

PROPOSED REDEVELOPMENT

AT

**43 DONNELLY ROAD
NAREMBURN, NSW**

HERITAGE PEER REVIEW



Prepared by:

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Prepared for:

The Trustees of the Roman Catholic Church for the Diocese of Broken Bay on behalf
of the Lower North Shore Parish

July 2023

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to provide a peer review of the heritage aspects of the development application for the partial redevelopment of the St Leonards Catholic Church and School site at 43 Donnelly Road, Naremburn, NSW.

The report has been prepared on behalf of The Trustees of the Roman Catholic Church for the Diocese of Broken Bay on behalf of the Lower North Shore Parish;

1.2 THE STUDY AREA

The study area is Lot 1 in DP 115889, Lot 1 in DP 320984 and Lot A in DP 341975 at Naremburn, Parish of Willoughby and County of Cumberland (Figures 1.1A and 1.1B).



Figure 1.1A The Study Area shaded

Source: SIX Maps

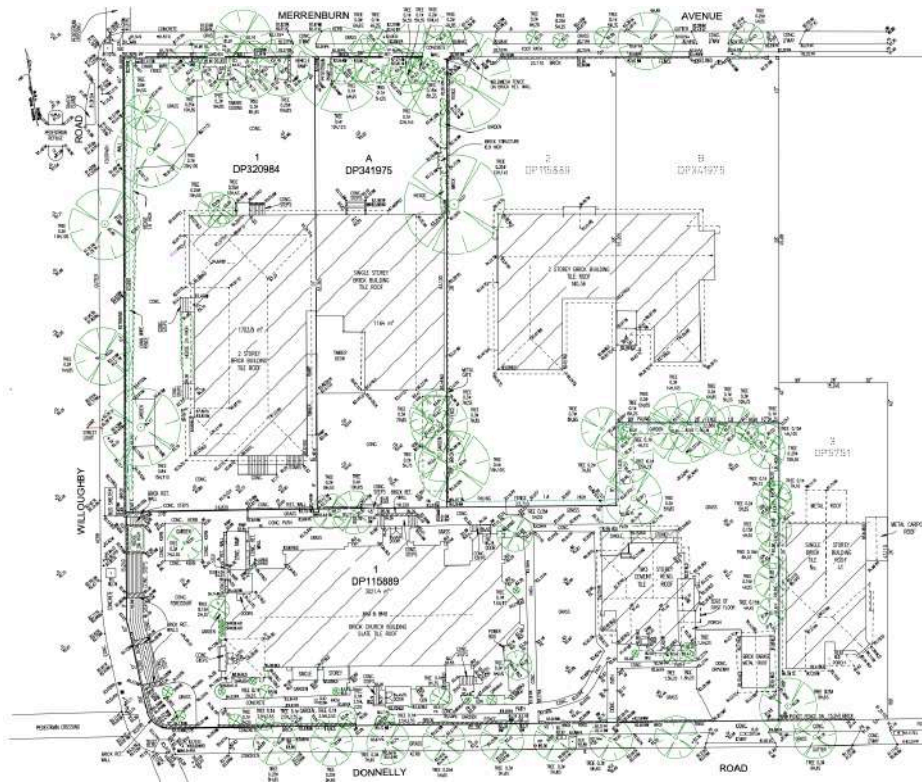


Figure 1.1B Site Survey

Source: Veris Australia Pty Limited dated May 2021

1.3 BACKGROUND

A development application (DA-2021/340) for the redevelopment of part of the site has been submitted to Willoughby Council and is currently the subject of legal proceedings in the NSW Land and Environment Court.

The site contains a heritage listed church, St Leonard's Catholic Church though the presbytery and former St Leonards School and childcare buildings are not listed.

Council imposed an Interim Heritage Order (IHO) on the site in May 2023 (Government Gazette No. 227 of 26th May 2023)

Part of the purpose of this report is to consider if the imposition of the IHO was necessary or appropriate.

1.4 DEVELOPMENT APPLICATION REPORTS

The development application was accompanied by a Statement of Heritage Impact:

Heritage 21, *Statement of Heritage Impact, Proposed development at 43 Donnelly Street (sic), Naremburn*, dated September 2021 (SOHI)

The application was also accompanied by a Schedule of Conservation Works for the Church:

Heritage 21, *Schedule of Conservation Works, St Leonards Church, 43 Donnelly Road, Naremburn*, dated October 2021 (SCW)

1.5 CONSERVATION MANAGEMENT PLAN

Since that time, a Conservation Management Plan has been prepared for the site:

Heritage 21, *Conservation Management Plan, St Leonards Church Complex, 43 Donnelly Road, Naremburn*, dated March 2023 (CMP)

The CMP considerably expands the history and heritage analysis of the place.

It is not considered good practice to prepare conservation management plans after a design has been prepared for a site as the purpose of such documents is to guide the development process rather than justify a particular development.

However, it is clear that Council required a greater heritage analysis of the site following the submission of the development application and the CMP thoroughly provides this. The development proposals can be amended to address any aspects of the development where they are in conflict with the conservation guidelines in the CMP.

1.6 INTERPRETATION STRATEGY

An Interpretation Strategy has also been prepared:

Heritage 21, *Interpretation Strategy, St Leonards Church Complex, 43 Donnelly Road, Naremburn*, dated March 2023 (IS).

The report provide adequate proposals for the interpretation of the place.

1.7 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

The CMP contained a detailed history of the place and an assessment and statement of significance and only limited research was carried out for this report.

1.8 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Willoughby Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.9 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted.

2.0 HISTORICAL DEVELOPMENT

The CMP contained a detailed history of the place including site specific research that is summarised below with some additional research by the author. The CMP was a very thorough investigation of the history of the place.

2.1 ABORIGINAL SETTLEMENT

Naremburn is within the traditional lands of the Cammeraygal people of the Guringai nation, who lived in what is now the Willoughby city area until the 1820s. Not a lot is known about the Aboriginal people who frequented Naremburn and its immediate surrounds, however shellfish middens can be found in Flat Rock Creek Reserve. By 1830, it seems that there were no longer any Aboriginal people following a traditional lifestyle in the area.

2.2 EARLY EUROPEAN SETTLEMENT AND SUBDIVISION

Small grants were settled in the Naremburn area from 1853. From the mid-1800s to the 1910s, houses were constructed, businesses opened, and a town developed. Known as Central Township, it was bound by Central Street, Brook Street (previously Wilson Street), Garland Road and Adolphus Street.

The land on which Central Township developed originally comprised two crown grants of about six acres (2.4 hectares) each, granted to Dugald MacPherson in 1853 and 1854. MacPherson died in 1854 however, and the land remained in his wife's name until her death in 1878. At this time George Penkivil Slade, a solicitor from Sydney, obtained ownership. In October 1879 Slade sold the land to the Surveyor of Sydney, George Bishop, who completed subdivision of the land for development.

The subject site was part of the land grant of 1849 to John Sylvester Ryan/ The grant was purchased by Alexander Dodds in 1875. Dodds is reputed to have constructed a residence at the property named *Merrenburn*. After his death in 1894 the property passed to his relatives and was known as the Alexander Dodds Estate and later, the Merrenburn Estate. The house stood on the lot along Willoughby Road between Merrenburn Road and Donnelly's (as it was then) Road.

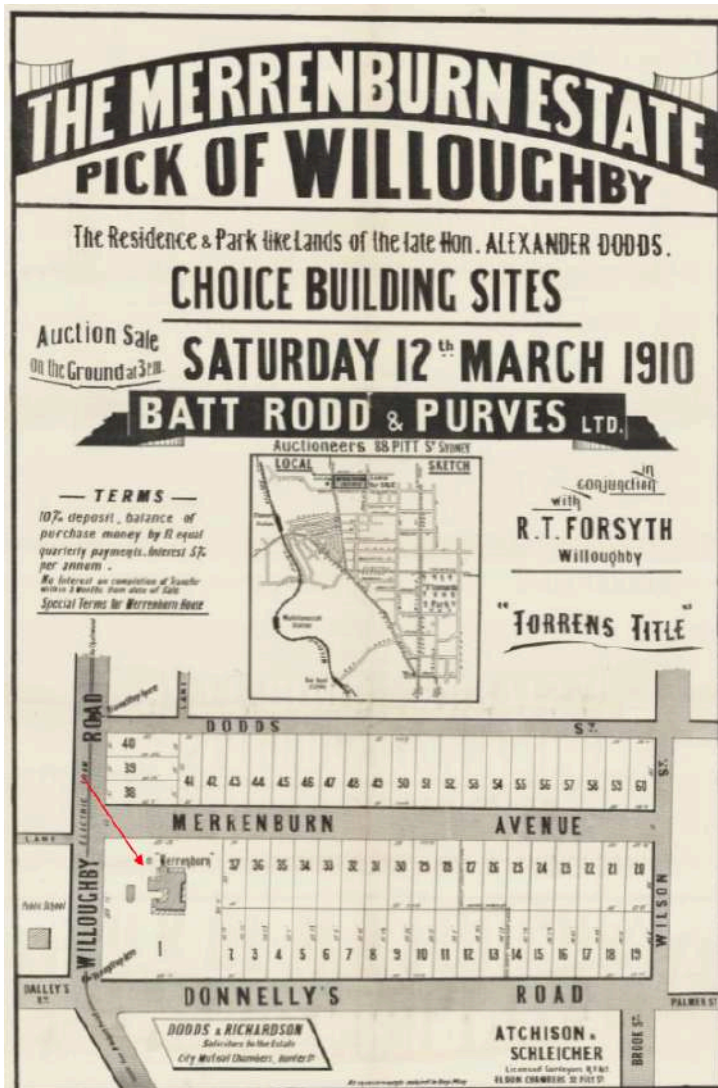


Figure 2.1 Subdivision of the Merrenburn Estate dated 1910. Note the location of the house Merrenburn

Source: CMP p. 22 ((Source: State Library of NSW, Willoughby Subdivision Plan, Call No Z/SP/W12)

2.3 CHURCHES

St Cuthbert's Church of England was opened in 1883 at 53 Market Street, to be replaced in 1916 with a new building on the corner of Willoughby Road and Merrenburn Avenue. St Leonard's Catholic church, on the corner of Willoughby and Dalleys roads, opened in 1913 but the spire, now a landmark in the area, was not added until 1955. Naremburn Church of Christ occupied a site in Central Street from 1925 to 1985, and the Congregational church occupied a site on the corner of Glenmore and Quiamong streets from 1907 to 1973.

2.4 SCHOOLS

Naremburn Public School operated from 1887 to 1990 on the corner of Dalleys and Willoughby roads. In 1987 Naremburn Public School had only 120 students. The school finally closed in 1990.

2.5 ST LEONARDS CHURCH AND PRESBYTERY

The original Church was opened in Market Street by the Sisters of St Joseph in 1894, likely in an old shop and post office. The sisters later established a convent in Merrenburn Avenue and the foundation stone was laid in September 1935¹. The architects were noted as Messrs. Scott and Green and the builder WG Mason². The convent replaced a residence on the site that had been used by the Sisters.

The CMP contains a section on the associations of the site with the Sisters of St Joseph.

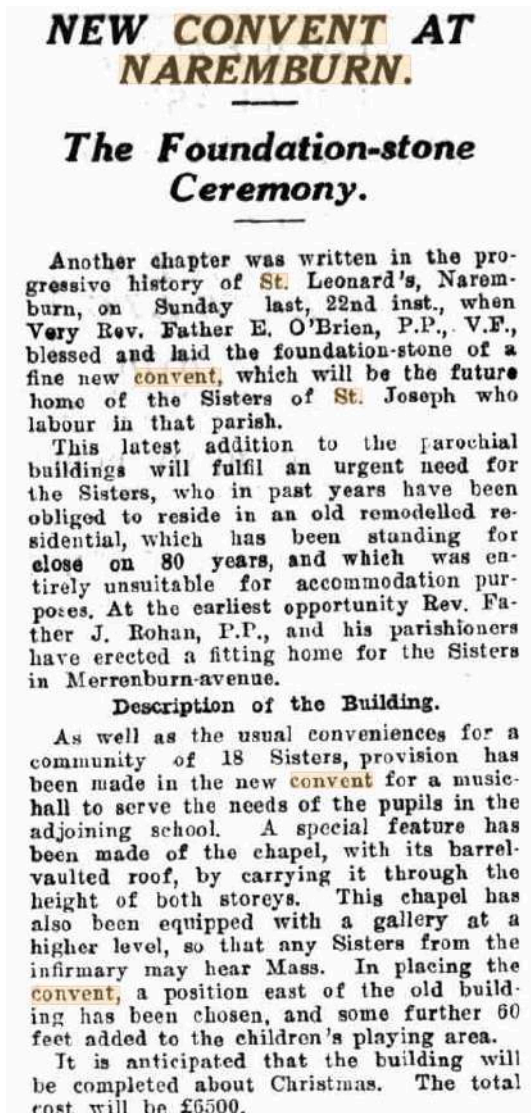


Figure 2.2 New Convent at Naremburn

Source: *Catholic Press*, 26 September 1935. P. 13

Lots 2, 37 and part of Lot 1 of the Merrenburn Estate subdivision were purchased by the Catholic Church in December 1911 for the new church.

¹ *New Convent at Naremburn*, *Catholic Press*, 26 September 1935. P. 13

² *Foundation Stone Blessed*, *Catholic Freeman's Journal*, 26 September 1935, p. 31

Plans for the Church developed in the early 1900s, designed by architect J.T. McCarthy and constructed by Brown and Haynes of Marrickville. The foundation stone for the Church was laid in April 1913 by Archbishop Kelly and the Church was dedicated by the Right Reverend Monsignor O'Haran.



Figure 2.3 Proposed church

Source: SOHI p. 15 (*Catholic Press*, 10 April 1913. P. 23)

Although the Church had been renting a nearby dwelling as a presbytery, by 1917 various fundraising events were being held for the construction of a presbytery adjacent to the Church.

By 1918 the plans for the presbytery had been prepared by J.T. McCarthy and had been approved by the Archbishop of Sydney. The presbytery was opened in October 1919.



Figure 2.4 New Presbytery at Naremburn

Source: *Sydney Morning Herald*, 27 October 1919, p. 7

As seen in the 1943 aerial photograph, the original eastern section of the church was built in 1913. Early historical photographs from the church archives shows the original church building without the western extension and the spire. The western extension including the spire were constructed in 1955 and designed by Allan G. Robertson.



Figure 2.5 St Leonards Church and School site 1943 prior to the construction of the spire

Source: NSW Spatial Services



Figure 2.6 St Leonards Church and School site 1955. Note the wing extensions to the west of the school and the single storey link building (original image distorted)

Source: NSW Spatial Services

2.5.1 St Leonards Catholic School

St Leonard's Catholic School, run by the Sisters of Saint Joseph, operated from 1894 to 1996. Enrolments increased rapidly in the early days and eventually more classroom space was required. For this purpose the school acquired a new site, on the corner of Willoughby and Donnelly roads in 1928³. The school maintained both the Market Street and Willoughby Road sites until 1931, when the Market Street site closed.

It would appear the house *Merrenburn* was demolished at this time.

During 1936 the school was granted approval for 3 additional classrooms due to an increase in enrolments. By that stage, the school had 130 enrolled students. The kindergarten rooms completed construction in 1937.

The foundation stone for the new convent school was blessed by Archbishop Sheehan in April 1932 and the school was opened in November 1931 by Archbishop Kelly.

The northern, single storey addition to the school were completed in the 1970s.

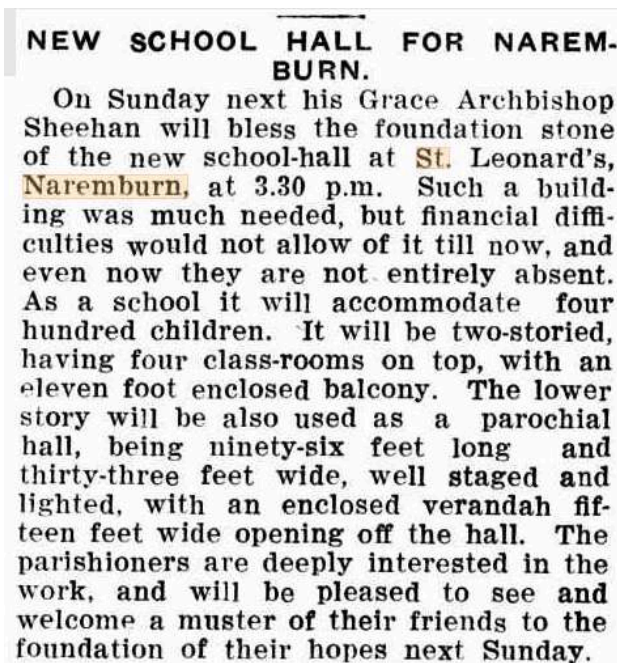


Figure 2.7 New school hall for Naremburn

Source: *Catholic Freeman's Journal*, 7 April 1932, p.22

³ NSW Land Registry Services, Vol. 4179, Fol. 232



Figure 2.8 Convent School at Naremburn

Source: *The Labour Daily*, 21 November 1932, p. 6



Figure 2.9 St Leonards Catholic School, Willoughby Road, 1986

Source: Willoughby Library Record Number 224675

St Leonard's Catholic School closed in 1996, also due to a steep decline in enrolments.

3.0 PHYSICAL DESCRIPTION

The CMP contains a comprehensive description of the site and buildings that is summarised below. The description also identified areas of change and the condition of the buildings and elements.

The following is taken from the SOHI.

3.1 ST LEONARD'S CHURCH

The St. Leonards Church at 43 Donnelly Road, Naremburn is a Neo- Gothic structure constructed in 1913. It is set on a corner allotment of Willoughby and Donnelly Roads.

The church features a sandstone parapeted gable roof over the nave and a series of three protruding gables over the north and the south transept respectively. The gable roof over the nave also exhibits a series of small gablets. The roof of the church is lined with slate roof tiles. The tower located in the south-western corner features a spire with its roof clad in copper. The roof includes original copper rainwater gutter and downpipes. The copper rainwater downpipes include engraving of the year that they were installed.

The church is built in red brick masonry with tuck pointing. The western elevation of the church along Willoughby Road features a rose window with sandstone tracery. A pointed arched entry door is located to the tower providing entry to the foyer of the church. The door has a timber window with sandstone detailing to its edge. A statue of the patron of the church, St Leonard is located in a niche above the main entrance door along the western façade. The foyer of the church features a lean to roof with slate tiles. The foyer also has an entry door located along the northern façade. The windows of the foyer feature simple sandstone tracery with stained glass leadlight glazing.

The northern and the southern facades of the church include large, pointed arch windows with sandstone plate tracery with leadlight glazing. The pointed arch windows to the side elevations have large sandstone stone blocks to their edges. The north and south transepts of the church have porches with timber entrance doors accessed via concrete steps and have brick masonry side walls with sandstone edging.

The east elevation of the church features the brick masonry walls of the apse with a sloping roof with slate tiles. The sanctuary has stained glass lead light glazing windows with intricate details. The windows of the sacristy located to the south are square timber windows with lead light glazing. However, the windows of the Nuns' chapel located to the north appear to have been altered and are timber windows with clear glass glazing.

3.2 PRESBYTERY

The presbytery located to the east of St Leonard's Catholic Church is a two storey building built in the Gothic architectural style. The presbytery is a brick masonry building with rough cast render to its external walls and a complex roof form with slate tiles. The southern (front) elevation exhibits a porch with a pointed arched opening in the south-western corner of the ground floor

The front elevation includes two projecting gable bays. One of the gable ends along the front façade includes a projecting bay with three windows to the ground floor with non-original safety metal screen. The first floor would originally have been an open balcony which has been enclosed with glazing. The front façade of the presbytery also includes a rough cast rendered chimney with terracotta chimney pots.

The building includes an open verandah along its eastern façade on the ground floor. The balcony on the first floor along the eastern façade has been enclosed with later addition light weight panels and glazing. The presbytery features original timber doors with leadlight glazing. However, some of the windows of the building appear to have been replaced with clear glass glazing and metal windows. The building has open projecting eaves with timber panelling. The ground floor of the presbytery has been extended to its rear and is a single storey structure with flat roof with metal sheeting as the roof cover. The rear backyard area of the presbytery is an open lawn.

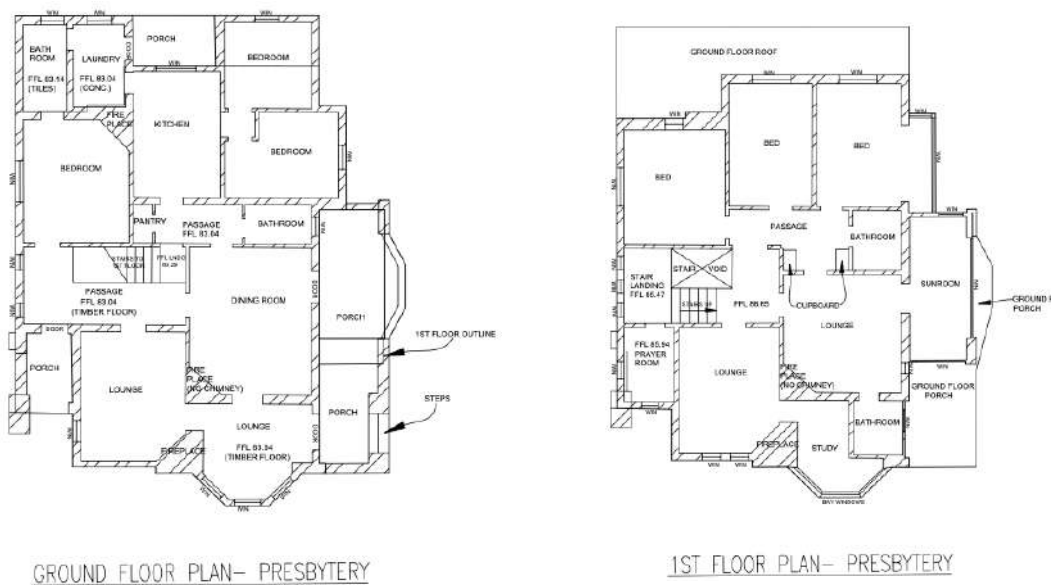


Figure 3.1 St Leonards Church Presbytery - Plans as existing

Source: Veris Australia Pty Limited dated May 2021

3.3 FORMER SCHOOL BUILDING

The Former School Building is a two-storey exposed brick masonry building with an extensive addition that has been converted into an office and community space. The section of the school building located along Willoughby Road is a two storey structure. The rear portion of the building is a single storey structure connected by a later addition connection. The external façade of the school building located along the western boundary along Willoughby Road features timber doors and windows.

The windows and doors of the rear section of the building have been altered and replaced with modern steel windows with clear glass glazing. The school building has been altered along its northern façade and has a contemporary addition with a lean to roof. This new addition features concrete steps and metals doors and windows.

The CMP found much of the fabric to be of Moderate or Little significance or Intrusive and we would concur with this.



Figure 3.2 St Leonards Church, Naremburn
St Leonards Catholic Church



Figure 3.3 St Leonards Church, Naremburn
St Leonards Vestry



Figure 3.4 St Leonards Church, Naremburn
St Leonard Catholic School

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The property is classified on the Register of the National Trust of Australia (NSW). Classification on the Register has no statutory implications for development but is widely regarded as an authoritative indication of significance.

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The St Leonards Church is listed on the Inventory (SHI 2660264).

Listing on the Inventory has no statutory implications for development of the site but reflects the listing of the property on the WLEPP (see below). The listing sheet contains no management guidelines for the treatment of the place.

4.3 LOCAL AUTHORITY

The local authority for the area is Willoughby Council. The St Leonards Church is listed as a heritage item in Schedule 5 Part 1 of the *Willoughby Local Environmental Plan 2012* (as amended) (WLEP)

REF	ADDRESS	ITEM	RANKING
I160	43 Donnelly Road	St Leonards Church (including original interiors)	Local

The property is not within a heritage conservation area (C9) but is in the vicinity of the following heritage items:

REF	ADDRESS	ITEM	RANKING
I156	10 Dalleys Road: 250 and part of 252 Willoughby Road	Converted Naremburn Public School and Resources Centre	Local
I172	205 Willoughby Road	St Cuthbert's Anglican Church (including original interiors)	Local
I173	248 Willoughby Road	House (including original interiors)	Local
I174	272-276 Willoughby Road	Group of shops	Local

The heritage provisions of the WLEP relating to development of a heritage item and in the vicinity of a heritage item would apply.

Council may also take into consideration the heritage provisions of the *Willoughby Development Control Plan 2006* (WDCP) that contains objectives and controls for development of heritage items.

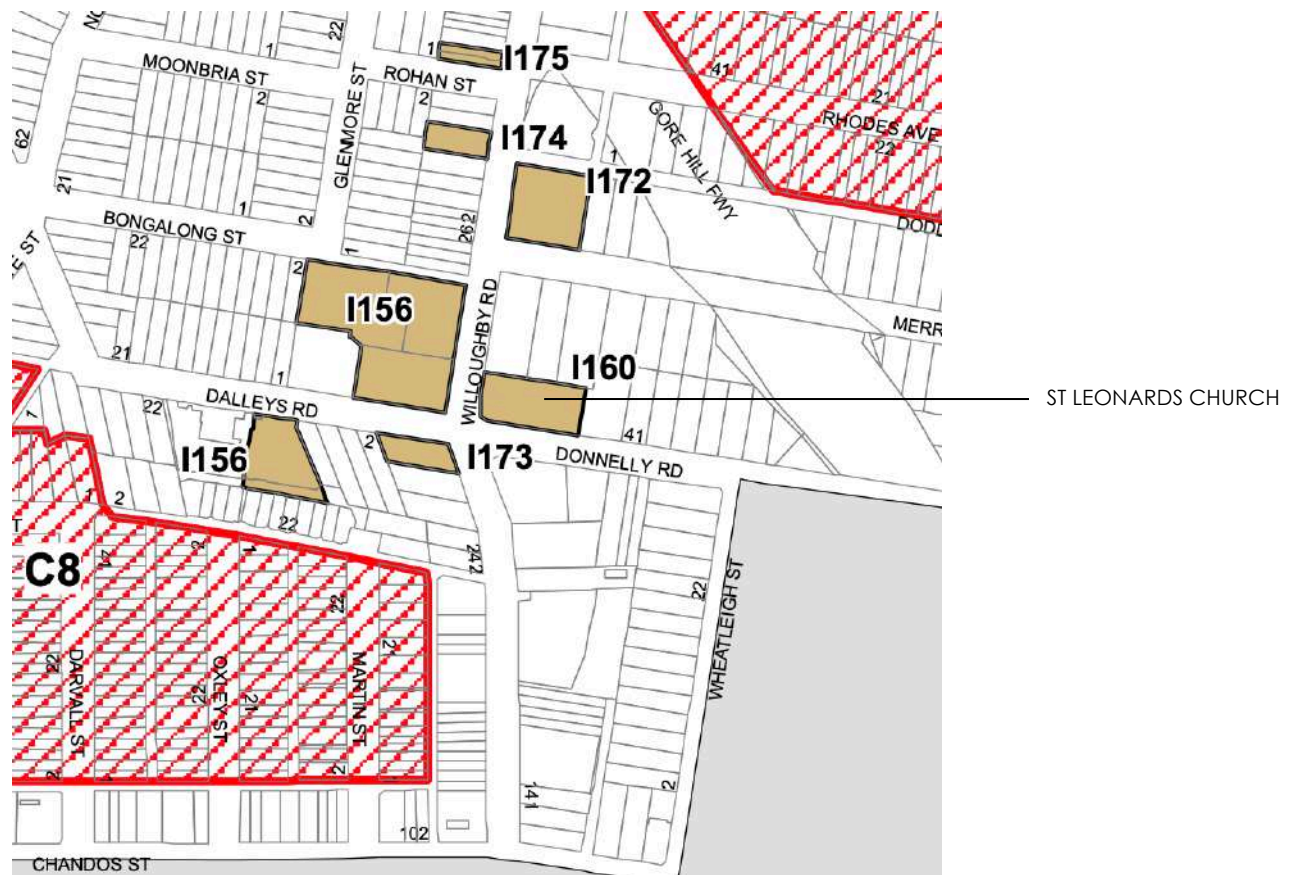


Figure 4.1 Willoughby Local Environmental Plan 2012 – Heritage Maps HER_005

Source: NSW Planning Portal

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 METHOD OF ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

The CMP provided a thorough analysis of the significance of the place and the major buildings and also a comprehensive analysis and ranking of significant elements.

5.2 CONSERVATION MANAGEMENT PLAN

5.2.1 Assessment of Significance

The CMP included the statement of significance in the State Heritage Inventory listing sheet (SHI 2260264)

The church has historic importance and architectural and aesthetic significance, within Naremburn and the Diocese. It also has and social significance to the Diocesan Catholic community and is a landmark building within the surrounding area. It is an extremely fine Late Edwardian period church with a very good interior, and which is significantly intact.

For its assessment of significance, the CMP included a more detailed assessment of the place and its significant elements using the relevant NSW Heritage Manual criteria (see below) and historic themes applying.

The CMP also provided an assessment of comparable church and school sites in North Sydney.

As no works are proposed for the Church apart from conservation works this is an acceptable approach and allowed for an impact of the proposals on the Church to be assessed. The setting of the Church was also examined in the report.

Considering the scale of the development, and the fact that it involves the demolition of the school building and some alteration to the Presbytery, the CMP would have benefitted from a separate examination of the significance of these buildings using the relevant criteria rather than including these in the assessment of significance of the Church, though the analysis in this section is thorough and well considered.

5.3 ASSESSMENT CRITERIA

5.3.1 Historic Significance

5.3.1.1 Historical Development

<i>Criterion (a)</i>	<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>
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The CMP provide a thorough assessment of the history of the site.

Though not heritage items, the school and presbytery in could have been the subject of more detailed assessment including information on the architect JT McCarthy who was a well-regarded architect known for his work for the Catholic Church (see Appendix A).

Though not part of the development site, the site is associated with St Joseph's Convent that was built for the Sisters of St Joseph who operated the first school on the site and may have been responsible for the building of the current school.

5.3.1.2 Historical Associations

<i>Criterion (b)</i>	<i>An item has strong or special associations 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>
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The CMP includes relevant historical associations though the association of the school with the Sisters of St Joseph is not noted along with the association of the Church and Presbytery with architect JT McCarthy.

The architect for the school building is not known.

5.4 AESTHETIC SIGNIFICANCE

<i>Criterion (c)</i>	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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The CMP provide an appropriate assessment of the aesthetic significance of the place including the three major buildings.

Both Church and Presbytery were designed by architect JT McCarthy and some comparable examples of his work would have been of use.

5.5 SOCIAL SIGNIFICANCE

<i>Criterion (d)</i>	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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The CMP provided an appropriate assessment of the social significance of the Church.

5.6 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
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The CMP did not note if there were previous buildings on the site though the historical section indicates that the school was sited on the location of the house Merrenburn that was presumably demolished to make way for the school.



Figure 5.1 Subdivision of the Merrenburn Estate dated 1910. Note the location of the house Merrenburn

Source: CMP p. 22 ((Source: State Library of NSW, Willoughby Subdivision Plan, Call No Z/SP/W12)

This section of the report should have indicated if the place had any archaeological potential as excavation is proposed, though we would note that the CMP states that archaeological assessment was not part of its content.

5.7 RARITY

Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
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The CMP provides an appropriate assessment of the rarity of the place.

5.8 REPRESENTATIVENESS

Criterion (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
	(or a class of the local area's; Cultural or natural places; or Cultural or natural environments)

The CMP provides an appropriate assessment of the representativeness of the Church presbytery and school.

5.9 INTACTNESS

5.9.1 Intactness

The intactness of the buildings is well considered in the CMP.

5.10 STATEMENT OF SIGNIFICANCE

The CMP provided an appropriate assessment and statement of the place

The CMP concluded:

St Leonard's Church is a landmark building built in the neo-Gothic architectural style and the St Leonard's Church precinct is representative of the evolution of Catholic church and school complexes in the early twentieth century in Sydney. The significant intact architectural features of the church including the tower surmounted by a tall, copper-clad spire, complex side bays, stone tracery and detail, large wheel window on western façade, pointed arched windows and doorway openings and a slate roof are representative of the neo-Gothic architectural style. It is also noted that the St Leonard's Church due to the high level of intact fabric and its constructed in a significant architectural style is a rare building within its local context.

The presbytery is representative of the buildings built in the Gothic architectural style and is aesthetically significant for its intact architectural features like the slate tiled roof, roughcast rendered masonry walls, timber doors and windows with leadlight glazing and pointed arched openings. The presbytery is also representative of the general buildings located within a Catholic Church complex which generally consisted of a church and a school.

The St Leonard's Catholic school building is not a rare building and is representative of the brick masonry school buildings built during the Interwar period. This school shut down in 1996. However, as seen above there are multiple examples of Catholic Church complexes which have a Catholic school still functioning within their precinct in the North Shore areas as well as in the larger context of Sydney.

CMP p. 117

We would concur with this assessment.

5.11 OTHER COMPARATIVE ANALYSIS

The CMP included comparative examples of church and school sites in the North Shore.

There are numerous examples of Catholic church and school sites throughout Sydney, both primary and high schools. Below are some examples that include architect designed churches, convents and schools.

St. Mark's Catholic Primary School, Tranmere Street, Drummoyne, NSW



St Marks School and Church is an example of a Catholic religious and educational complex that was first established in the late 1880s on land purchased by David Parker in 1887 for the purpose of erecting a Catholic church. The church and school were opened in 1888.

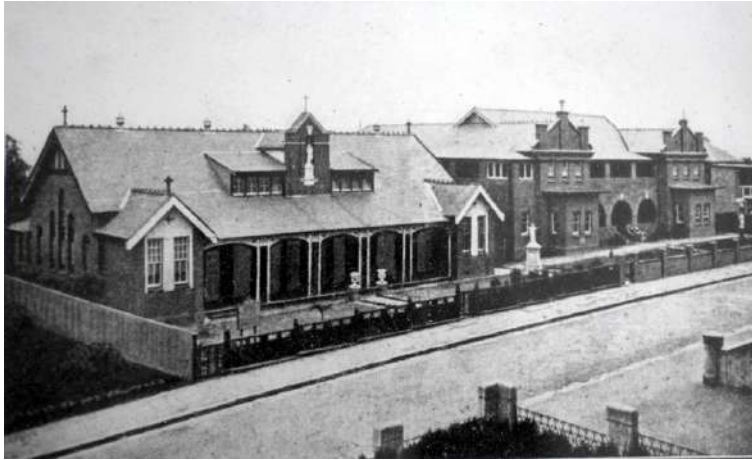
Like many such sites, the complex has seen various waves of development with early buildings demolished and replaced with larger buildings to suit the changing demographics and growth in the local congregation.

The Church was replaced in 1921 by a larger building that was enlarged in 1929 to accommodate 600 persons. An adjoining house had been purchased in 1901 that was sold to the parish in 1919 and was used as a presbytery. This was replaced by a purpose-built presbytery (on the same site) in 1935.

The first school on the site opened in 1888 and was conducted by the Church and later by the Sisters of the Good Samaritan and, later still, the Sisters of St. Joseph till the early 1900s when the school was in the hands of the Presentation Sisters. The first purpose-designed school was opened in 1903. The original church/school was converted to classrooms in 1921.

The school buildings were comprehensively developed in 1953 and the earlier buildings demolished apart from the 1903 school (later demolished). A first floor was added to the new school in 1982.

Bethlehem College, Bland Street, Ashfield, NSW



Bethlehem College is an example of a girl's secondary school that was opened on the site by the Catholic order of the Sisters of Charity in 1882

The school was originally a primary and secondary school and was housed in two existing residences, Chester Lodge and Hazeldean that were purchased by the Sisters with Chester Lodge used as a convent. The early school buildings were in timber to the rear of Chester Lodge

The Chapel of St. Charles of Borromeo was added in 1885 to the design of architects Sheerin and Hennessy and a hall added in 1893

The site was comprehensively developed from 1916 onwards from when the early buildings were demolished and replaced with purpose built school facilities in Aikenhead (1916), also designed by Sheerin and Hennessy, and a convent (Caritas 1928)

Later alterations included extensions to Aikenhead (1937 and 1954) and a series of post War and modern classrooms buildings that extended over the rear of the site

The site is part of a small grouping of Catholic educational facilities and churches including St. Vincent's Church, school and presbytery (1894 onwards) and De La Salle College

Our Lady of the Sacred Heart College, Kensington NSW



The convent and associated school complex is a representative example of the development of a Catholic girl's educational institution in Sydney.

The 1954 wing is associated with the Society's Novitiate, which played a key role in the school/convent life until the late 1960s.

The line of Kensington Road is associated with the former Kensington Estate subdivision pattern, which was one of the most noted nineteenth century subdivisions in the Randwick area.

The 1896 and 1907 buildings are probably the oldest established Roman Catholic Convent buildings in the Randwick Municipality.

5.12 GRADINGS OF SIGNIFICANCE

The CMP provided a thorough analysis of the gradings of significant elements at the place using the Heritage Manual criteria.

For the site overall the sections were graded as follows:



Figure 5.2 Gradings of Significance – Overall Site

Source: CMP p. 132

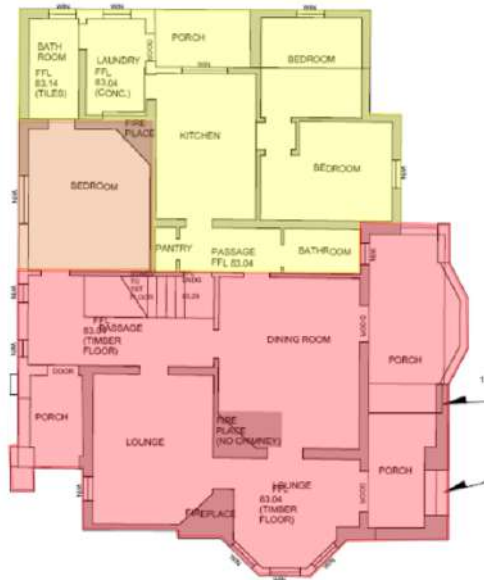
We would largely concur with the assessment though the eastern garden to the presbytery could have been classed as of Moderate Significance as it plays some role in the garden setting of the building and is part of its early curtilage.

The three major buildings were also given gradings for spaces and fabric (see above) and we would partly concur with this assessment.

5.12.1 St Leonards Church

The gradings for the Church are largely noted to be of High Significance part for altered areas and we would concur with this.

5.12.2 St Leonards Presbytery



GROUND FLOOR



FIRST FLOOR

Figure 5.3 Gradings of Significance – Presbytery

Source: CMP pp. 136 & 137

It is unclear why the rear section of the building is noted as of Little Significance as it is part of the original building and may be better classed as of Moderate Significance.

5.12.3 School Building

The gradings for the school are largely noted to be of Moderate to Little Significance and we would concur with this.

6.0 CONSTRAINTS AND OPPORTUNITIES

The CMP provides an appropriate assessment of the constraints and opportunities relevant to the place including the assessment of significance, statutory controls, the Burra Carter principles, compatible uses and owner's requirements to assist in the preparation of conservation guidelines.

7.0 CONSERVATION POLICIES

The CMP provides an appropriate set of conservation guidelines for the place based on the assessment and gradings of significance and the constraints and opportunities noted above including retention of fabric (and presumably spaces and layouts) of High or Moderate Significance.

8.0 HERITAGE ASSESSMENT OF THE PROPOSED DEVELOPMENT

8.1 HERITAGE ASSESSMENT

The SOHI provides a good assessment of the impact of the development using the appropriate Heritage NSW guidelines in the question and answer form.

The report could have included sections on:

- The demolition of the school building
- Archaeology

The SOHI also provides an assessment of the impact of the development against the heritage provisions of the WLEP and WDCP. As only the Church is a listed element, the focus on the assessment was the impact on this element.

Had a wider assessment of significance been provided as part of the SOHI (and that is now provided in the CMP) then the assessment under each section could have included an assessment of the impact of the demolition of the school.

The SOHI assessment is thorough, but relied on a limited historical information and assessments of significance that would have bolstered the justification for the development and the additional research in the CMP has not amplified the significance of the place.

The completion of the CMP provides for a more detailed tool against which the SHOI can be updated for an assessment of the proposed development.

The SOHI provides a good assessment of the use of incentive in Clause 5 (10) of the WLEP and provides a reasonable justification for the departure from the use controls. The school closed in 1996 and is unlikely to be re-opened and its redevelopment will clearly provide funds for conservation works elsewhere. The adaptive reuse of the school for accommodation is possible but this would unreasonably limit development opportunities at the site.

The assessment also includes appropriate recommendations as to the treatment of retained elements including archival recording and interpretation. An Interpretation Strategy has now been completed.

9.0 INTERIM HERITAGE ORDER

An Interim Heritage Order (IHO) has been placed on the site by Willoughby Council. The orders are placed to allow an investigation of the significance of a place and remain in place for 12 months unless reinstated (by the Minister for Planning) or revoked by Council or by the NSW Land and Environment Court on appeal.

Considering that the development cannot proceed without Council consent and a development application has been submitted, the imposition of the IHO seems unnecessary and places a severe extension on the development approvals process.

Council considered the heritage analysis to be inadequate and requested that this be expanded to provide the necessary information. There were some gaps in the historical analysis and heritage assessment in the SOHI but these have been filled by the CMP and Interpretation Strategy.

The development has been the subject of some public concern and the imposition of the IHO may have been triggered by this and, unfortunately, it is becoming increasingly common for Councils to impose IHOs to prevent development.

Council's heritage officer has considered the demolition of the school building and noted:

Heritage Response: *The additional information provided confirms that the school building does not appear to have enough significance as required to be demonstrated in the NSW Heritage Guidelines for identifying and recommending heritage listing, and therefore the retention of the building cannot be enforced.*

The assessment also considered adaptive reuse.

As the school building has been demonstrated to not enough significance to be heritage listed, there is still scope (and it may be a better outcome for the locality) to retain the main, significant components of the original building (external walls, windows and pitched roof form etc) for adaptive reuse. The existing building has character and contributes to the setting as part of a 'civic' precinct and is more complimentary to the surrounding heritage items, as opposed to a new, contemporary building in this locality.

Adaptive re-use of the school building would be consistent with the development across the road at the Naremburn Public School buildings, which was adaptively repurposed for apartments. Retaining the main elements of the school building would allow the area to continue to be read in its context, as stated in the Significance for that place (see Appendix 1 for Statements of Significance), as having a 'civic focus'.

Heritage DA Referral dated 18th July 2022.

The referral refers to additional information being provided by the applicant's heritage consultant that has now been included in the CMP.

10.0 IMPACT OF THE PROPOSED DEVELOPMENT

The impact of the proposed development has not been carried out for this report.

11.0 SUMMARY AND RECOMMENDATIONS

11.1 SUMMARY

Overall we consider that:

11.1.1 Statement of Heritage Impact (SOHI)

- The SOHI was a reasonable assessment of significance using the relevant Heritage Manual Criteria
- The SOHI provided a thorough analysis of the physical fabric and setting
- The SOHI provides a thorough assessment of the impact of the development using the appropriate Heritage NSW guidelines
- The SHOI should be revised to reflect the CMP and provide an assessment of the proposal against the relevant CMP conservation policies

11.1.2 Conservation Management Plan (CMP)

- The CMP has provided the relevant, additional research of the site including the school building and presbytery and the associations with the Sisters of St Joseph though greater information could have been provided on the architects involved and potential archaeology
- The CMP includes an appropriate comparative study of comparable sites
- The assessment of significance has been expanded in the CMP to the vestry and school building using the relevant criteria though the CMP would have benefitted from a stand-alone assessment of these elements
- The CMP is a thorough examination of the significance of the place and contains appropriate heritage assessments and conservation policies

11.1.3 School Building

- The current school building on the site is of very limited significance
- Further research in the CMP has not raised its level of significance
- There are no heritage considerations that would preclude its demolition

11.1.4 Section 5.10 Incentives

- The proposals are appropriate for consideration under the Section 5.10 Incentives clauses of the WLEP



JOHN OULTRAM


12.0 APPENDIX A – ARCHITECT JT MCARTHY

THE CYCLOPEDIA OF NEW SOUTH WALES.

Mr. J. T. McCARTHY is a native of Sydney. After finishing his education at St. Ignatius' College, River-view, he immediately turned his attention to the law, spending over two years in the office of the Hon. J. H. Carruthers, the present Premier. This profession proving distasteful, he decided to take up architecture, and became articled to Messrs. Backhouse & Laidley, in whose office he completed his apprenticeship. Then practical experience was obtained on some large buildings during construction. He eventually commenced the practice of his profession in Walker Street, North Sydney, in the year 1897. After seven years spent in this locality, owing to increase of work, he left the northern town and installed himself in the city, at Gibbs' Chambers, Moore Street, where he still practises. A large number of buildings have been


passing the Sydney University examination for architects upon the completion of his articles, he remained on with the firm as draughtsman for another nine months. Then during a similar period he was in charge of several large works at the

Mr. A. B. First-class



MR. J. T. McCARTHY.

erected under his supervision in all branches of architecture, including churches, hospitals, business premises, factories, and private residences, the most notable being Mount St. Margaret Hospital for Insane, the Newcastle branch of the Citizens' Life Assurance Co. Ltd., and new building for the Waitara Foundling Home.



MR. J. H. GILCHRIST.

Royal Agricultural Society's grounds Moore Park. Upon the completion of these contracts he started in practice on his own account at Eldon Chambers, 92 Pitt Street, and carried on business for about eight months, being made during this term an associate of the Institute of Architects of New South Wales. The ensuing two years saw Mr. Gilchrist in South Africa, attached to the Public Works Department, Kimberley, where he had charge of the architectural branch for some time. He was next associated, as chief draughtsman, with the firm of Messrs. Stucke & Harrison, architects, Bloemfontein, Orange River Colony, Johannesburg Capetown and Port Elizabeth for a year and a-half; and during this time was frequently left in charge of their business, carrying out and supervising works to the extent of £150,000. From the land of the Kaffir Mr. Gilchrist bent his steps, in December, 1905, towards the

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Cyclopedia of NSW, p. 425