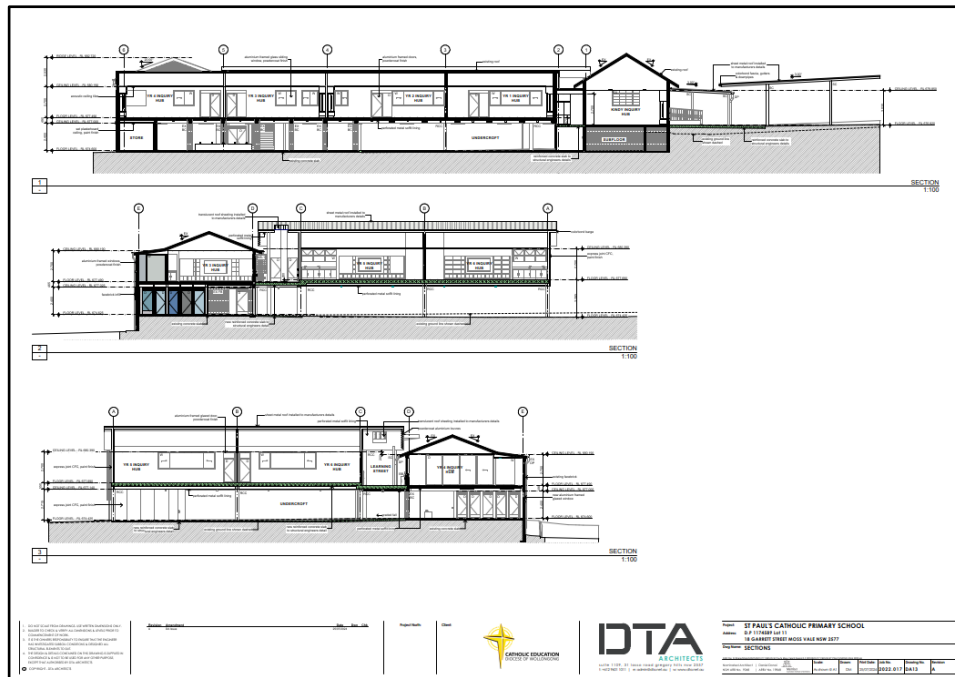


Figure 37. Sections



Figure 38. External Finishes

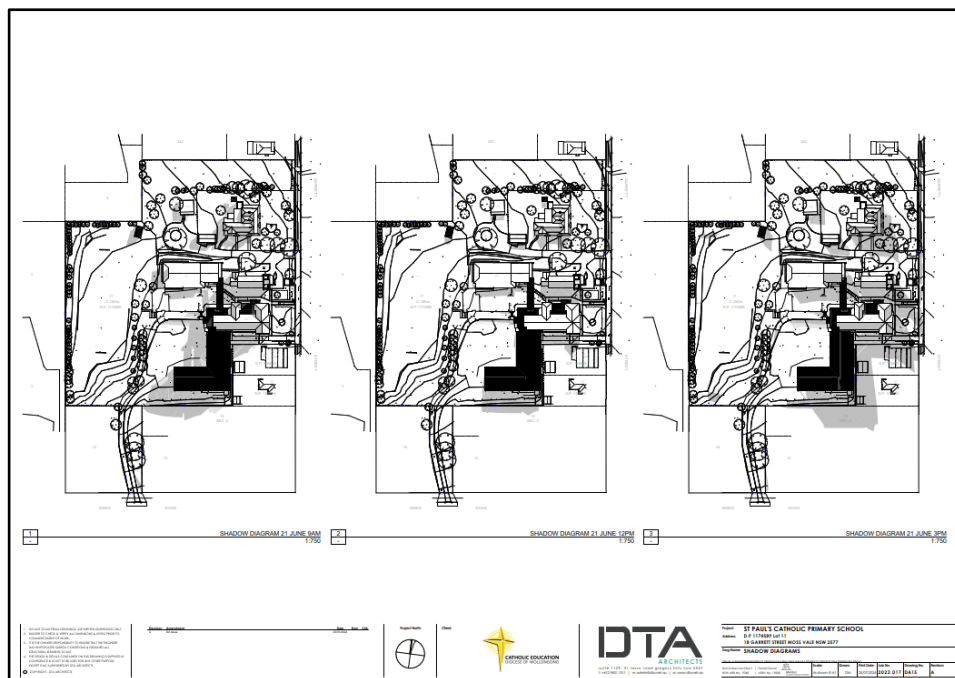


Figure 39. Shadow Diagrams



Figure 40. Cover Page

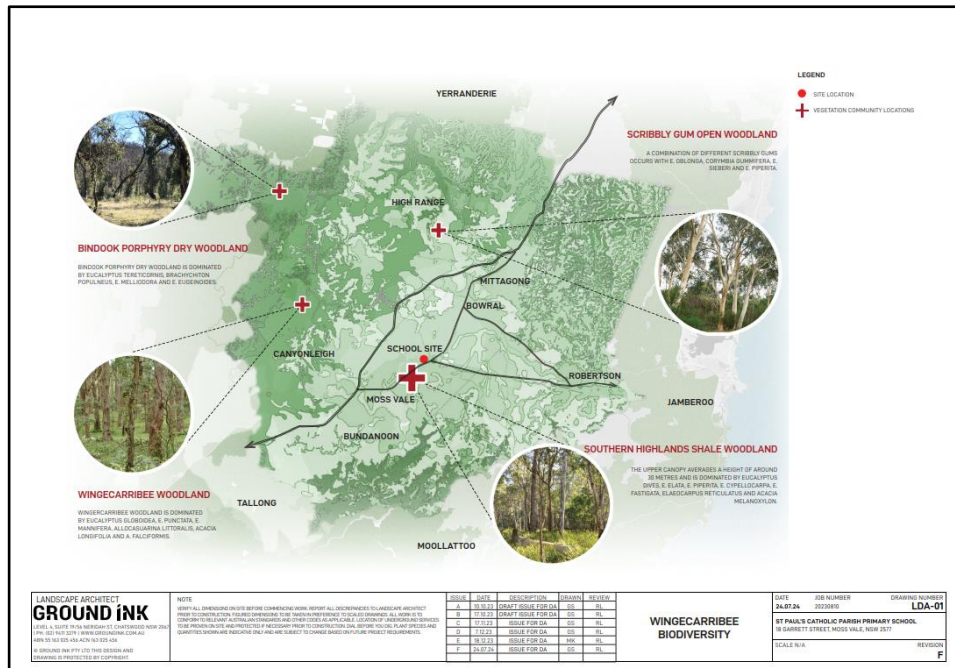


Figure 41. Wingecarribee Biodiversity

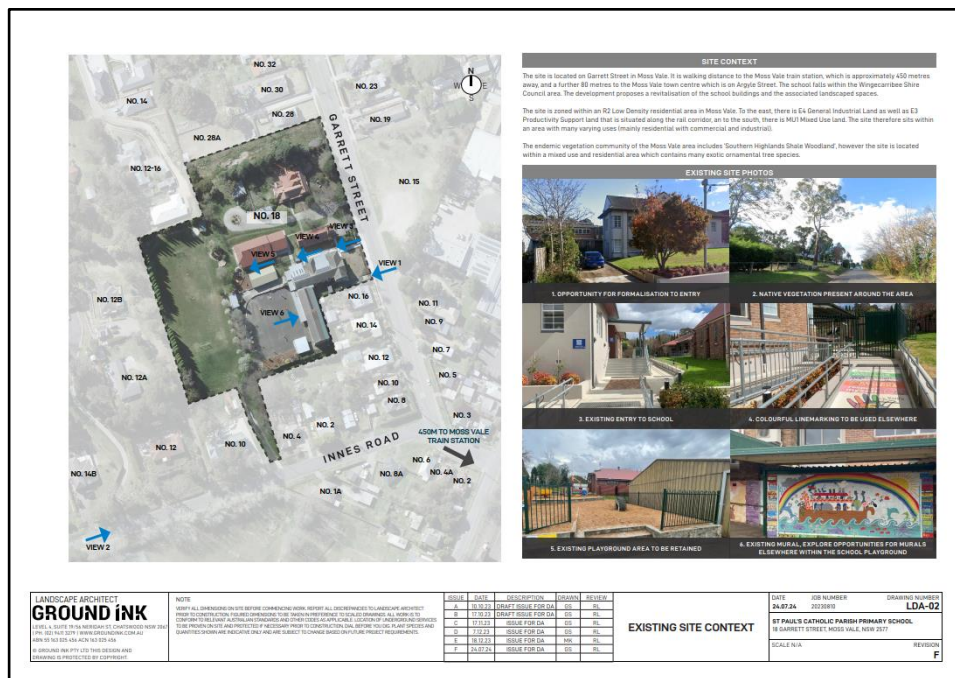


Figure 42. Existing Site Context



Figure 43. Design Publications & Key Principles

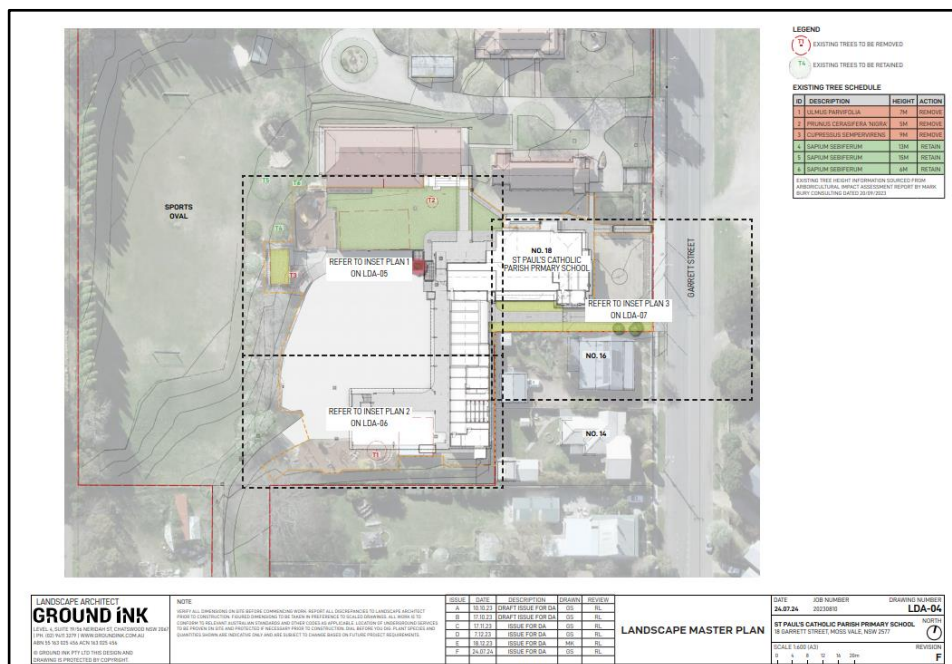


Figure 44. Landscape Master Plan

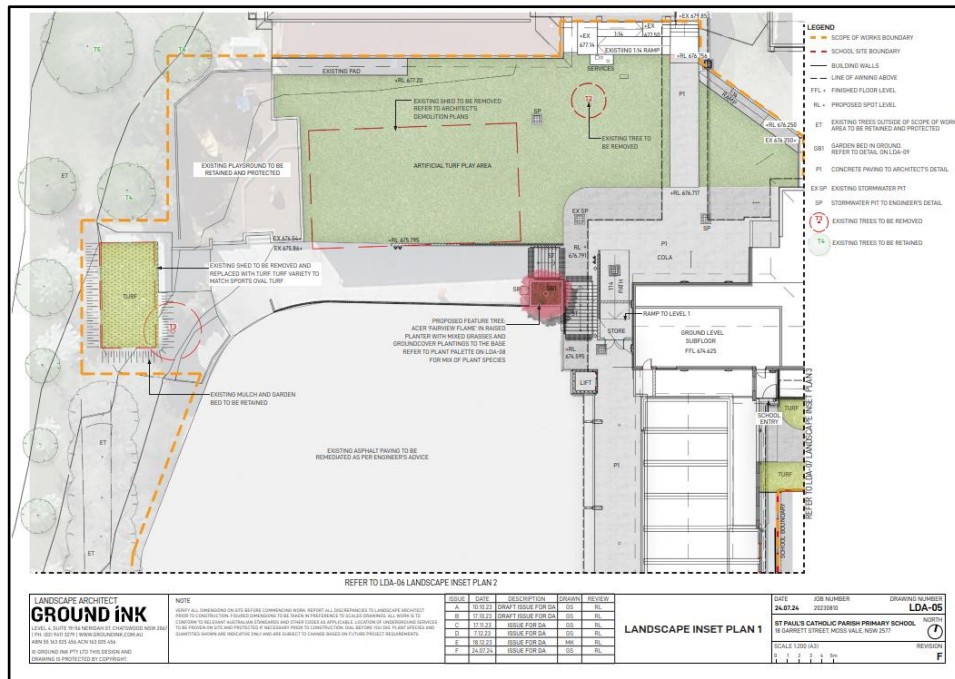


Figure 45. Landscape Inset Plan 1

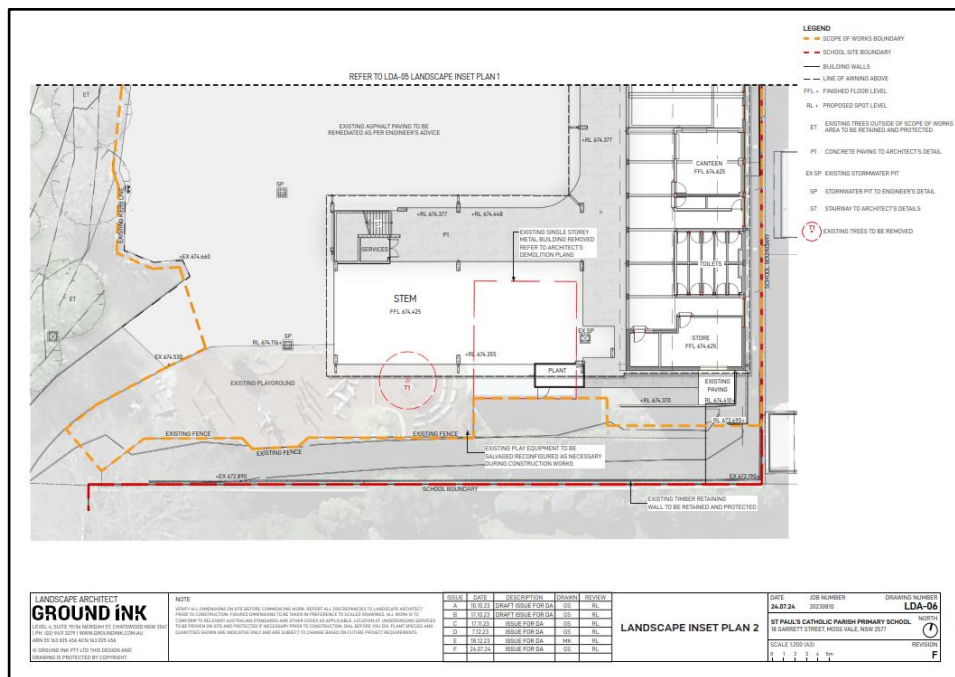


Figure 46. Landscape Inset Plan 2

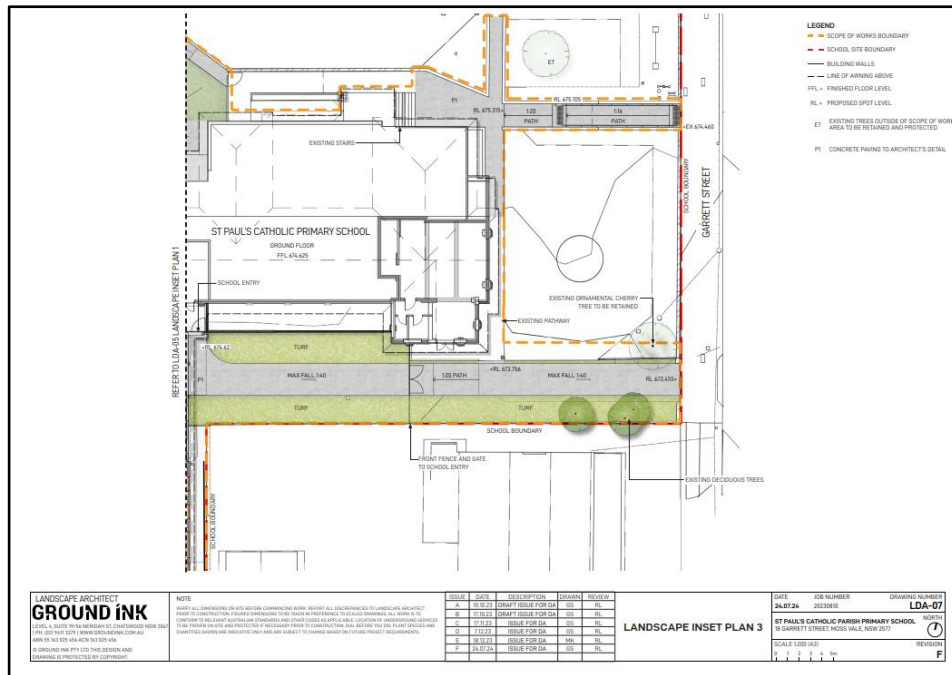


Figure 47. Landscape Inset Plan 3

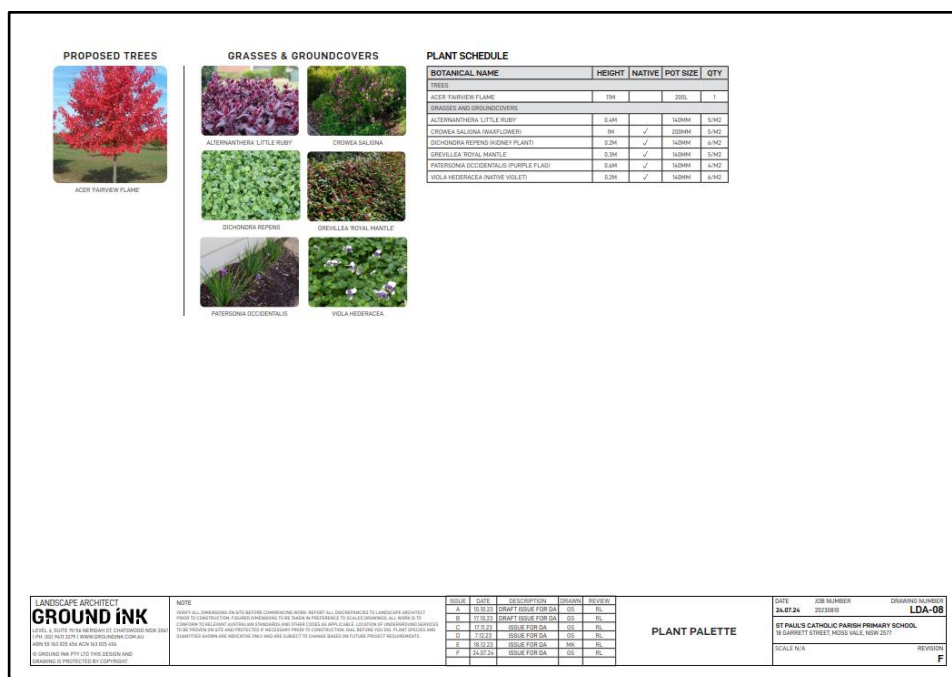


Figure 48. Plant Palette

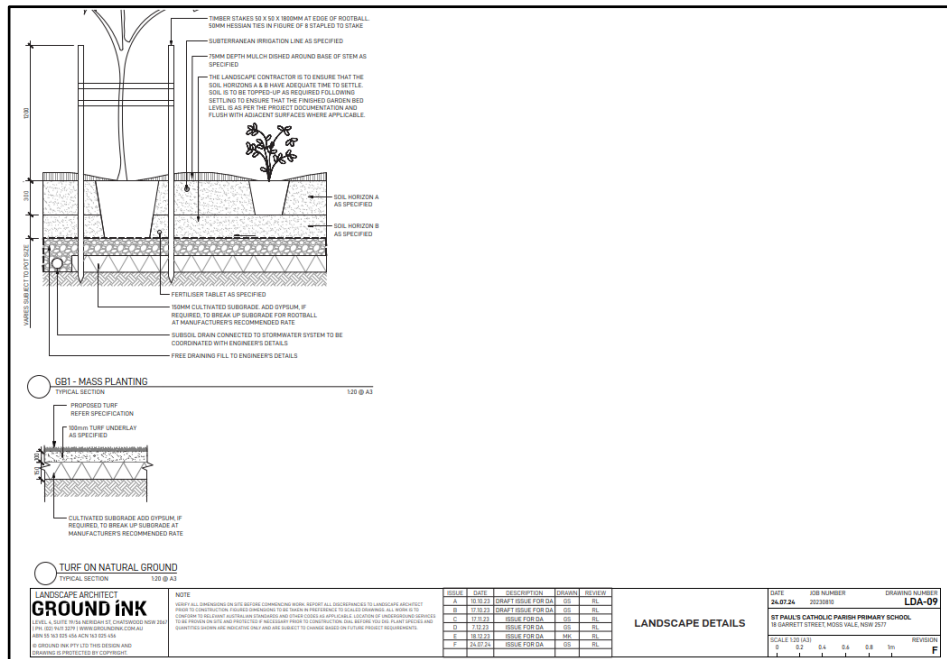


Figure 49. Landscape Details

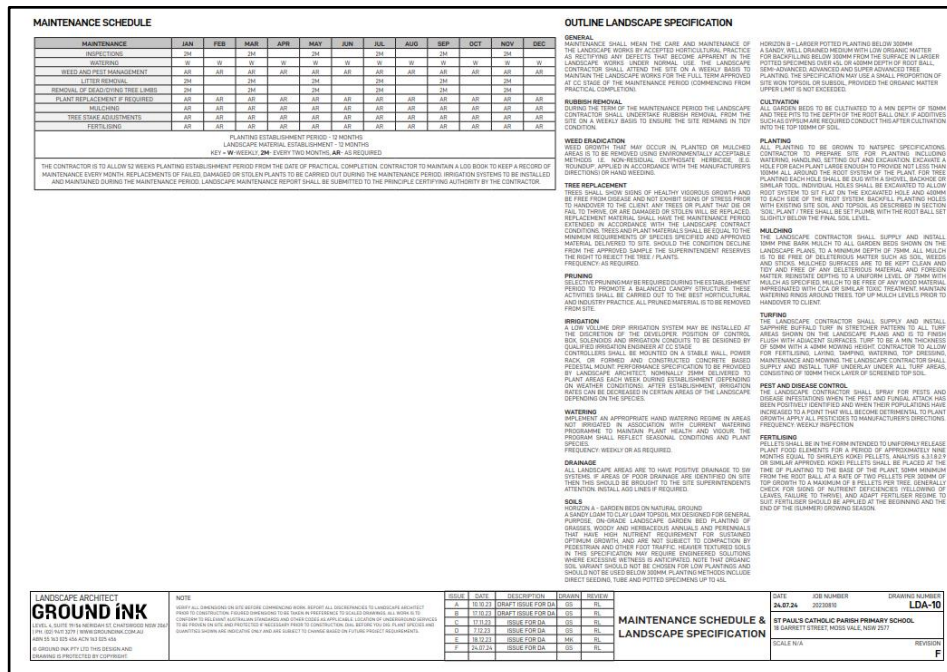


Figure 50. Maintenance Specification & Landscape Specification

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Wingecarribee Local Environmental Plan 2010

The statutory heritage conservation requirements contained in Section 5.10 of the *Wingecarribee Local Environmental Plan 2010* ("WLEP") are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) *Objectives*
- (2) *Requirement for consent*
- (4) *Effect of proposed development on heritage significance*
- (5) *Heritage assessment*

6.1.2 Moss Vale Development Control Plan 2021

Our assessment of heritage impact also considers the heritage-related sections of the Moss Vale Development Control Plan 2021 ("MVDCP") that are pertinent to the subject site and proposed development. These include:

Part A – All Land

Section 2 General Objectives

A2.2 Objectives of this Plan

A2.2.3 Heritage Conservation

Section 6 Subdivision, Demolition, Siting and Design

A7.2 Demolition

A7.6 Design Principles within a Heritage Context

A7.9 Alterations to Items of Heritage

6.1.3 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at

directing and triggering heritage impact assessments.²⁴ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 0 of this report.

Alterations and additions

- *Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?*
- *Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?*
- *Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?*
- *How have the impact of the alterations/additions on the heritage item been minimised?*
- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

New landscape works and features

- *How has the impact on the heritage significance of the existing landscape been minimised?*
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?*
- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

²⁴ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, including the two heritage items located on the site. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0) and a review of the Heritage Management Framework (refer to Section 6.0).

6.2.1 Summary

The application pertains to the site at 18-22 Garrett Street, Moss Vale, legally defined as Lot 11 DP 1174589. The works are restricted to the St Paul's Primary School which is located on this site. The school shares site boundaries with two local heritage items, listed under Schedule 5 of the *Wingecarribee Local Environmental Plan 2010* – the St Paul's Roman Catholic Church (I408) and Catholic Presbytery (I404). These two buildings are located directly to the north of the school area.

The proposal **does not involve any** physical works to the aforementioned heritage listed buildings, nor would it involve development within the curtilage of these buildings. The works would be localised to the western portion of the school, which is set back from Garrett Street and would not impact the presentation of the school and two heritage buildings from this streetscape.

The proposal involves major upgrades to the primary school in order to vastly improve upon the existing facilities and also to create additional space for classrooms. The proposal would involve a major refurbishment of the Main School building, predominately within the southern wing (c.1980s). These refurbishment works would not alter the general form or scale of the Main School building, and are generally localised to internal areas, with some minor external alterations which follow the existing architectural language of the building. There would also be the introduction of a new major addition to the west of this wing. The new major addition would be readily identifiable as contemporary, which is in accordance with Article 22 of the Burra Charter. In our opinion, these works would not alter the relationship between the school buildings and the heritage listed buildings on the site.

The proposal would also involve landscaping works which would involve upgrades to the outdoor recreational spaces. The works would be localised to areas of little or intrusive significance within the subject site. It would involve the introduction of new turf areas, resurfacing of the asphalt surfacing and additional soft landscaping.

The proposal fulfills and complies to the various guidelines set out in the WLEP 2010, MVDCP 2021, as well as other guidelines set out by the NSW Office of Heritage and Environment. In the opinion of Heritage 21, the proposal would increase indoor and outdoor learning opportunities, and greatly enhance the experience for the students who attend the school. The design team have presented a sympathetic solution, achieved through design development and consideration of the heritage context of the site. This would enhance the daily experience of students and families who use the school and would help ensure the ongoing and sustainable use of the school. The proposal would

engender a neutral impact to the heritage significance of the subject site, including the heritage items located to the north of the school complex.

6.2.2 Impact Assessment Against the WLEP 2010

The statutory heritage conservation requirements contained in Section 5.10 of *Wingecarribee Local Environmental Plan 2010* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal would involve work to a place listed as heritage items under Schedule 5 of the <i>Wingecarribee LEP 2010</i> . It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of the heritage items, including their contributory fabric and general setting.
(2) Requirement for consent	This Development Application is lodged to Council to gain consent for the works proposed to a place listed as heritage items under Schedule 5 of the <i>Wingecarribee LEP 2010</i> .
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Development Application in order to enable Wingecarribee Shire Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the aforementioned heritage items.
(5) Heritage assessment	

6.2.3 Impact Assessment Against the MVDCA 2021

Part A – All Land	
Section 2 General Objectives	
A2.2 Objectives of this Plan	
A2.2.3 Heritage Conservation	
Objectives	Assessment
(a) <i>Preserve and protect buildings of heritage and cultural value.</i>	Compliant. The proposed works would not involve any physical works to the two locally listed heritage buildings located on the site - the St Paul's Roman Catholic Church (I408) and Catholic Presbytery (I404).
(b) <i>Ensure that redevelopment immediately adjacent to buildings of heritage or cultural value in no way detracts from the visual quality of amenity of heritage buildings</i>	Compliant. The proposed works would involve an upgrade to the St Paul's Primary School, which shares the site boundaries of two heritage listed items. The works would be localised to the western portion of the school site and would not be within the curtilage of the two heritage buildings. We note that the

	works would not impact the presentation of the church or presbytery building from Garrett Street. The proposed alterations and additions to the Main School Building would retain its general form, character and scale. The proposed new major addition would be appropriate in scale and form and would be distinctly recognisable as new, contemporary work.
(c) <i>Ensure that redevelopment within or immediately adjacent to Conservation Areas reflects the high heritage value of the Area and contributes to that value.</i>	Not applicable. The proposed works would not occur within or immediately adjacent to a conservation area.
Section 6 Subdivision, Demolition, Siting and Design	
A7.2 Demolition	
Objectives	Assessment
(a) <i>No demolition may occur on property which is an item of heritage, or is located within a Heritage Conservation area, without the consent of Council.</i>	Compliant. The proposed demolition would be limited to intrusive built forms, or fabric of little significance. This application seeks Council approval for these works.
A7.9 Alterations to items of heritage	
Objectives	Assessment
(a) <i>Is sympathetic to the retained elements of the Heritage Item and its setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings, to achieve a subtle contrast between old elements and new.</i>	Compliant. The proposal involves a new extension to the main school building. It would be of an appropriate scale and form, and would not overwhelm the two heritage buildings. The new built form would be distinctly contemporary and would be readily recognisable as new.
(b) <i>Retains as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance.</i>	Not applicable. There would be no alteration or removal of fabric from the two listed heritage buildings.
(c) <i>Minimises the modification to original door or window openings, spacings and proportions.</i>	Compliant. The proposal would not alter any original doors or fenestration patterns.
(d) <i>Removes any unsympathetic building elements, additions or accretions, including awnings on commercial buildings.</i>	Not applicable. The proposal involves the removal of intrusive built forms, including weather sheds and a demountable building, and would introduce new, well-designed contemporary elements.

(e) Reinstates the original facades and architectural elements.	Not applicable. The proposal would not involve works to the façades of the two heritage buildings.
(f) Retains natural surface finishes, or applies colour schemes for external painting which reflect the relevant historical period. Cladding with modern finishes is not permitted.	Not applicable. The external finishes on the heritage buildings would not be changed or modified.

6.2.4 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.3, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
Alterations and additions	
<i>Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?</i>	In our opinion, the proposed major addition to the main school building would comply with Article 22 of the Burra Charter. The new built form would be distinctly recognisable as new and contemporary.
<i>Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?</i>	The proposed addition would be restricted to the western portion of the school site. The main extension would be similar in scale to the main school building and would not dominate or overwhelm the heritage buildings. The design of this extension would be contemporary in nature which, in our opinion, is appropriate in this context.
<i>Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?</i>	The proposed works would not involve any physical impact to heritage fabric associated with the church or presbytery building, nor would the works be located within the curtilage of these items. There would no impact to significant view lines to or from these buildings.
<i>How have the impact of the alterations/additions on the heritage item been minimised?</i>	There would be no tangible impact to the heritage buildings.
<i>Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?</i>	Not applicable. To our knowledge, there are no known archaeological deposits at the subject site.
New landscape works and features	
<i>How has the impact on the heritage significance of the existing landscape been minimised?</i>	The proposed landscaping works would aim to upgrade the bitumen area on the western portion of the school area, create new turfed play areas and introduce additional soft landscaping.
<i>Are works to the landscape or pathways necessary to comply with the</i>	It is outside our remit to comment on access requirements.

Question	Assessment
<i>access requirements of the Disability Discrimination Act 1992?</i>	
<i>Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?</i>	We have not encountered any physical or archival evidence of previous landscape work. The area proposed for new landscaping is an asphalted area which does not possess any heritage value.
<i>Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?</i>	Not applicable. To our knowledge, there are no known archaeological deposits at the subject site.
<i>Do the proposed works impact views to, from and within adjacent heritage items?</i>	The proposed landscaping works would not impact the primary view line to the heritage items from Garrett Street.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.²⁵

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, including the two heritage buildings which share the site boundaries with the St Paul's Primary School:

- The proposal **does not involve any** physical works to the aforementioned heritage listed buildings, nor would it involve development within the curtilage of these buildings;
- The works would be localised to the western portion of the school, which is set back from Garrett Street;
- The proposal would not impact upon the presentation of the school and two heritage buildings from the Garrett Street streetscape;
- The proposal would involve a refurbishment of the Main School building which would not alter its general scale, form or character; and
- The proposed new major addition would be appropriate in scale and form and would be distinctly recognisable as new, contemporary work.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site. The neutral impacts of the proposal have been addressed above in Section 7.1.1.

7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would have a neutral impact on the heritage significance of the subject site. We therefore recommend that Wingecarribee Shire Council view the application favourably on heritage grounds.

²⁵ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

8.0 SOURCES

- Apperley, Richard, Robert Irving, and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson, 1994.
- Australia ICOMOS. "The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance." 2013.
- Catholic Education Dioceses of Wollongong. "News | St Paul's, Moss Vale celebrates 70 years of Education: "All to all in faith and learning!"," 29 August 2018.
<https://www.dow.catholic.edu.au/about-us/general-news/st-pauls-moss-vale-celebrates-70-years-of-education-all-to-all-in-faith-and-learning/>.
- Department of Planning and Environment. *Assessing heritage significance*. Parramatta: Department of Planning and Environment, NSW Government, 2023.
<https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.
- Department of Planning and Environment. *Guidelines for preparing a statement of heritage impact*. Paramatta: Department of Planning and Environment, NSW Government, 2023.
<https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.
- Gibbs, Brooke. "St Paul's has 200 reasons to celebrate." *Southern Highland News*. 19 June 2018.
<https://www.southernhighlandnews.com.au/story/5476298/st-pauls-has-200-reasons-to-celebrate/>.
- Heritage NSW. State Heritage Inventory. n.d.
<https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems>
- Neale, Hannah. "St Paul's Primary School celebrates its 70th anniversary." *Southern Highland News*. 27 February 2019. <https://www.southernhighlandnews.com.au/story/5925287/the-recipe-for-a-70th-jubilee/>.
- NSW Government. *Wingecarribee Local Environmental Plan 2010*.
<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245>.
- NSW Office of Environment and Heritage. "South Eastern Highlands – regional history." NSW Government. <https://www.environment.nsw.gov.au/bioregions/SouthEasternHighlands-History.htm>.
- NSW Spatial Services. "SIX Maps." n.d. <http://maps.six.nsw.gov.au/>.
- Parsons, Vivienne. "Throsby, Charles (1777-1828)." *Australian Dictionary of Biography*.
<http://adb.anu.edu.au/biography/throsby-charles-2735>.
- Pollon, Frances, editor. *The Book of Sydney Suburbs*. Sydney: Cornstalk, 1996.
- Smith, Chris. *St Paul's Primary School Moss Vale: Our Story*. 2008.
- Trove. "The Archbishop at Moss Vale. – St. Paul's Church. – His Grace Blesses The Additions." *The Catholic Press*. 3 August 1916.
- Trove. "Vicar-General Blesses School at Moss Vale." *Catholic Weekly*. 25 December 1947.
- Wikipedia. "Moss Vale, New South Wales."
https://en.wikipedia.org/wiki/Moss_Vale,_New_South_Wales.

Wikipedia. "Unanderra-Moss Vale railway line."

https://en.wikipedia.org/wiki/Unanderra%E2%80%93Moss_Vale_railway_line.

Wingecarribee Shire Council. "Moss Vale Development Control Plan." 2021.

<https://www.wsc.nsw.gov.au/Development/development-control-plans>.

Wingecarribee Shire Council. "Moss Vale Walk: A Self-Guided walking tour of the historic town of Moss Vale in the Southern Highlands of NSW." n.d.

https://images.bookeasy.com.au/website/images/southernhighlands/Moss_Vale_Heritage_Walk_2013_A4web.pdf.