

ITEM 1

ST JOSEPH'S CATHOLIC CONVENT AND CHURCH,
48-50 PARK ROAD BULLI

On 6 April 2016, Council staff, under delegation, made an Interim Heritage Order under the NSW Heritage Act 1977, on the former St Joseph's Roman Catholic Convent Building in Park Road Bulli. The purpose of the Order was to provide interim protection to the Convent building, to allow Council to give formal consideration to the potential heritage listing of the site. This action was triggered by an approval to demolish the Convent building issued by a Private Certifier.

The purpose of this report is to allow Council to consider the heritage significance of the former Convent Building, and the adjacent Church, and to make an informed decision on whether to proceed with the preparation of a draft Planning Proposal for the heritage listing of the two buildings.

RECOMMENDATION

- 1 A draft Planning Proposal be prepared to add:
 - a St Joseph's Roman Catholic Church, and
 - b Former St Joseph's Roman Catholic Convent,
 to the heritage list contained within Schedule 5 of the Wollongong Local Environmental Plan 2009 as items of local significance, and to update the Wollongong Local Environmental Plan Heritage Map accordingly.
- 2 The draft planning proposal be placed on public exhibition for a minimum period of 28 days.
- 3 A further report on the outcomes of the exhibition be presented to Council at the conclusion of the notification period.
- 4 The Interim Heritage Order relating to the former Convent building be kept in place until the post exhibition report is considered.

ATTACHMENTS

- 1 Draft Assessment of Heritage Significance – St Joseph's Roman Catholic Convent
- 2 Draft Assessment of Heritage Significance – St Joseph's Roman Catholic Church
- 3 Location and Proposed Curtilage Map
- 4 Interim Heritage Order – St Joseph's Roman Catholic Convent
- 5 Letter from the Most Rev Peter W Ingham Bishop of Wollongong, on behalf of the Trustees of the Roman Catholic Church for the Diocese of Wollongong
- 6 Summary of Submissions received to date

REPORT AUTHORISATIONS

Report of: Renee Campbell, Manager Environmental Strategy and Planning
Authorised by: Andrew Carfield, Director Planning and Environment – Future City and Neighbourhood

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendation in this report satisfies the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

On 19 November 2015 Council received a nomination from a member of the St Joseph's Parish of the Roman Catholic Church, for the heritage listing of the former St Joseph's Convent Building, located at 48-50 Park Road Bulli. This building was constructed in 1903, to accommodate the Sisters of St Joseph, the order of Nuns founded by Saint Mary McKillop, who were appointed to the Parish. This nomination was added to a group of nominated items currently under assessment as part of a broader review of Council's heritage schedule.

The heritage nomination was supported by additional information, including:

- a advice from Sidney Rofe, an Architect engaged by the Bulli Parish to advise on the former Convent building. This advice included the following conclusion:

The building is significant to the history of both the parish and the school and its association with St Mary of the Cross. There is an opportunity to both retain and restore this building somewhat to its original condition, and to repurpose it for use by both the school and the parish. The old Convent could become a signature building for the school not unlike other educational institutions that use their historic buildings to promote their enduring values. There is good cause for this building to be recognised as a local heritage item.

- b Structural Engineer's Assessment of the Convent building, prepared by Peter Lockhart for the Parish. This advice draws the following conclusion:

The building is generally in very good and serviceable condition with minor cracking that is well within the acceptable standards for current construction standards.

The building has exhibited a much lesser level of movement than that which would be expected in a new building of similar size.

In December 2015 Council's Consultant Heritage Advisor undertook and provided to Council, a draft Heritage Assessment for the former Convent Building, as well as for the adjacent St Joseph's Roman Catholic Church building. Both heritage assessments were undertaken using the criteria specified by the NSW Heritage Branch. The heritage assessments recommended that both the Church, and the Convent building should be

listed as local heritage items. A copy of the heritage assessments are provided as *Attachments 1 and 2* to this report.

The summary statement of heritage significance for the 1903 former Convent building in the attached report is provided as follows:

St Joseph's Convent in Bulli is of significance for Wollongong for its historic, associative, and aesthetic values, and as a locally representative example of a Federation period purpose-built Convent building in this area. The St Joseph's Convent is readily identifiable as part of the historic building stock in the area, and makes a contribution to the streetscape. The built fabric retains its ability to interpret historical themes, while the integrity of that presents as high when viewed from publicly accessible areas. The Convent belongs to the Roman Catholic Church in Bulli and is a related item, in heritage terms, to the adjoining St Joseph's Church building.

The statement of heritage significance for the St Joseph's Roman Catholic Church, which was built in 1900, states:

St Joseph's Roman Catholic Church, Bulli is of significance for Wollongong for its historic, associative, aesthetic and spiritual values, for its potential to contribute further to an understanding of ecclesiastical design in the Federation period, and as a locally representative example of a Federation Church with some rare elements. The Church building is readily identifiable as part of the historic building stock in the area, an important element in the streetscape, and a local landmark. Its fabric demonstrates development of the area in the period of rapid growth in Bulli gained due to prosperous expansion of local industry and emergence of new technologies, and it provides evidence of the prosperous growing of the local population in the period before WWI. The built fabric retains its ability to interpret historical themes, while the integrity of that presents as high when viewed from publicly accessible areas.

A location and proposed curtilage map is provided as Attachment 3 to this report.

On 5 April 2016 Wollongong City Council received information from a member of the parish, that works were scheduled to commence shortly toward the demolition of the building. A review of Council's records revealed a recent Private Certifier Approval issued on 22 March 2016. This approval included the demolition of the Convent building, and the construction of a single-storey administration building in its place. This application was approved by the Private Certifier under the State Environmental Planning Policy (Infrastructure) 2007. This planning instrument allows for the demolition and construction of private education facilities without a development application.

This information raised concern for Council staff in that Council held information indicating that a building of heritage significance, subject to a community nomination, and currently under investigation for heritage listing was under immediate threat of demolition. Council staff were presented with two available options:

- 1 To knowingly allow the demolition of the building which had been assessed as having heritage significance, or;
- 2 To make an Interim Heritage Order under the NSW Heritage Act 1977.

Council has delegation to make an Interim Heritage Order where a building (or other item) is reasonably expected to be of heritage significance, and where this building is under immediate threat of harm.

Having considered the above options, Council staff contacted the Catholic Education Office and the Bishops Office, by phone and indicated an intention to put in place an Interim Heritage Order, under the NSW Heritage Act 1977. Staff from the Catholic Education Office and the Bishop's Office indicated a willingness to cooperate with Council's process, and indicated a desire to meet with relevant Council staff to discuss the matter.

On 6 April 2016 the Interim Heritage Order was notified in the NSW Government Gazette No. 25. A copy of the gazettal notice is provided as *Attachment 4* to this report.

On 4 May 2016 Council Staff met with representatives of the Bishop's Office, and the Catholic Education Office to discuss the Interim Heritage Order and its implications. At this meeting, the Catholic Education Office provided some background on site considerations and site constraints relevant to the growth of St Joseph's Catholic School, and indicated that the Convent site was seen as an important location for the growth of the School. The Catholic Education Office also provided information about a Federal Government grant of \$1.675 million, which is tied in part to the demolition of the Convent and replacement with a new administration building. It was however, indicated that the development plans were already being reviewed due to cost considerations and that the approved plans are likely to be amended before construction commences.

Council staff noted their intention to prepare a Council report considering the potential Heritage listing of the former Convent building, as well as the Church building. Council staff indicated that as the land owner, the Catholic Church would be formally invited to comment on the potential heritage listing of the site, prior to the preparation of a Council report. The details of this formal consultation are provided under the consultation and communication section of this report.

PROPOSAL

This report proposes to prepare and exhibit a draft planning proposal, to progress a local heritage listing for both the former St Joseph's Convent building, and St Joseph's Roman Catholic Church, both of which are located at 48-50 Park Road, Bulli.

This proposal is recommended on the basis of a heritage assessment undertaken by Council's Heritage Advisor. The assessment was triggered by a nomination of the property by a member of the Parish, who has an intimate knowledge of the building and its history. The nominator has provided independent Architects advice which supports the heritage listing of the building and indicates the feasibility of adaptive re-use of the Convent building. The nominator has also provided Engineer's advice that the building is in good structural condition.

The owners of the property, the Trustees of the Roman Catholic Church, have objected to the heritage listing of the Convent building, but not to the listing of the Church building. The objection is made on the basis that they disagree with the assessment of

a number of the heritage significance criteria. This submission is discussed further in the consultation and communication section of this report and a copy of their letter is provided as Attachment 5 to this report.

Whilst the objections to the listing identified in the owner's submission are noted, these objections do not appear to demonstrate that the building does not have heritage value worthy of recognition on the Heritage Schedule. The reasons for this conclusion are outlined in the Heritage Officer's response column of the summary of submissions document, provided as *Attachment 6* to this report.

It is worth noting that a local Heritage listing does not automatically preclude the demolition of the building. The listing would however mean that development impacting on the heritage item could not be undertaken without development consent, and that any development application would require assessment under Clause 5.10 (Heritage Conservation) of the Wollongong Local Environmental Plan 2009 and Chapter E11: Heritage Conservation of the Wollongong Development Control Plan 2009. This assessment process would encourage the adaptive re-use of the building to accommodate uses suitable for the school and/or the parish.

Council has three available options in progressing this matter. These are:

- Option 1 Adopt the recommendations of this report;
- Option 2 Prepare and exhibit a draft planning proposal for the heritage listing of St Joseph's Roman Catholic Church only; and
- Option 3 Not progress a heritage listing for either building.

If Council chose to adopt Option 2 or 3, the Interim Heritage Order will need to be lifted from the site. This is because the Order can only remain in place whilst Council is making consideration of the potential heritage listing of the building. The implication would therefore be that the existing approval for demolition of the building under the Private Certifier Approval would be able to be enacted, and it is likely the building will be demolished.

This report recommends that Council proceed to prepare and exhibit a draft planning proposal, to heritage list the Convent and Church buildings on the Heritage Schedule of the Wollongong Local Environmental Plan. This option will allow the community to comment on the proposal for heritage listing and at the conclusion of the notification period, Council will have the opportunity to further consider the matter through the post exhibition report.

CONSULTATION AND COMMUNICATION

On 11 May 2016 the Wollongong Heritage Advisory Committee considered a report on St Joseph's Convent – Park Road Bulli. The report provided copies of the draft Heritage Assessment. The committee resolved that:

The Wollongong Heritage Advisory Committee recommends that Council prepare and exhibit a draft Planning Proposal to add St Joseph's Convent Building on Park Road, Bulli to the Heritage Schedule.

On 26 May 2016 Council wrote to the Trustees of the Roman Catholic Church, the legal property owners of 48-50 Park Road Bulli, notifying them of Council's intention to consider a proposed heritage listing of the Convent and Church buildings. A copy of this notification letter was sent to the Bishop's Office, as well as to the Catholic Education Office for information. A letter of reply was received from the Bishop on behalf of the Trustees of the Roman Catholic Church (the property owner) on 21 June 2016. A copy of this letter is provided as *Attachment 5* to this report. The Summary of Submissions provided at *Attachment 6* provides responses to the issues raised in this letter.

An additional reply from the Director of Schools, Catholic Education Office, was received on 28 June 2016. This letter generally restated the objections raised in the Bishop's letter and offered support to the objections raised by the Trustees of the Roman Catholic Church. Additional information about the site master planning process and the Federal Government grant are also provided. Details of this submission and responses to the issues raised are provided in *Attachment 6*.

In addition to the above, Council has also received a number of letters in support of the heritage listing of the Convent since the Interim Heritage Order was made. This correspondence has included a letter from the nominator, thanking Council for putting in place the Interim Heritage Order, as well as a letter from the Engineer engaged by the Parish, in support of the heritage listing of the building. Council has also received 9 separate form letters, signed by a total of 21 individuals supporting the conservation of the Convent building.

A summary of all of the above submissions, received in relation to the proposed heritage listing, and the Interim Heritage Order to date, is provided as *Attachment 6* to this report. This document includes comments in relation to the objections raised in the submissions.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 objective "Community awareness and appreciation of heritage is increased" under the Community Goal "We Value and Protect our Environment". It specifically delivers on core business activities as detailed in the Land Use Planning Service Plan 2016-17 under the delivery stream of Heritage.

FINANCIAL IMPLICATIONS

The recommendations of this report are not anticipated to present any financial implications for Council.

It is possible however that the progression of a draft heritage listing on the Convent building may have a financial impact on the Catholic Education Office, as this could impact on their ability to retain grant funding allocated to a capital project on the site.

CONCLUSION

The recommendations of this report will ensure that the heritage significance of St Joseph's Roman Catholic Church, and the adjacent former Convent building located at 48-50 Park Road Bulli can be properly considered. The drafting and exhibition of a planning proposal will allow for broad community consultation and debate on the heritage significance of the Convent, and Church buildings. A further report on the outcomes of the exhibition process will be provided at the conclusion of the notification period.

Assessment of Heritage Significance

St Joseph's Roman Catholic Convent in Bulli

Introduction

This report presents a detailed assessment of potential new heritage item, St Joseph's Roman Catholic Convent in Bulli. The report was prepared by Zoran Popovic, Council's Heritage Advisor.

In preparation of this report, the author utilised information supplied by Wollongong City Council Library - Local History section, results of the independent historical research, and sources available online. Part of historical information was contributed by Terry Kass, independent historian – researcher who conducted a desktop survey of available documents specifically for the purposes of this report.

The assessed item is St Joseph's Roman Catholic Convent in Bulli, with address 48-50 Park Road, Bulli. The subject property currently has cadastral identifier Lot 1 of the DP 86818. The site is currently not listed as an item of environmental heritage in the Wollongong City Council's Local Environmental Plan (WLEP) 2009. It is not located within any conservation area.

The history of the site is presented in combination with history of the adjoining Church, as their history is connected. The two items are assessed separately as they form two distinct architectural entities, and as it is possible to use them in separation, albeit historical connections are obvious.

The results of the assessment indicate that St Joseph's Roman Catholic Convent, Bulli meets criteria for heritage listing as prescribed by the NSW Heritage Council. In this situation, it is recommended that this place **should be listed** as an item of environmental heritage in the heritage schedule of the Wollongong LEP.

The assessment follows the Guidelines for Assessing Heritage Significance, as endorsed by the NSW Heritage Council. The assessment process consists of applying a given set of examination Criteria, with additional sub-criteria for inclusion and exclusion. In accordance with these Guidelines:

- An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.
- While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria.
- The inclusion and exclusion guidelines are a checklist only – they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help in reviewing and qualifying the conclusions reached.
- An item is significant in terms of the particular criterion if the kind of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of the particular criterion if the kind of attributes listed in the exclusion guidelines help describe it.

In the assessment (presented on following pages) the applicable sub-criteria for inclusion and exclusion are bolded and discussed.

Historical Summary

The following historical summary was summarised from the available sources:

The creation of the Convent was associated with the Roman Catholic Church. Research of the available sources indicates that the first Roman Catholic Church at Bulli was sited “on the Woonona side of Mailbag Hollow” – near main road (now Princes Highway). The first Parish priest, Dean Michael Flanagan, arrived in 1885. After the opening of railway line in 1887, the township continued to grow and the Catholic community needed a new church, completed in 1900.

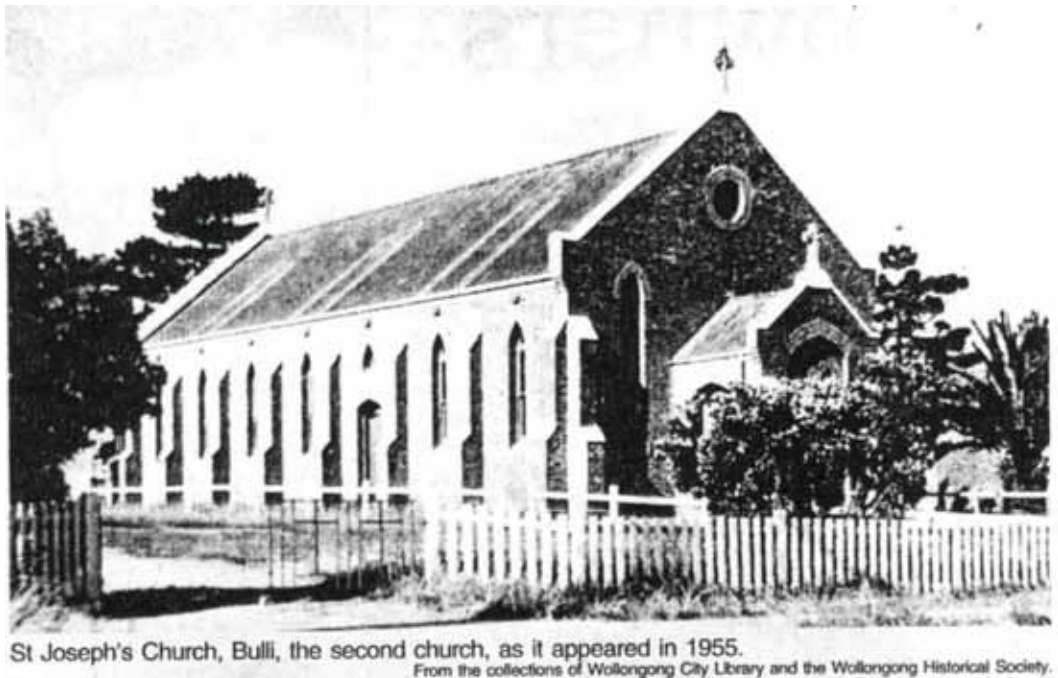


Figure 1 – St Joseph's Church, Bulli, in 1955 (Source: IM 30/11/2000, p.19).

Independent historical research by historian Terry Kass found that originally St Joseph's Roman Catholic Church at Bulli had opened (on another site) on 11 September 1881. On 21 October 1897, a new site for the church was purchased on Park Road, Bulli. The foundation stone of a new church was laid on 1 January 1900. Builders Shaw and Son constructed the new church, which was blessed and opened on 26 August 1900, by Right Reverend Monsignor O'Brien. The church measured 70 feet by 27 feet with walls 16 feet high rising to 30 feet in the centre. In later years, a convent and school were constructed nearby.¹

Book by D'Arcy Leslie, “The First 100 Years – St Joseph's Church, Bulli”, provides additional information on the Church history, including (p.19):

¹ Source References: Old System Deed No. 854 Bk 608; Freemans' Journal, 1 Sept 1900, p. 12; William A Bayley, Black Diamonds, pp. 35, 58, 72.

The Cardinal Archbishop travelled by train from Sydney to be in Bulli on Monday 1st. January, 1900. He was to bless and lay the foundation stone of the new Church in Park Road. That he was welcome was made abundantly clear from the decoration of the site adjoining the Presbytery. Bunting and other gaily arranged adornments bedecked a dias erected for the occasion. Calico signs declared "**Welcome to our Cardinal**".

A considerable crowd was in early attendance and included Mr. & Mrs. Farragher, Mrs. J. Kirton, Mr. J. Horan J.P. (Helensburgh), Mr. Bourke of Bulli Public School, Mrs. Geo Adams, Capt. Featherstone, Mr. Garlick, Mr. Shaples, and Mr. Shaw, the contractor.

At the appointed time, 3.00 p.m., the Cardinal, attired in the robes of his office and attended by the clergy present, ascended the dias and according to the ceremony for the occasion blessed and laid the stone.

Figure 2 – Quote from D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", p.19.

The Illawarra Mercury (IM) of 28/8/1900 reported that the church "Gothic in style, roofed with Welsh slates and surmounted by 5 marble Ionian crosses, the work of F W Rose of Wollongong, was complete and had been blessed." The first baptism in the new church took place already on 1/9/1900, when one-month old William Ray, son of Stephen and Alice Kirkton was baptised in the presence of Godparents Archibald and Frances Eagles. The first wedding however took place only after 14 months, on 16/10/1901, when Father Dunne "officiated the wedding of Alfred Burrows and Margaret Walsh. The witnesses were John James Henningson and Alice Larkin." (D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", pp. 17-21).

The Illawarra Mercury (IM) of 12/12/1903 reported that "the new convent near the R. C. Church in Park Road, Bulli, is decidedly a ornamental addition to this pretty little street. The building, of brick, stands back from the road, and is surrounded on three sides a spacious verandah. The rooms, all of them lofty without being ungraceful, include an auditorium, refectory, several dormitories, reception room, recreation room, kitchen, laundry, and bath room. The last three have water laid on, and are master pieces of useful comfort. The building reflects the greatest credit upon the contractor, Mr T Ryan of Wollongong."

D'Arcy Leslie's work (pp.35-36) also testifies that:

The noise of the hammers and saws had hardly died away after the completion of Corrimal's Church before Rev. Fr. Dunne had begun planning the erection of a Convent on land near the Bulli Church and Presbytery. By September 1903 The South Coast Times (incorporating The Wollongong Argus) was able to report in its issue of the 12th September that the brick work was now complete for the new Convent in Park Road. As this stage had been reached it was no surprise to read in the issue of the 19th September that an auction sale of the old convent had been arranged for that day on the site at 4.00 p.m. The result of this auction is not known.

The Catholic Press of Saturday 23rd of January, devotes a considerable amount of space to reporting the opening ceremony of Sunday 17th January 1904, when Cardinal Moran, accompanied by Rev. Fathers Cregan, Phelan and Hayden, visited the Parish for this purpose. There was a good gathering of people. The Irish National Foresters of the Parish were in their green regalia and the girls of the Convent school formed a pretty picture, attired in gowns of light blue.

Father Dunne reported on Parish affairs giving details of special collections, entertainments and art unions that had raised a total amount of 3,013 Pounds (\$6,026) in the period from 1896 to the present (17/1/1904). He also listed some of the achievements of the people of

the Parish, a Church and Convent in Helensburgh, Churches in Corrimall and Bulli and now this beautiful and spacious convent, which had cost a total including extras, fencing etc., of 769 Pounds (\$1,538). He acknowledged the generosity of the architect, Mr. Elphinstone who had only charged half the amount due for his services and had been untiring in his efforts. He thanked the contractor Mr. Ryan, for the faithful way in which he had erected the building. Before introducing Cardinal Moran, Father Dunne praised the Wollongong Choir for their beautiful singing and thanked them for their attendance.



Figure 3 – St Joseph's Roman Catholic Convent in Bulli in 2015.

Assessment of Significance

The detailed assessment of heritage value of St Joseph's Roman Catholic Convent in Bulli was conducted against the NSW OEH criteria, as follows:

St Joseph's Roman Catholic Convent, Bulli	
Assessment against NSW Heritage Council criteria	
(A) An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).	
Inclusion: • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity	St Joseph's Convent in Bulli is associated with the history of the early development of the area and continuing spiritual associations of the site with local Roman Catholic community. St Joseph's Roman Catholic Convent meets inclusion guidelines under this criterion.
Exclusion: • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association	
(B) 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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance)	
Inclusion: • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons	St Joseph's Convent, Bulli has important associations with a number of significant prominent members of this major local community and had an important role in history of the community. St Joseph's Convent in meets inclusion guidelines under this criterion.
Exclusion: • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association	

St Joseph's Roman Catholic Convent, Bulli		
Assessment against NSW Heritage Council criteria		
(C) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance)		
Inclusion: • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology		St Joseph's Convent retains evidence of its original design, indicative of the tastes of the Federation period. St Joseph's Convent meets inclusion guidelines under this criterion.
Exclusion: • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement		
(D) An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).		
Inclusion: • is important for its associations with an identifiable group • is important to a community's sense of place		St Joseph's Convent is associated with the local Roman Catholic community, indicating that it has spiritual associations discussed under this criterion. St Joseph's Convent meets inclusion guidelines under this criterion.
Exclusion: • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative		

St Joseph's Roman Catholic Convent, Bulli	
Assessment against NSW Heritage Council criteria	
(E) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).	
Inclusion: • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere	St Joseph's Convent is a good example of its type and date of creation; however, its qualities cannot be described as "important benchmark or reference site or type". It is thus deemed that this criterion is not applicable.
Exclusion: • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites	
(F) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).	
Inclusion: • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community	St Joseph's Convent in Bulli provides evidence of a significant human activity; however, its qualities and features cannot be described as "of exceptional interest". It is thus deemed that this criterion is not applicable.
Exclusion: • is not rare • is numerous but under threat	

St Joseph's Roman Catholic Convent, Bulli	
Assessment against NSW Heritage Council criteria	
(G) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (local significance).	
Inclusion: • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held	St Joseph's Convent retains its original design and a number of features, both in interior and exterior, which clearly demonstrate the principal characteristics of the Federation period architecture in the Illawarra region. St Joseph's Convent meets inclusion guidelines under this criterion.
Exclusion: • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type	
Statement of Significance St Joseph's Convent in Bulli is of significance for Wollongong for its historic, associative, and aesthetic values, and as a locally representative example of a Federation period purpose-built convent building in this area. The St Joseph's Convent is readily identifiable as part of the historic building stock in the area, and makes a contribution to the streetscape. The built fabric retains its ability to interpret historical themes, while the integrity of that presents as high when viewed from publicly accessible areas. The Convent belongs to the Roman Catholic Church in Bulli is a related item, in heritage terms, to the adjoining St Joseph's Church building.	
Summary Conclusion: Based on the above analysis, St Joseph's Roman Catholic Convent in Bulli meets inclusion guidelines of the seven criteria, and should be listed as a heritage item in the Wollongong City Council Local Environmental Plan.	

This report was prepared by Zoran Popovic, Wollongong City Council's Heritage Advisor.

Assessment of Heritage Significance St Joseph's Roman Catholic Church, Bulli

Introduction

This report presents a detailed assessment of potential new heritage item, St Joseph's Roman Catholic Church in Bulli. The report was prepared by Zoran Popovic, Council's Heritage Advisor.

In preparation of this report, the author utilised information supplied by Wollongong City Council Library - Local History section, results of the independent historical research, and sources available online. Part of historical information was contributed by Terry Kass, independent historian – researcher who conducted a desktop survey of available documents specifically for the purposes of this report.

The assessed item is St Joseph's Roman Catholic Convent in Bulli, with address 48-50 Park Road, Bulli. The subject property currently has cadastral identifier Lot 1 of the DP 86818. The site is currently not listed as an item of environmental heritage in the Wollongong City Council's Local Environmental Plan (WLEP) 2009. It is not located within any conservation area.

The history of the site is presented in combination with history of the adjoining Convent, as their history is connected. The two items are assessed separately as they form two distinct architectural entities, and as it is possible to use them in separation, albeit historical connections are obvious.

The results of the assessment indicate that St Joseph's Roman Catholic Church, Bulli meets criteria for heritage listing as prescribed by the NSW Heritage Council. In this situation, it is recommended that this place **should be listed** as an item of environmental heritage in the heritage schedule of the Wollongong LEP.

The assessment follows the Guidelines for Assessing Heritage Significance, as endorsed by the NSW Heritage Council. The assessment process consists of applying a given set of examination Criteria, with additional sub-criteria for inclusion and exclusion. In accordance with these Guidelines:

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- The inclusion and exclusion guidelines are a checklist only – they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help in reviewing and qualifying the conclusions reached.
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In the assessment (presented on following pages) the applicable sub-criteria for inclusion and exclusion are bolded and discussed.

Historical Summary

The following historical summary was summarised from the available sources:

Research of the available literature indicates that the first Roman Catholic Church in Bulli was sited "on the Woonona side of Mailbag Hollow" – near main road (now Princes Highway). The first Parish priest arrived in 1885, Dean Michael Flanagan. After the opening of railway line in 1887, the township continued to grow and the Catholic community needed a new church, completed in 1900.



St Joseph's Church, Bulli, the second church, as it appeared in 1955.

From the collections of Wollongong City Library and the Wollongong Historical Society.

Figure 1 – St Joseph's Church, Bulli, in 1955 (Source: IM 30/11/2000, p.19).

Independent historical research by historian Terry Kass found that originally St Joseph's Roman Catholic Church in Bulli had opened (on another site) on 11 September 1881. On 21 October 1897, a new site for the church was purchased on Park Road, Bulli. The foundation stone of a new church was laid on 1 January 1900. Builders Shaw and Son constructed the new church, which was blessed and opened on 26 August 1900, by Right Reverend Monsignor O'Brien. The church measured 70 feet by 27 feet with walls 16 feet high rising to 30 feet in the centre. In later years, a convent and school were constructed nearby.¹

Book by D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", provides additional information on the Church history, including (p.19):

¹ Source References: Old System Deed No. 854 Bk 608; Freemans' Journal, 1 Sept 1900, p. 12; William A Bayley, Black Diamonds, pp. 35, 58, 72.

The Cardinal Archbishop travelled by train from Sydney to be in Bulli on Monday 1st. January, 1900. He was to bless and lay the foundation stone of the new Church in Park Road. That he was welcome was made abundantly clear from the decoration of the site adjoining the Presbytery. Bunting and other gaily arranged adornments bedecked a dias erected for the occasion. Calico signs declared "*Welcome to our Cardinal*".

A considerable crowd was in early attendance and included Mr. & Mrs. Farragher, Mrs. J. Kirton, Mr. J. Horan J.P. (Helensburgh), Mr. Bourke of Bulli Public School, Mrs. Geo Adams, Capt. Featherstone, Mr. Garlick, Mr. Shaples, and Mr. Shaw, the contractor.

At the appointed time, 3.00 p.m., the Cardinal, attired in the robes of his office and attended by the clergy present, ascended the dias and according to the ceremony for the occasion blessed and laid the stone.

Figure 2 – Quote from D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", p.19.

The Illawarra Mercury (IM) of 28/8/1900 reported that the church "Gothic in style, roofed with Welsh slates and surmounted by 5 marble Ionian crosses, the work of F W Rose of Wollongong, was complete and had been blessed." The first baptism in the new church took place already on 1/9/1900, when one-month old William Ray, son of Stephen and Alice Kirkton was baptised in the presence of Godparents Archibald and Frances Eagles. The first wedding however took place only after 14 months, on 16/10/1901, when Father Dunne "officiated the wedding of Alfred Burrows and Margaret Walsh. The witnesses were John James Henningson and Alice Larkin." (D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", pp. 17-21).

D'Arcy Leslie's work (p.22) also testifies that "Sixty-one years have taken their toll on the Presbytery built in 1891, and serious defects began to present themselves with the result that it became necessary to replace it".

The South Coast Times in its issue of May 26th, 1952, reports on the blessing and laying of the foundation stone of a new brick building. This ceremony was performed by the Most Rev. T. McCabe, Bishop of Wollongong.



Most Rev. T. McCabe, Bishop of Wollongong, assisted by Mons. M. O'Reilly, Blessing Foundation Stone of Presbytery, 1952

The afternoon was marred by drizzling rain but in spite of this several hundred people were present to witness this the first such occasion in the new Diocese. Bishop McCabe, wearing Cappa Magna and accompanied by Rev. Fr. O'Reilly passed through a guard of honour of girls from the Bulli Convent School on his way from the old Presbytery to the Church.

Wearing the gold mitre and flowing white vestments, he was led from the Church by altar boys carrying the cross and candles. Blessing and laying the stone he then passed around the foundations and blessed them.

After these ceremonies were completed there was a gathering in the School building, where Rev. Fr. O'Reilly welcomed His Lordship, Priests from other places and visitors including Mr. W. Davies, M.H.R., Mr L. B. Kelly, M.L.A., and Aldermen A Squires, L. Strachan and R. C. Lloyd. He also said it had been found necessary to build a new Presbytery as the old one needed such extensive and uneconomic repairs and modifications.

Figure 3 – Quote from D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", p.22.

Rev. Fr. P. O'Donnell, of Rose Bay, who was financial secretary of the National Eucharistic Congress, said that if the old Presbytery could talk, its querulous voice would tell the Parishioners that it had rheumatism in its joists and borers in its bearers.

He went on to say that when the old building was demolished bricks would be taken and used for certain extensions to the Church.



The Presbytery as it was when built in 1952

These additions were in fact the building of a Confessional where there was a doorway on the eastern side of the Church.

Figure 4 – Quote from D'Arcy Leslie, "The First 100 Years – St Joseph's Church, Bulli", p.23.



Figure 5 –St Joseph's Church, Bulli in 2015

Assessment of Significance

The detailed assessment of heritage value of St Joseph's Roman Catholic Church in Bulli was conducted against the NSW OEH criteria, as follows:

St Joseph's Roman Catholic Church, Bulli	
Assessment against NSW Heritage Council criteria	
(A) An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).	
Inclusion: • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity	St Joseph's Roman Catholic Church in Bulli demonstrates history of the early development of the area and continuity of public worship on this site since the date of construction of the church. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association	
(B) 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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance)	
Inclusion: • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons	St Joseph's Roman Catholic Church in Bulli has important associations with a number of significant early residents of the area. It is a sacred place of worship for a major local community and had an important role in history of the area. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association	

St Joseph's Roman Catholic Church, Bulli	
Assessment against NSW Heritage Council criteria	
(C) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance)	
Inclusion: • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology	St Joseph's Roman Catholic Church, Bulli offers evidence of its original design, indicative of the tastes of the ecclesiastical design in the Federation period, enriched with surviving interior details and features of this period. The site is a local landmark, and comprises works of a number of local tradesmen and craftsmen from the turn of the 20 th century. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement	
(D) An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).	
Inclusion: • is important for its associations with an identifiable group • is important to a community's sense of place	St Joseph's Roman Catholic Church, Bulli is a sacred place for the local Roman Catholic community, indicating that it has spiritual associations discussed under this criterion. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative	

St Joseph's Roman Catholic Church, Bulli	
Assessment against NSW Heritage Council criteria	
(E) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).	
Inclusion: • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere	St Joseph's Roman Catholic Church, Bulli is a good example of Federation period church in this local area and the Illawarra. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites	
(F) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).	
Inclusion: • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community	A number of architectural details of this church, including but not limited to interior features, are rare surviving elements in this local area. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • is not rare • is numerous but under threat	

St Joseph's Roman Catholic Church, Bulli	
Assessment against NSW Heritage Council criteria	
(G) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (local significance).	
Inclusion: • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held	St Joseph's Roman Catholic Church, Bulli retains its original design and a number of features, both in interior and exterior, which clearly demonstrate the principal characteristics of the Federation period church in the Illawarra region. St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines under this criterion.
Exclusion: • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type	
Statement of Significance St Joseph's Roman Catholic Church, Bulli is of significance for Wollongong for its historic, associative, aesthetic and spiritual values, for its potential to contribute further to an understanding of ecclesiastical design in the Federation period, and as a locally representative example of a Federation church with some rare elements. The church building is readily identifiable as part of the historic building stock in the area, an important element in the streetscape, and a local landmark. Its fabric demonstrates development of the area in the period of rapid growth in Bulli gained due to prosperous expansion of local industry and emergence of new technologies, and it provides evidence of the prosperous growing of the local population in the period before WWI. The built fabric retains its ability to interpret historical themes, while the integrity of that presents as high when viewed from publicly accessible areas.	
Summary Conclusion: Based on the above analysis, St Joseph's Roman Catholic Church, Bulli meets inclusion guidelines of the seven criteria, and should be listed as a heritage item in the Wollongong City Council Local Environmental Plan.	

This report was prepared by Zoran Popovic, Wollongong City Council's Heritage Advisor.



St Joseph's Catholic Church and Convent - Location and Curtilage Map

- Subject Site
- St Joseph's Convent
- St Joseph's Church
- LEP2009 Heritage Items

Drawn By: H.Jones	
Date: 08.07.2016	
Date of Aerial Photography: 2014	
MAP: 48-50 Park Rd Bulli 08-07-16.sde	



Government Gazette

of the State of
New South Wales
Number 25
Wednesday, 6 April 2016

The *New South Wales Government Gazette* is the permanent public record of official notices issued by the New South Wales Government. It also contains local council and other notices and private advertisements.

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Council Notices

WOLLONGONG CITY COUNCIL

HERITAGE ACT 1977

Interim Heritage Order No 1

Under section 25 of the *Heritage Act 1977* Wollongong City Council does by this order:

- i. make an Interim Heritage order to cover the item of environmental heritage specified or described in Schedule “A”; and
- ii. declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule “B”.

This Interim Heritage Order will lapse after six months from the date it is made unless the local Council has passed a resolution before that date; and:

1. in the case of an item which, in the Council’s opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or
2. in the case of an item which, in the Council’s opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32 (2) of the Heritage Act to include the item on the State Heritage Register.

Dated at Wollongong, 5 April 2016.

Ms RENEE CAMPBELL, Manager Environmental Strategy & Planning.

Schedule “A”

The property known as St Joseph’s Roman Catholic Convent, 48–50 Park Road, Bulli, on land described in Schedule B.

Schedule “B”

That part of the land known as Lot 1 DP 86818 which is shown edged heavy red with red hatching on the plan catalogued Interim Heritage Order Curtilage Map – St Joseph’s Convent Bulli – 48–50 Park Road Bulli, in the office of the Council of the City of Wollongong.

[8497]

By Authority

Government Printer





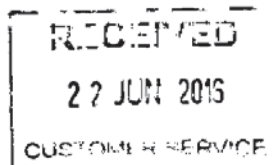
**Most Rev Peter W Ingham DD
BISHOP OF WOLLONGONG**

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Your Ref: Z16/118959 (File ESP-100.06.017)

Our Ref: PWI:WW:lt/408

21 June 2016



Mr Andrew Carfield
Director Planning & Environment
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Dear Mr Carfield

**Proposed Heritage Listing of St Joseph's Roman Catholic Church
and Former Convent Building, Bulli**

In response to your letter of 26 May 2016, I begin by confirming that the former convent building at Bulli has not been used as a convent since 1985 when the Sisters of St Joseph withdrew their ministry to the Parish. I would also like to address the specific comments that have been used to consider the NSW Office of Environment and Heritage criteria as per the report dated 5 December 2015 "Assessment of Heritage Significance St Joseph's Roman Catholic Church, Bulli" prepared by the Council's Heritage Advisor (refer to the table on pages 5-8, "Assessment against NSW Heritage Council criteria.")

(A) An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Although the report states "continuing spiritual associations of the site with local Roman Catholic community" this is incorrect as the building has been rented to the public since 1985. I also note that the building's alteration by removal of the cross and other religious symbols means that it no longer provides evidence of the Catholic association. (I do note that person or persons unknown have, since the issuance of the Interim Heritage Order, re-installed a cross and made other minor alterations to the property.)

(D) An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).

The building has not been a visible sign of connection with the local community since the Sisters of St Joseph vacated the convent in September 1985 – 31 years ago. Any connection to the local community has been lost since then. Its importance to the parish has been through the provision of a source of ongoing income through the building being rented to the public.

(G) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (local significance).

The Diocese has been advised that the consultant who prepared the report had not seen inside the former convent before the report was finalised. However, the report dated 5 December 2015 states that: "its original design and a number of features, both in Interior and exterior, which clearly demonstrate the principal characteristics ..." The inside has been considerably altered to become a tenanted residential property available to the public and does not, I believe, meet this criterion.

Overall, the legal owners of the site, The Trustees of the Roman Catholic Church for the Diocese of Wollongong (Trustees), would refute that the former convent meets the criteria for heritage listing in five of the seven criteria. The Trustees met on 8 June 2016 and unanimously endorsed the rejection of the heritage listing of the former convent and support the content of this letter.

The Trustees fully appreciate that the Council needs to weigh up the benefits of demolition compared to retaining the former convent building. To this end it is important to note that the Trustees seek to expand the provision of Catholic education on the site to meet the demands of the children in Bulli and surrounding areas. We believe that, as a person who herself strove to commence and continue Catholic education particularly for poor and underprivileged students in the late 1890s, Saint Mary of the Cross MacKillop would have been one who would have rather seen the children's education catered for than retaining a disused building which she may or may not have visited (and it is unclear from the records that she did physically visit there.)

Thank you for your consideration of the Trustees' response to the proposed heritage listing.

Yours sincerely



Most Rev Peter W Ingham DD
BISHOP OF WOLLONGONG

On behalf of
The Trustees of the Roman Catholic Church for the Diocese of Wollongong

Summary of Submissions

Proposed Heritage Listing of St Joseph's Roman Catholic Church and Convent

No.	Identifier	Issues Raised	Heritage Officer Response
1.	Bishop of Wollongong On Behalf of the Trustees of the Roman Catholic Church (Property Owner)	Notes convent building has not been used as a convent since 1985. Objects to assessment of heritage significance as follows: Criteria (A) <i>Although the report states "continuing spiritual associations of the site with local Roman Catholic community" this is incorrect as the building has been rented to the public since 1985. I also note that the building's alteration by removal of the cross and other religious symbols means that it no longer provides evidence of the Catholic association. (I do note that person or persons unknown have, since the issuance of the Interim Heritage Order, re-installed a cross and made other minor alterations to the property.)</i> Criteria (D) <i>The building has not been a visible sign of connection with the local community since the Sisters of St Joseph vacated the convent in September 1985-31 years ago. Any connection to the local community has been lost since then. Its importance to the parish has been through the</i>	Council was already aware of this fact, as was the author of the heritage assessment. Criteria (A) relates to an item's importance in the course or pattern of history. The building's historic use as a convent remains relevant under this criterion, and the building remains connected to the Catholic Church and School, by virtue of its location and ownership. The assessment does not refer to continuing connections with the Sisters of St Joseph. Many heritage items have had a change of use. This does not mean that their historic use is no longer significant. The building would remain readily identifiable to a significant portion of the local Community as the former Convent. Its co-location with the Church and School remains relevant in reinforcing and interpreting its historic use and to the significance of the building under this

		<i>provision of a source of ongoing income through the building being rented to the public.</i> Criteria G <i>The Diocese has been advised that the consultant who prepared the report had not seen inside the former convent before the report was finalised. However, the report dated 5 December 2015 states that: "its original design and a number of features, both in Interior and exterior, which clearly demonstrate the principal characteristics ..." The inside has been considerably altered to become a tenanted residential property available to the public and does not, I believe, meet this criterion.</i> Overall, the legal owners of the site, The Trustees of the Roman Catholic Church for the Diocese of Wollongong (Trustees), would refute that the former convent meets the criteria for heritage listing in five of the seven criteria. The Trustees met on 8 June 2016 and unanimously endorsed the rejection of the heritage listing of the former convent and support the content of this letter. The Trustees fully appreciate that the Council	criterion. Further, the building remains historically associated with the Sisters of St Joseph by virtue of over 80 years of occupation by the Nuns of this order. The draft statement of significance for criteria G in the draft assessment states that "St Joseph's Convent retains its original design and a number of features, both in interior and exterior, which clearly demonstrate the principle characteristics of the Federation period architecture in the Illawarra region...". Whilst no internal inspection has been undertaken to date, the author of the draft assessment was provided with sufficient evidence to draw the conclusions outlined in the report. An internal inspection would be welcomed in finalising the assessment and will be arranged (with the owners consent) before finalisation of the post-exhibition report to Council. It is noted that an item can be listed on the basis of 1-2 significance criteria. The Convent has been found to meet 5 of the criteria in the draft assessment, noting that the owner's response has objected to 3 of these 5 criteria (with these being discussed above). The continued presence of the Catholic
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		needs to weigh up the benefits of demolition compared to retaining the former convent building. To this end it is important to note that the Trustees seek to expand the provision of Catholic education on the site to meet the demands of the children in Bulli and surrounding areas. We believe that, as a person who herself strove to commence and continue Catholic education particularly for poor and underprivileged students in the late 1890s, Saint Mary of the Cross MacKillop would have been one who would have rather seen the children's education catered for than retaining a disused building which she may or may not have visited (and it is unclear from the records that she did physically visit there.)	Church, and School on the site would be encouraged under any heritage listing. A heritage listing would require that future development give consideration to the impacts on the heritage significance. The adaptive re-use of the former convent building, and even additions and alterations to the building, to accommodate School or parish uses would be encouraged and supported by the Heritage Chapter of the Development Control Plan. The draft assessment of heritage significance does not consider whether St Mary McKillop visited the site and this has no relevance to the conclusions drawn in the assessment.
2.	Director of Schools Catholic Education Office	The Trustees of the Roman Catholic Church, Catholic Education Diocese of Wollongong (CEDoW), the St Joseph's Catholic Primary School Leadership, and the Parish and School Community (specifically Reverend Peter Tien – former Parish Priest of St Joseph's Bulli), have been discussing the future of the St Joseph's Parish Primary School since mid-2014, with the specific need for additional space for educational facilities. This has been an urgent requirement for	Noted.

		St Joseph's Bulli, as what was initially thought to be only the minor growth of the school in one class group, has become consistent and sustained growth across all class groups. This growth has been driven by the number of land releases and in-fill developments in the Northern Illawarra area. Our demographic data indicates for example that we will draw significant enrolment from the Edgewood, Bulli Brickworks and Sandon Point/McCauley estates. Currently, the school has approximately 60 students in each year group from Kindergarten through to Year three, and 46 students in Year 4. By 2019, the school will be a full two-stream school, with an approximate stable population of 420 students. At the time of these discussions between the stakeholders, a Memorandum of Understanding (MoU) was signed between St Joseph's Catholic Parish and CEDoW, for the building formally used as a convent to be demolished to provide space for new construction to cater for the growth of St Joseph's Parish Primary School. Presently, the school has five temporary demountable classroom buildings, and one demountable toilet block. The current school administration space is undersized for the school, and its location presents issues with child protection given that visitors must enter the site via play areas and the school Hall. There are substantial risks of unauthorised access to the	Noted It is noted that the architect's report submitted by the nominator indicated that the former convent appears to have the potential to be readily converted to accommodate school uses, such as administration space. In fact, the adaptive re-use of the former convent building, and even additions and alterations to the
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		school, which need to be managed on a day-to-day basis. Further to this, with the current delay of the capital works project (later detailed), all students from 2017 will not have access to a library. The decision has been made that, due to the loss of amenities and a lack of space in the play areas, additional demountable buildings are not acceptable on the site and so the library is to be used as permanent classroom space. With the strong and sustained growth in student numbers, along with the inadequate demountable style student classrooms, temporary toilet facilities, and poorly functioning administration spaces, CEDoW has developed a Master Plan for the site. The project was formulated and submitted as an application for Commonwealth Funding as a capital works project. This project was submitted to the Government in March 2015 and, after a very competitive assessment process, was approved in November 2015 to the value of \$1,675,000. CEDoW must self-fund 30% of this project however, the final project cost is likely to be much higher. This funding is for the construction of new classrooms, administration and toilet facilities. When the aforementioned MoU was signed, a	building, to accommodate School or parish uses would be encouraged and supported by the Heritage Chapter of the Development Control Plan. Noted Noted The suggestion of a heritage listing was only
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		review was completed of the Council Zoning for the site. This review found no notifications or advice from Council regarding possibilities that the building to be deemed to have heritage significance, and no mention of heritage items on the Lot in the supplied 149 Certificate Documentation. Therefore, the Trustees of the Roman Catholic Church for the Diocese of Wollongong were well within its rights to make the decisions regarding development of the site. It was while moving forward with the project as a Complying Development and undertaking the works, that Wollongong City Council placed an Interim Heritage Order on the building preventing further works. Clearly the building has sat un-recognised as a heritage item for many years by Council despite the number of heritage buildings in the area. This focus on the building as a potential heritage item is now preventing development for the provision of adequate facilities and education to the Bulli community - a cornerstone for Saint Mary MacKillop and the Sisters of St Joseph. For the Sisters of St Joseph, who established the convent and resided there, the building was a residence and a sanctuary away from view. Convents are not meeting places, nor places of worship for Catholics or in fact the wider community. To this end - echoing the submission to Council from the Bishop of Wollongong, (dated 21 June 2016) many of the identified criterion	triggered in November 2015 by a nomination from a member of the Parish who felt the building had heritage value. This consideration was then in draft form, and was to be progressed as part of a broader review of Council's Heritage Schedule. It became necessary for Council to advance the considerations relating to the site when the plans for demolition came to light. Noted. See response to the Bishop's letter (above) in relation to individual criteria. The convent forms an integral part of the history of the site, in that the Sister's of St Joseph, who served the Parish for over 80 years, did so, whilst living in the convent. The building also presents a range of architectural features contemporary with the adjacent Church, and
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		upon which Wollongong City Council's report identifies the building as having heritage significance, are strongly rejected. CEDoW does not refute that the St Joseph's Bulli Church building is a centre of worship and has a strong connection to the community and the spiritual growth in the area. However, the separate building formally used as a convent does not meet these criteria in our view. As touched upon in the Bishop's letter to Council, basic research reveals that in 1902 (several years before the convent building was constructed), Saint Mary MacKillop suffered a debilitating stroke and was paralysed on her right side. She relied on a wheel chair to move around until her death in 1909. Therefore, it is highly unlikely that Saint Mary MacKillop visited the convent in an era when transport was rudimentary at best, and well before buildings and transport were accessible. As mentioned in the Bishop's letter, and confirmed in our meeting of 4 May via Joel Thompson, neither Council officers nor Zoran Popovic (author of the Council commissioned Statement of Heritage Significance), have been inside the subject building, and it would appear that the assessment has been based on desk top review only. Therefore, criterion (G) in the report can be regarded as an assumed statement made without proper investigation and should be	remains located on the Catholic Church property which also includes the School. Noted. The draft assessment of heritage significance does not consider whether St Mary MacKillop visited the site and this has no relevance to the conclusions drawn in the assessment. See response to this matter provided in relation to the Bishops letter (above). Whilst no internal inspection has been undertaken to date, the author of the draft assessment was provided with sufficient evidence to draw the conclusions outlined in the report. An internal inspection would be welcomed in finalising the assessment and will be arranged (with the owners consent)
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		excluded from the consideration of the report. CEDoW believes that the cultural significance of the building has been overstated in the Council's assessment of heritage significance, as has the architectural merit of the building. We strongly insist that Council consider the limitations of a heritage listing and how this will restrict the site for future generations of the community who wish to receive an education in facilities that are able to deliver a modern pedagogy, and on a site that allows appropriate space for safe play and physical activity for the growing student population.	before finalisation of the post-exhibition report to Council. The view of the CeDoW in relation to the significance of the site is noted. The impact of a heritage listing on potential future development and growth options is a matter for the development assessment process and can be considered with the significance of the site in mind, should a listing of the building proceed.
3.	St Joseph's Parishioner and Nominator	Notes support for Council's action in placing an Interim Heritage Order on the convent and support for the conclusions of the draft Heritage Assessment. Notes that having discussed the building with the Parish's Architect and Engineer that they feel the building can be easily given new life for both school and Parish needs. Notes the proximity of the church and convent and contribution of these to views and vistas across the adjacent park. Claims that the sisters of St Joseph are pleased at the prospect of the building being kept and enhanced.	Noted.

4.	9 Form letters signed by 21 individuals (presumed to be Northern Suburbs residents with links to the Parish or School)	Congratulates Council on putting in place an Interim Heritage Order on the building. Notes concern that the demolition of the building would have taken from the community a physical connection with the Josephite Sisters and direct connection with Australia's first Saint. Provides comment on the significance of the 1903 building, it's contribution to the streetscape and township, and laments the potential loss to the Catholic, and wider community of Bulli if the building were demolished.	Noted.
5.	St Joseph's Parishioner, Engineer, and School Parent	Congratulates Council on putting in place an Interim Heritage Order on the building. Notes concern that the demolition of the building would have taken from the community a direct connection with Australia's first Saint. Notes that all his children have attended St Joseph's and that the historical connection of the Convent and School to St Mary McKillop and the Sisters of St Joseph was always emphasised with pride during their education. Notes belief that Mary McKillop visited and stayed at the Convent on at least one occasion. Notes that the building has undergone little change with the major variation being the addition of a shower /toilet at the rear.	Noted.

		Notes pleasure in inspecting the building in professional capacity as an Engineer, and the very good structural condition of the building. Notes the significance of the setting of the building, adjacent to the 1900 Church, and its location within a row of buildings of a similar age east of the Railway. Notes that the convent, with these other building's form an impressive streetscape and historical precinct. Notes feeling that the township of Bulli, which prides itself on its heritage, would be much poorer if this fine building was lost. Offers support for the permanent conservation of the building.	
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