

43 DONNELLY ROAD
NAREMBURN

HERITAGE ASSESSMENT



Figure 1: Willoughby Road, looking south from Rohan Street, Naremburn, 1978
(Source: Willoughby City Library, record no. 224181)

PREPARED FOR
Willoughby City Council

22 AUGUST 2023

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1. INTRODUCTION

1.1 BRIEF

This heritage assessment has been commissioned by Willoughby City Council to further consider the significance of the entirety of the property known as 43 Donnelly Road, Naremburn, which contains a collection of built elements including a Church, presbytery and garage, and school buildings.

The subject property known as 43 Donnelly Road, Naremburn (Lot 1 DP320984, Lot A DP341975, Lot 1 DP115889) is bound to the north by Merrenburn Avenue, to the west by Willoughby Road and to the south by Donnelly Road. The property contains 'St Leonard's Catholic Church', which is a local heritage item listed as item No. 160 in Schedule 5 of *Willoughby Local Environmental Plan 2012* ('Willoughby LEP'). The Willoughby LEP Heritage Map indicates that the heritage listing is limited to the footprint of the Church with a small area of curtilage to its immediate west and east.

The Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a) directive provides that the Schedule 5 description of a heritage item should be a description of all that is part of the heritage item, which is to be included under the column "item" and that all significant elements are included in the inventory. Considering the discrete mapping of the item and that the description of the item in this case is 'St Leonard's Catholic Church' it is concluded that the current heritage listing applies only to the church and excludes the presbytery to its east and school buildings to its north. This assessment considers relevant historical, physical and curtilage analyses to inform the heritage significance of the whole site and provide advice on curtilage, pursuant to the Heritage Act 1977 (NSW) Clause 27 (a) *Application of Interim Heritage Order to Curtilage or Site*.

The property is located within the vicinity of a number of other heritage items including *Converted Naremburn Public School and Resources Centre*, located at 10 Dalleys Road (item no. 1156), *St Cuthbert's Anglican Church (including original interiors)*, located at 205 Willoughby Road (item no. 1172), *House (including original interiors)*, located at 248 Willoughby Road (item no. 1173), *Group of shops*, located at 272 - 276 Willoughby Road (item no. 1174) and *Shops*, located at 284 and 284A Willoughby Road (item no. 1175). It is not located within a Heritage Conservation Area. The property also adjoins the site of the Sisters of St Joseph's Building, which is not a heritage item and is not part of this scope.

1.2 STUDY AREA

The location of the property is depicted in yellow on the aerial photograph below.

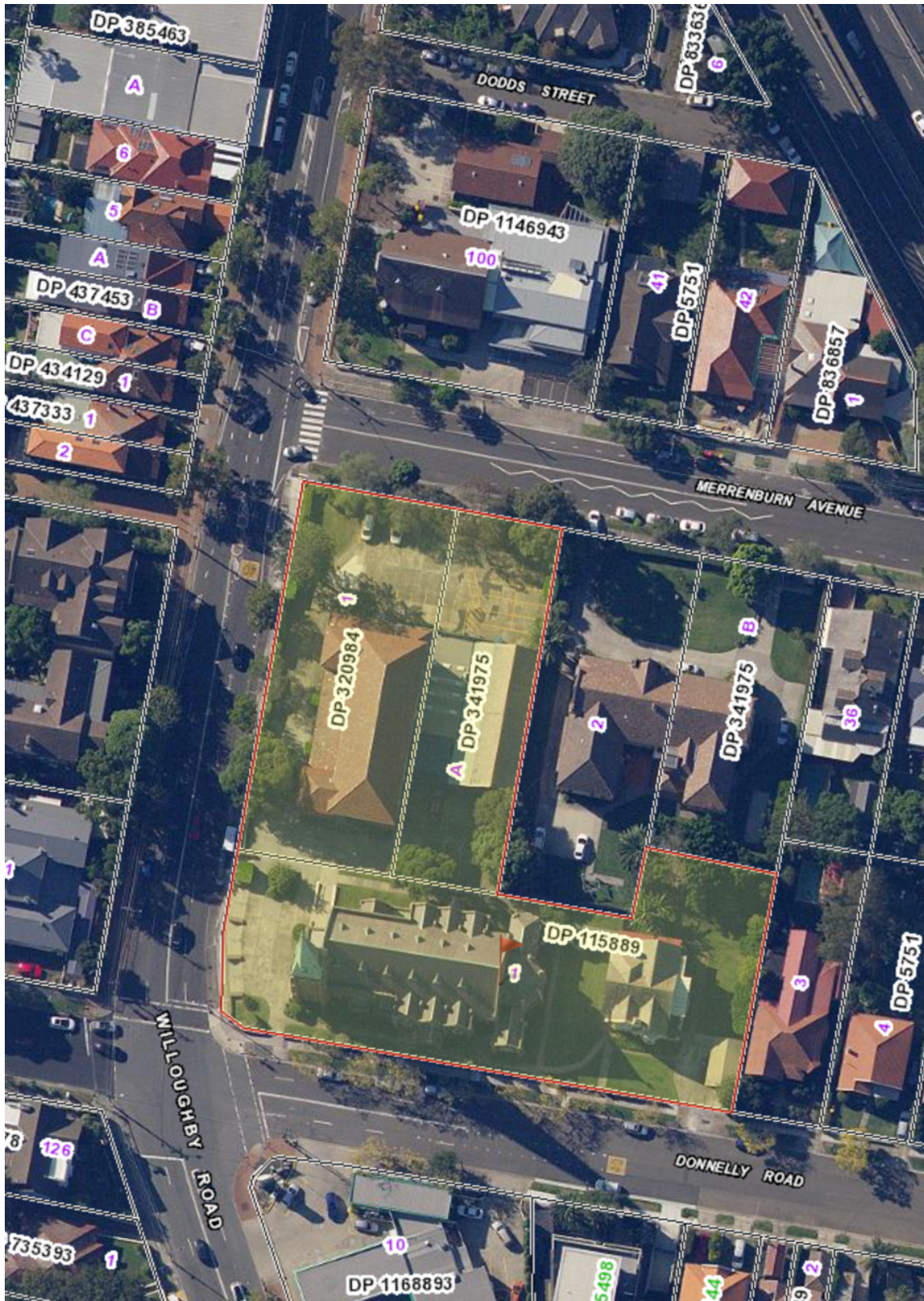


Figure 2: 43 Donnelly Road, Naremburn (Source: Six Maps, NSW Spatial Services.)

1.3 DEFINITIONS

Definitions are based on *Article 1* of Australia ICOMOS Burra Charter 2013 as follows:

1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

1.3 Fabric means all the physical material of the place including elements, fixtures, contents and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

1.5 Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

1.6 Preservation means maintaining a place in its existing state and retarding deterioration.

1.7 Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

1.9 Adaptation means changing a place to suit the existing use or a proposed use.

1.10 Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

1.12 Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

1.13 Related place means a place that contributes to the cultural significance of another place.

1.14 Related object means an object that contributes to the cultural significance of a place but is not at the place.

1.15 Associations mean the connections that exist between people and a place.

1.16 Meanings denote what a place signifies, indicates, evokes or expresses to people.

1.17 Interpretation means all the ways of presenting the cultural significance of a place.

1.4 STRUCTURE OF THE REPORT

The report follows *Assessing Heritage Significance: Guidelines for assessing places and objects against the Heritage Council of NSW Criteria* published by the Environment and Heritage Group, Department of Planning and Environment in May 2023.

1.5 AUTHOR IDENTIFICATION

This document was prepared and written by Vanessa Holtham and Olivia Turner.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Heritage Act 1977* (NSW);
- *Willoughby Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 2013
- *Heritage Curtilages* published by the (former) NSW Heritage Office.
- *Assessing Heritage Significance* published by DPE, May 2023.
- *Heritage Council of NSW - NSW Historical Themes*, 4 October 2001

1.7 LIMITATIONS

This report does not include an. Assessment of Aboriginal or archaeological significance. A limited internal inspection of the presbytery and school buildings was undertaken.

The information provided in this report is based on resources and knowledge available at the time of writing.

2. HISTORICAL ANALYSIS

The area now known as the Willoughby City Council local government area is the traditional land of the Cammeraygal People. Flat Rock Creek, now a reserve, was a significant location to the Cammeraygal and provided an ideal spot for camps, constant fresh water, and a plentiful source of food and plant life in conjunction with the surrounding bushland.¹ Archaeological evidence of middens, alongside other archaeological sites thousands of years old, survives in the area as a reminder of Aboriginal occupation of this land. Despite the destructive impacts of European settlements, local Aboriginal people maintain important connections to country today.

The first permanent European settlement near Naremburn began in the mid-nineteenth century, when the first government land grants in the area occurred.² John Sylvester Ryan was the recipient of a 14 acre, 3 rood and 20 perch parcel of land in May 1849, representing Portion 209 of the Parish of Willoughby within the County of Cumberland.³ The land was bound by Dodds Street to the north, Wilson Street to the East, Donnelly's Road to the south, and Willoughby Road to the west. Ryan was the Corresponding Clerk in the government treasury.⁴ He built a residence on his land in 1848 which he called 'Slieve Bloom', and cultivated wildflower gardens to the surrounds of the property.

Between 1850s and the 1880s the central township of Naremburn grew around Central, Slade and Wilson Streets and Garland Road.⁵ Early buildings and houses were constructed of timber, brick and stone. The initial industries and businesses that drove the development of the local area included dairy farms, orchards, quarries, a slaughterhouse, and a piggery. Following the expansion of the local tramline into Willoughby in the last years of nineteenth century, the retail sector in Naremburn grew and shifted to the area around Market Street.⁶

¹ Willoughby City Library Services, 'Naremburn Fact Sheet No. 6' (part of History at Willoughby Series), 2013, p1.

² Clare Evans, 'Naremburn' Entry in the Dictionary of Sydney (2008), accessed online at: <https://dictionaryofsydney.org/entry/naremburn>

³ Primary Application No. 14780, NSW Land Registry Services via the Historical Land Records Viewer.

⁴ Freeman's Journal, 'New Church at Willoughby,' 10 april 1913, Page 27.

⁵ Clare Evans, 'Naremburn.'; Bob McKillop, 'Pictorial History Willoughby,' (Kingsclear Books, Alexandria: 2015), p44.

⁶ Ibid.

JS Ryan's parcel of land was conveyed decades later in March 1876 to Alexander Dodds.⁷ Dodds was a local businessman, one of the first members of one of the earliest formed councils in East Maitland, and also served as a Member of the Legislative Council.⁸ His land became known as the 'Dodds Estate.' Dodds either demolished 'Slieve Bloom,' or transformed the existing residence into his own. His residence, known as 'Merrenburn,' was located on Willoughby Road around the location of the north-western corner of the subject site, between Donnelly Road and what is now Merrenburn Avenue (around the location of the 1936 classroom block and 1935 convent). Following Dodds' death in 1892, the property was transferred to his sons Alexander James Dodds, Solicitor and Frederick Dodds, Gentlemen.⁹ In December 1909, they brought the parcel under the Torrens Title System via Primary Application 14780.

⁷ Primary Application No. 14780, NSW Land Registry Services via the Historical Land Records Viewer.

⁸ The Daily Telegraph, 'Death of Mr Alexander Dodds, MLC,' 8 February 1892, Page 4.

⁹ Ibid.

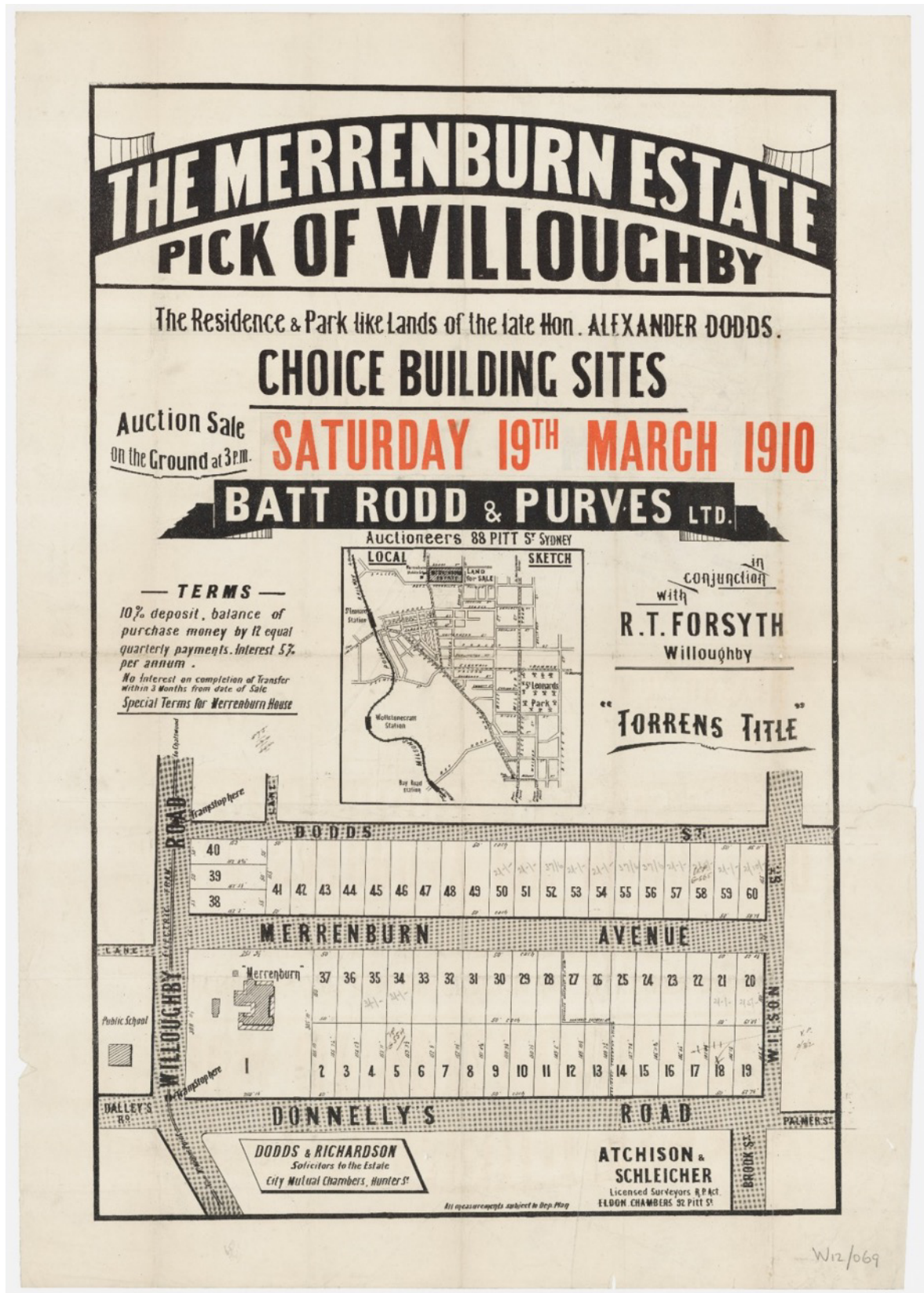


Figure 3 The Merrenburn Estate: Pick of Willoughby Sale Notice, March 1910. Subject site shown with residence Merrenburn extant on it. (Source: State Library of New South Wales, Call No. SP/811.1415)

In 1910, the Merrenburn Estate was put up for sale by James and Frederick Dodd, with agents Batt, Rodd & Purves Ltd acting on their behalf. The estate was described as containing some of the choicest residential blocks in the district of Willoughby, and being well known as the site of the late Alexander Dodds residence. It was also noted that trams ran past the estate.¹⁰

The subdivided parcel of land containing Merrenburn was to form the future sites of the church, school, hall and extant convent. This site, though appearing to be one lot in the sale poster, was acquired in multiple parts in 1911 by members of the Archdiocese of Sydney.¹¹ Right Rev Monsignor O'Haran is credited for tracking down the site on which the church was built, which was purchased with the two sites at rear. He is also said to have induced the Cardinal to assist the purchase of the site alongside the funding provided by the parish.¹² The site of Merrenburn and the future school was obtained by members of the Archdiocese in conjunction with four single women - Mary Molloy, Bridget Howley, Mary Meskill and Veronica O'Brien. The women's occupations were not recorded but it seems likely they were members of the Sisters of Saint Joseph who were to run the convent and school, and who are said to have undertaken fundraising to purchase the site including a grand concert at the North Sydney School of Arts.¹³ Bridget Howley may be the Sister Calasactius Howley of the Sisters of Saint Joseph.¹⁴ The Sisters used the dwelling known as Merrenburn as their convent, and are said to have contributed money towards the purchase of the land in exchange for their ownership/use of the convent.¹⁵ See below table for detailed land title summary.

Following the acquisition of the site, attention was quickly turned to the construction of a Catholic Church to accommodate the growing Catholic community. Prior to the construction of the Church, masses had originally been held in a school in Market Street owned and run by the Sisters of Saint Joseph, and also at a similar small school in

¹⁰ Construction, 'The property market,' 21 February 1910, Page 8.

¹¹ Certificates of title 1840-135, 2207-204, 2702-222, NSW Land Registry Services via the Historical Land Records Viewer

¹² Freeman's Journal, 'New Church at Willoughby,' 11 December 1913, Page 34.

¹³ McKillop, 'Pictorial History Willoughby,' p46.; Eric Wilksch, 'The Naremburn Story,' (Bicentennial Community Committee of Willoughby Municipal Council, Sydney: 1988), p 123.

¹⁴ Dictionary of New Zealand Biography, 'Howley, Calasactius,' (1993). Accessed online at: <https://teara.govt.nz/en/biographies/2h51/howley-calasactius>

¹⁵ The Daily Telegraph, 'Church Extension,' 14 April 1913, Page 11.

Chandos Street run by the Sisters of Mercy.¹⁶ The school run by the Sisters of Saint Joseph at Market Street, established 1894 in an old shop, is said to have been the first church school in the suburb.¹⁷ In 1904 a small replacement church was built nearby on Market Street, when the original school had become far too small to accommodate churchgoers.¹⁸ Mary Mackillop is said to have been present at the opening.¹⁹ Once plans had been drawn up, the new church on the subject site was anticipated to be one of the most beautiful churches in Sydney and surrounds.²⁰

The foundation stone for the new church, the first new building on the corner of Donnelly and Willoughby Roads, was laid by Archbishop Kelly on 13 April 1913. The ceremony had been delayed due to wet weather from the previous weekend.²¹ Construction commenced on the first stage of the church thereafter, with the intention being to build part of the church first and eventually extend when funds became available. Construction of the first stage, consisting of the central portion, half of the nave and a chapel for the Sisters, was to provide accommodation for 600 people total, and to cost around £3430 pounds.²² The total cost of the project was around £5118, though £1467 had been collected from the parish prior to the church's completion.²³ The church was to be named St Leonard's Catholic Church in honour of Saint Leonard of Port Maurice.²⁴

Newspaper articles describe the proposed building in depth:

"At present it is intended to building half the church, so that the towers will not be constructed until the building is completed. The building will be of brick with OK facings and enrichments of cement. The whole will rise from heavy reinforced concrete foundations and will be roofed with Bangor slates. There will be a commodious choir gallery, a large sanctuary with Terrazza [sic] paving, a large sacristy with room for adjoining altar boys, a small lady chapel, 23ft by 12ft, and

¹⁶ The Daily Telegraph, 'Naremburn Catholic Church,' 8 Dec 1913, Page 6.; Wilksch, 'The Naremburn Story,' p 123

¹⁷ McKillop, 'Pictorial History Willoughby,' p46.

¹⁸ Ibid, p44.; Wilksch, 'The Naremburn Story,' p 123.

¹⁹ Freeman's Journal, 'Naremburn,' 30 October 1919, Page 18.

²⁰ The Daily Telegraph, 'Church Extension,' 14 April 1913, Page 11.

²¹ The Daily Telegraph, 'Religious,' 12 Apr 1913, Page 10; Australian Town and Country Journal, 'News of the Churches,' Wed 16 Apr 1913, Page 58.

²² The Sydney Morning Herald, 'New Church Building,' Mon 14 Apr 1913, Page 4.

²³ The Daily Telegraph, 'Naremburn Catholic Church,' 8 Dec 1913, Page 6.

²⁴ Wilksch, 'The Naremburn Story,' p 123.



porches. Throughout the building will be floored with Richmond River teak. The ceilings will be of dressed and moulded Oregon timber and the wood roof trusses will be heavy and handsome. The church will accommodate over 1000 people, and the portion now being built about 600.”²⁵

The church was designed by JT McCarthy and the builders were Messrs Brown and Haynes of Marrickville.²⁶ JT McCarthy designed a number of religious, institutional and commercial buildings across the state.²⁷ The new Roman Catholic church was dedicated and blessed by Monsignor O'Haran on 7 December 1913, with Archbishop Kelly absent.²⁸ £550 pounds were raised at the first high mass held in the building, from the large congregation, which helped alleviate the church's debt.²⁹ A sermon by Professor P J Sheehy of St Patricks College Manly was presented at the opening.³⁰

²⁵ The Daily Telegraph, 'RC Church St Leonards,' 15 April 1913, Page 9.

²⁶ The Daily Telegraph, 'RC Church St Leonards,' 15 April 1913, Page 9.

²⁷ St Mary's Erskineville, 'History,' (2019). Accessible online at: <https://www.stmaryserskineville.org.au/history/>; Noni Boyd, 'The Age of Concrete,' Architecture Bulletin (Autumn 2015). Accessible online at: <http://architecturebulletin.com.au/autumn-2015/the-age-of-concrete/>; John W East, 'Australian Romanesque: A History of Romanesque Inspired Architecture in Australia,' (2016), p73.

²⁸ The Sydney Morning Herald, 'The Churches,' Sat 13 Dec 1913, Page 6.

²⁹ The Daily Telegraph, 'Naremburn Catholic Church,' 8 Dec 1913, Page 6.

³⁰ Australian Town and Country Journal, 'News of the Churches,' Wed 10 Dec 1913, Page 56..



Figure 4 Artist impression of the proposed new church of St Leonard at Naremburn.
(Source: Freeman's Journal, 'New Church at Willoughby,' 11 December 1913, Page 34.)

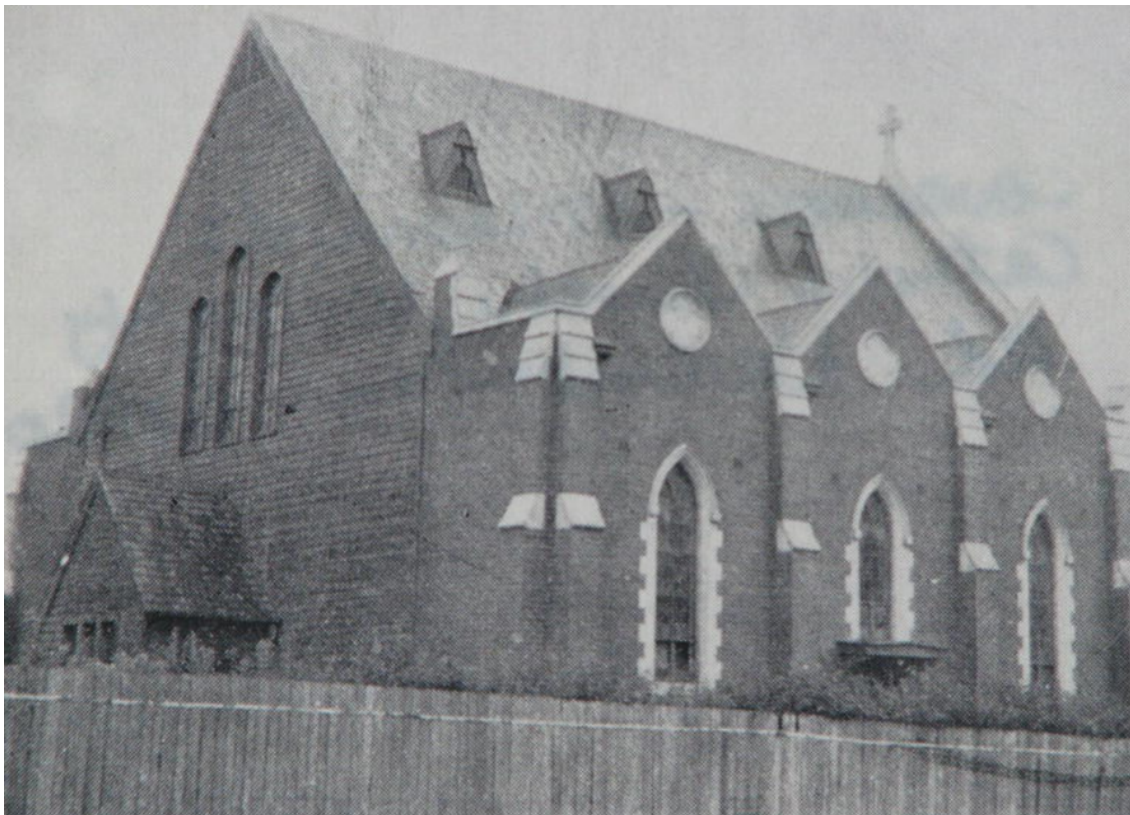


Figure 5 St Leonard's Catholic Church, Willoughby Road, corner of Donnelly Road, Naremburn, 1920
(showing the first stage of the building extant). (Source: Willoughby City Library, record no. 222758).

Following the completion of the church, the parish turned its attention to its next desired construction: a presbytery. The Parish of Naremburn had subdivided from the Parish of Chatswood in 1916, and from this time been leasing a cottage near the site as a Presbytery.³¹ The parish undertook a range of fundraising efforts in pursuit of this aim, including a concert in May 1917.³² Also during 1917, a small garage was built on the church site adjoining the future presbytery location.³³ Construction began on the new presbytery in 1918, designed by the same architect of the church JT McCarthy, this time in conjunction with builder CA Millyard.³⁴ No ceremony for the foundation stone laying occurred on account of the influenza epidemic at the time.³⁵ Upon completion the presbytery was hailed as a symbol of the 'great catholic progress of the district.'³⁶

A detailed description of the fine building featured in contemporary newspaper articles:

*"It is constructed of brick, rough-casted externally, and is on reinforced concrete footings. The design is gothic. The ground floor contains vestibule and hall, two reception rooms, dining room, kitchen, laundry, two bedrooms for housekeeper and assistant, and separate bathroom. On the first floor there are four bedrooms, a large study, bathroom and box room. The staircase is wide and of gothic design. It is constructed of figured Oregon, stained and polished. The whole of the internal woodwork is of figured Oregon stained and waxed. The fireplace openings are constructed of red OK bricks of gothic design, carried up to picture rail height and black pointed. For the economisation of space, halls and corridors have been avoided, there are four wide verandas and balconies and a back porch. The roof is covered with slates. Electric light and power have been installed"*³⁷

Into the next decade, the local catholic population continued to grow, putting further pressure on the existing catholic school in Market Street and stimulating discussions about a new one on the subject site.³⁸ Despite the onset of the Great Depression in the

³¹ Wilksch, 'The Naremburn Story,' p124.

³² The Catholic Press, 'Concert at Naremburn,' 10 May 1917, Page 24.

³³ Wilksch, 'The Naremburn Story,' p124.

³⁴ The Daily Telegraph, 'Presbytery at Naremburn,' 30 December 1919, Page 7.

³⁵ The Catholic Press, 'New Presbytery at Naremburn, 30 October 1919, Page 18.

³⁶ The Catholic Press, 'New Presbytery at Naremburn, 30 October 1919, Page 18.

³⁷ The Daily Telegraph, 'Presbytery at Naremburn,' 30 December 1919, Page 7.

³⁸ The Catholic Press, 'Naremburn's New School,' 24 November 1932, Page 19.

late 1920s and its impacts on all facets of society, the local catholic community persevered with extensive fundraising for a new school. They eventually managed to reduce the amount owing for the building upon its completion to only £150.³⁹ Construction began on the school in April 1932 when the foundation stone for the building was blessed by Archbishop Sheehan.⁴⁰ A ball attended by over 400 was held in the new school hall, completed and opened in September 1932 prior to the official opening of the school.⁴¹ Articles detailing the event note the technical interest in the sprung floor of the hall, considered to be the largest in the district.⁴²

On 21 November 1932, the new two-storey school, hall and annex of St Leonards Roman Catholic School at Naremburn was officially opened by Archbishop Kelly.⁴³ In their opening speeches Archbishop Kelly and Father Hurley spoke on the perceived failure of the government to support or grant assistance to catholic education. Archbishop Kelly claimed that Mother Mary McKillop was instrumental through Divine Providence in determining the place for the future school.⁴⁴ The cost of building and furnishing the school totalled £5550, but as aforementioned, contributions from the community covered the vast majority of the debt for the building by the time of its opening. The school land is said to have been donated by the Sisters of St Joseph to the parish.⁴⁵

Descriptions of the school upon its opening detailed that it:

*"is constructed of ordinary bricks with tiled roof, includes a hall for parochial purposes which will seat upwards of 400, and a school with five large classrooms with accommodation for upwards of 400 pupils, as well as a smaller hall for holding committee and society meetings."*⁴⁶

The same article quoted above mentions £7000 spent in the past six years on the church and presbytery also in the grounds – it is unclear if this refers to modifications to those

³⁹ The Labor Daily, 'Convent School at Naremburn,' 21 November 1932, Page 6.

⁴⁰ Sydney Morning Herald, 'The Churches,' 9 April 1932, Page 7.

⁴¹ The Sun, 'First Dance in New School Hall,' Thu 29 Sep 1932, Page 30.

⁴² The Labor Daily, 'Naremburn Ball,' Mon 19 Sep 1932, Page 7.

⁴³ Sydney Morning Herald, 'The Churches,' 19 November 1932, Page 7.; The Labor Daily, 'Convent School at Naremburn,' 21 November 1932, Page 6; McKillop, 'Pictorial History Willoughby,' p46.; Wilksch, 'The Naremburn Story,' p124.

⁴⁴ Ibid.

⁴⁵ The Labor Daily, 'Convent School at Naremburn,' 21 November 1932, Page 6.

⁴⁶ Sydney Morning Herald, 'Building and Construction,' 9 August 1932, Page 6.

buildings or confuses their earlier build dates.⁴⁷ Other articles include reference to a stage on the ground floor alongside kitchen conveniences, an assembly room, cloak rooms, a verandah and caretakers' quarters, four classrooms upstairs and numerous offices.⁴⁸ The school is said to have been used as a Demonstration and Practice School for training teachers from its opening, given its closeness to the Teachers College in Mount Street North Sydney.⁴⁹

In an article in the Catholic Press titled 'Naremburn's Centralisation,' it was stated that building a central school on the site, to replace those two smaller schools run by Sisters of Saint Joseph and the Sisters of Mercy, brought a "greater concentration of parochial properties" by moving catholic education from "the inconvenient outskirts and renewed in the centre of the district, where at present exist the church, presbytery and convent, and the rising walls of a very commodious new school."⁵⁰ The school had been considered the most pressing need of the church, before the new convent or finishing the church. It was hoped the school building would represent:

*"one of the most imposing structures in the northern suburbs, a prominent landmark in the district, another practical illustration of the progress of the faith and of the impregnable position of the church in this young country; a building that, for generations, will supply tangible evidence of the faith and fervour of the Catholic of Naremburn."*⁵¹

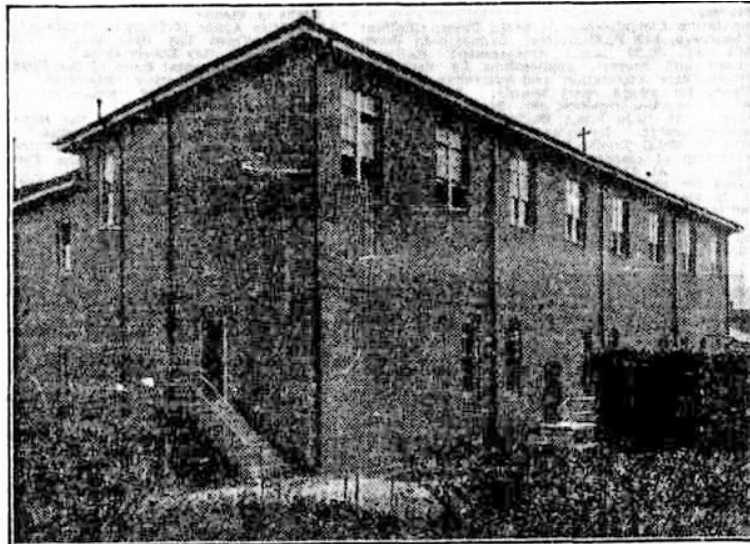
⁴⁷ Sydney Morning Herald, 'Building and Construction,' 9 August 1932, Page 6.

⁴⁸ The Catholic Press, 'Naremburn's New School,' 24 November 1932, Page 19.

⁴⁹ Information sheet, c1980s – supplied.

⁵⁰ The Catholic Press, 'Naremburn's Centralisation,' 14 April 1932, Page 16.

⁵¹ The Catholic Press, 'Naremburn's Centralisation,' 14 April 1932, Page 16.



NEW SCHOOL HALL AT NAREMBURN.

Figure 6 Photo of the new St Leonard's Catholic School at Naremburn after its opening.
(Source: Sydney Morning Herald, 'Building and Construction,' 9 August 1932, Page 6.)



Figure 7 Artist AG Benfield completing the "Christ Before Pilate" stained glass at St Leonards Naremburn in 1938. (Source: The Sun, 'Beauty of Sydney By Night,' 29 July 1938, Page 8.)



Figure 8 The site at the corner of Donnelly and Willoughby Roads in 1930, prior to the construction of the main school building and additional classrooms, whilst Merrenburn (in use as convent) was still extant. (Source: Historical Imagery Viewer).



Figure 9 The site at the corner of Donnelly and Willoughby Roads in 1943, after construction of the main school building and additional classrooms (Merrenburn demolished) and a new convent to the east. The first phase of the Church is also evident (Source: Historical Imagery Viewer).

Work on the new convent for the Sisters of Saint Joseph began in September 1935 when the foundation stone for the building was laid. It is said that the old building Merrenburn they had occupied was “one of the earliest residences built on the north shore” and “erected some 80 years ago... [but] had long outlived its usefulness.”⁵² It was replaced with a purpose-built convent for the Sisters of St Joseph who ran the school, juniorate girls, and additional accommodation for Sisters from the main convent in North Sydney. The convent was designed by Scott, Green and Scott Architects. Coverage of the convent in the Catholic Freeman’s Journal noted that the next major building work was to be the completion of the church.⁵³ Recycled materials from the Market Street school and church, by this time both decommissioned, are said to have been used in the construction of the convent. Recycled materials included brick, timber, slates and glass, which substantially reduced the cost of the new building.⁵⁴

Only a few short years after completion of the substantial school building, further accommodation was required due to steadily increasing enrolments. As a result, in 1936, approval was granted for three new classrooms.⁵⁵ The new classroom block was built to the east of the school building from recycled building materials, as the parish had not been able to find a buyer for the building materials remaining after the convent construction. The new block may have also incorporated bricks from the old house/convent shown on the approximate site in the 1930 aerial, which was demolished around this time to make room for the block. The new building and its foundations were apparently designed with the potential to accommodate an additional storey.⁵⁶ This never came to fruition.

In the following years, the needs and desires of the parish continued to be realised, such as in the completion of the stained-glass windows circa 1938 under chief artist AG Benfield.⁵⁷ The western extension and spire to church were finally completed decades after the original section of the church in 1955, under the supervision of local architect and member of the church Allan G Robertson.⁵⁸ Whilst the original plans included a twin

⁵² Catholic Freeman’s Journal, ‘Foundation Stone Blessed,’ 26 September 1935, Page 31. See article for detailed description – convent outside of the scope of this report.; McKillop, ‘Pictorial History Willoughby,’ p46.

⁵³ Ibid.

⁵⁴ Wilksch, ‘The Naremburn Story,’ p125.

⁵⁵ Wilksch, ‘The Naremburn Story,’ p125.

⁵⁶ Ibid.

⁵⁷ The Sun, ‘Beauty of Sydney By Night,’ 29 July 1938, Page 8.

⁵⁸ Wilksch, ‘The Naremburn Story,’ p125.

spire, only a single, landmark spire was erected following the intervention of Robertson. He saw a single spire as more appropriate to the aesthetics of the building and its prominent elevated site⁵⁹ The structure of the spire was constructed of galvanized steel framework, hoisted into place, and clad in copper. Bells for the tower were intended to be part of this stage but were not acquired until 2014 when a set of second-hand church bells from the UK were purchased and installed.⁶⁰

The church continued to be mentioned in local papers and the catholic press as the years progressed, which provides some insights into varied use of the buildings. In 1966, Mr Van Gestel and the Naremburn Youth Choir were pictured outside St Leonard's Catholic Church, a venue where they sang regularly.⁶¹ The choir represented a group of young Australians and young migrants who sung church music at 30 parishes across the state. In the 1980s, the high esteem in which the school was held by the local community and new migrant families to the district was noted.⁶²

As the nature and character of Naremburn changed and shifted into the last decades of the twentieth century, impacted particularly by the bisection of the Warringah and Gore Hill Freeways in 1978 and 1992, so too did its institutions. According to available aerial imagery, sometime between the early-1970s and mid-1980s an addition and link was installed between the original school building and the 1936 classroom block at the northern end of the buildings. Several other alterations are also likely to have taken place internally between the opening of the school and this time, due to the important and practical nature of the building. This includes the installation of modern light fittings and the painting of internal surfaces in the larger school building and a greater level of intervention including partition walls in the single storey classroom building.

Whilst the Catholic Church maintained steady attendance, rapidly failing enrolments at the school lead to its eventual closure in 1996.⁶³ The school building has since been occupied by businesses including Kick Performance Group, as well as Catholic Care and the offices of Northern Beaches Council Family Connect and Support more recently.

⁵⁹ McKillop, 'Pictorial History Willoughby,' p47.

⁶⁰ Ibid, p47.

⁶¹ Good Neighbour, 'Real Harmony in this group,' 1 Oct 1963, Page 2.

⁶² Wilksch, 'The Naremburn Story,' p125.

⁶³ Clare Evans, 'Naremburn.'



Figure 10 Sir Roden Cutler and dignitaries at St. Leonards Church, Naremburn, 1955. (Source: Willoughby City Library, record no. 224324).

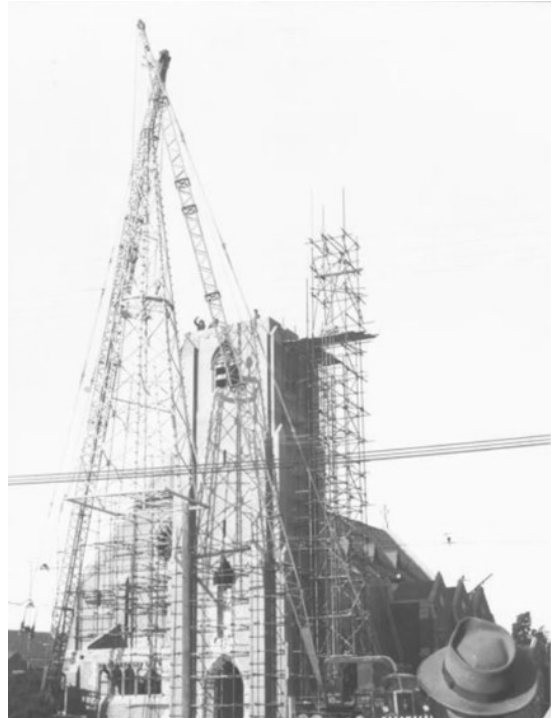


Figure 11 Spire under construction, St Leonards Catholic Church, Willoughby Road and Donnelly Road, Naremburn, 1955. Source: Willoughby City Library, record no. 220674.



Figure 12 Spire under construction, St Leonards Catholic Church, Willoughby Road and Donnelly Road, Naremburn, 1955. (Source: Willoughby City Library, record no. 220194).



Figure 13 St Leonards Catholic Church, Willoughby Road, corner of Donnelly Road, Naremburn, 1955. (Source: Willoughby City Library, Record no. 220278).



Figure 14 The Naremburn Youth Choir, outside St Leonard's Catholic Church, where they sang regularly. (Source: Good Neighbour, 'Real Harmony in this group, 1 Oct 1963, Page 2.')



Figure 15 St Leonards Catholic Church, Willoughby Road, corner of Donnelly Road, Naremburn, ca.1960s (Source: Willoughby City Library, record no. 222454)



Figure 16 St Cuthbert's Church of England, and St Leonards Catholic Church, Willoughby Road, Naremburn, 1978 (Source: Willoughby City Library, record no. 225274).



Figure 17 Willoughby Road, looking south from Rohan Street, Naremburn, 1978
Source: Willoughby City Library, record no. 224181



Figure 18 St Leonard's Catholic Church, cnr Willoughby Road and Donnelly Road, Naremburn, 1986. (Source: Willoughby City Library, record no. 220603).



Figure 19 St Leonard's Catholic School, Willoughby Road, Naremburn, 1986 (Source: Willoughby City Library, record no. 224675)



Figure 20 St Leonard's Catholic Church convent, Merrenburn Avenue, Naremburn, 1986 (Source: Willoughby City Library, Record no. 219539)



Figure 21 St Leonard's Catholic School, Willoughby Road, Naremburn, 1994, shortly before it closed. (Source: Willoughby City Library, record no. 225905).

Land title summary

Church and presbytery site

Date	Event
December 1911	1 acre 7 perches of land on the corner of Donnelly and Willoughby Roads, containing the site of the church, presbytery and part of the convent site was purchased by His Grace the Most Reverend Michael Kelly, Archbishop of Sydney, the Reverend William Barry of Chatswood, Clerk of Holy Orders, and Thomas Joseph Dalton of Naremburn, Gentlemen. Land identified as 'Lots 2 and 37 and part of Lot 1 of DP5751.'
January 1929	Thomas Joseph Dalton's death is recorded. The site is transferred to the Most Reverend Dr Michael Kelly, the Most Reverend Dr Michael Sheehan, Roman Catholic Coadjutor Archbishop of Sydney, The Right Reverend Monsignor Patrick Lewis Coonan of Sydney Vicar General, the Very Reverend Thomas Wheelan of Sydney, Chancellor, and the Reverend John Rohan of Naremburn, Clerk in Holy Orders.
June 1939	Trustees of the Roman Catholic Church for the Archdiocese of Sydney become the registered proprietors of the site.
December 1939	The Trustees of the Roman Catholic Church for the Archdiocese of Sydney transfer the part of the land representing the future convent site to His Grace the Most Reverend Dr Michael Kelly, Roman Catholic Archbishop of Sydney, His Grace the Most Reverend Dr Norman Gilroy, Roman Catholic Coadjunct Archbishop of Sydney, Veronica O'Brien, Catherine Elgis and Marry Mullerton as joint tenants.
April 1940	New certificate of title issued to the Trustees of the Roman Catholic Church for the Archdiocese of Sydney, containing the Church and Presbytery sites.
August 1989	The Trustees of the Roman Catholic Church for the Diocese of Broken Bay become the registered proprietors of the site. No further transfers recorded on the physical record.

School and Merrenburn (first convent) sites

Date	Event
December 1911	1 acre 12 ¼ perches of land on the corner of Willoughby Road and Merrenburn Avenue representing the school and part of the convent site was purchased by His Grace The Most Reverend Michael Kelly, Archbishop of Sydney, the Right Reverend Monsignor Patrick Lewis Coonan of St James Presbytery Forest Lodge, Clerk in Holy Orders, and Mary Molloy, Bridget Howley, Mary Meskill and Veronica O'Brien, all of Sydney, Spinsters as joint tenants. The land was identified as 'Part of Lot 1 of DP 5751.'
July 1928	Mary Molloy's death is recorded. The school site alone, 1 rood 27 ¼ perches of land, is transferred to the Most Reverend Dr Michael Kelly, Most Reverend Dr Michael Sheehan, Right Reverend Monsignor Patrick Lewis Coonan, Very Reverend Thomas Phelan and Reverend John Rohan as joint tenants. The convent land is transferred to a separate title.
June 1939	The Trustees of the Roman Catholic Church for the Archdiocese of Sydney become the registered proprietors of the site.
August 1989	The Trustees of the Roman Catholic Church for the Diocese of Broken Bay become the registered proprietors of the site. No further transfers recorded on the physical record.

3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the remaining elements of the property, namely those that are not included in the Schedule 5 heritage listing. The annotated image shows the indicative location of each of these remaining key elements, including the presbytery and its garage, the main school building and classroom building.

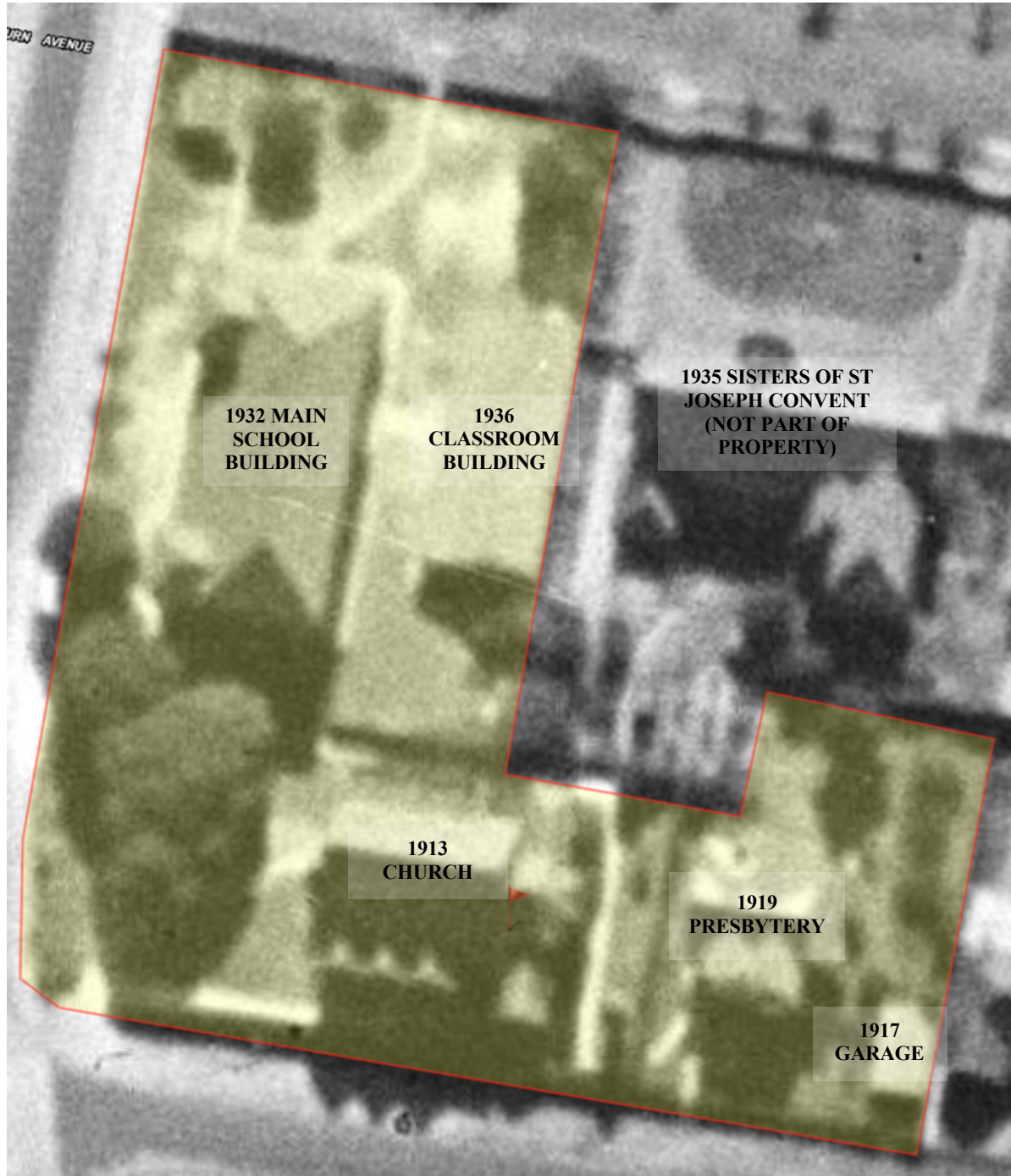


Figure 22 1943 built elements of 43 Donnelly Road, Naremburn (source: www.sixmaps.nsw.gov.au)



Figure 23 Extant elements of 43 Donnelly Road, Naremburn (source: www.sixmaps.nsw.gov.au)

Very few additions have been made to the built form on the subject property since 1943. It is evident that some accretions have been added to the northern end of the main school building as well as a linking element between this main building and the single storey classroom building to its east. The landscape appears to have evolved as would be expected with some early trees remaining. This may warrant further investigation by a specialist. Overall, the arrangement of buildings across the property and their overall forms and the way they address three different streetscapes remain the same and intact.

3.2 THE GROUNDS



Figure 24 Vegetation along the western boundary fronting Willoughby Road.



Figure 25 Vegetation along the western boundary fronting Willoughby Road.



Figure 26 Grounds to the rear of the presbytery.



Figure 27 Grounds to the front of the presbytery

3.3 THE PRESBYTERY AND GARAGE

Constructed in 1919, the presbytery building may be considered an example of an early Inter-war two-storey domestic style building with Old English and Gothic style influences. Externally the building appears to be in excellent condition, despite the enclosed verandahs and alterations to the rear, which have been undertaken sympathetically. Internally, the original fabric appears to be highly intact, and again, changes have been undertaken sympathetically. As a visually prominent and well-maintained building, the presbytery has aesthetic value as a standalone building, notwithstanding its obvious physical and social connection to the Church complex.

This part of the property also features the original 1917 garage, which fronts Donnelly Road forward of the presbytery building line. It is unclear whether the garage has undergone any changes however it appears to remain within its historic footprint.

Some images are provided below however internal photography was limited at the time of inspection and has been excluded for privacy purposes.



Figure 28 The presbytery viewed from Donnelly Road as a standalone building.



Figure 29 The 1917 garage, the second element in the sequence of construction after the church.



Figure 30 View of the presbytery in the context of the adjoining church from Donnelly Road.

3.4 THE 1932 MAIN SCHOOL BUILDING

The two-storey 1932 main school building may be best described as an Inter-War building constructed in the stripped classical style with functionalist influences. The historical sources refer to this building as the main 'school and hall'. Externally this building is a highly intact face brick building displaying large eave overhangs with original soffit lining boards, original timber multi-paned windows with arched headers and even some original rainwater goods.

The hipped roof features two main hip projections at the first-floor level, which are linked along the western elevation of the building by a single storey vestibule and services area, which contains the kitchen. It is apparent that the single storey lean-to on the northern elevation, which was likely a previous verandah, has been infilled and extended to connect to the single storey classroom and an intrusive metal roof parapet has been constructed over. Notwithstanding this and the addition of some air-conditioning units, which are likely to be redundant, this building retains a high degree of integrity externally.

Internally, the building is substantially intact. On the ground floor, the hall appears to be spatially intact, retaining its general arrangement, an original timber floor, columns, skirtings, dado/chair rails, cornices, and windows. When considering the relationship of the columns and cornice to the ceiling, it is possible that the ceiling is original with later light fittings and, if not, is at least in its original location. The hall's vestibule and kitchen, which form the single storey element of the western elevation, have undergone only limited modifications and remain substantially intact. The greatest changes to this building have occurred at the northern end, which appears to have been re-faced in a lighter brick, had a metal parapet installed and has been slightly internally modified, presumably to connect to the single storey classroom link.

The first floor appears to be highly intact with limited changes including painting. The first-floor vestibule is wide and leads to each of the classrooms, all of which have undergone limited changes. An inspection indicated spatial integrity, original windows including those internal, original dado/chair rails and picture rails, skirtings, and cornices. Again, it is possible that the ceilings on the first floor may be original with later light fittings however they are at least in their original location when considering their relationship to windows, external header courses, vents, and the eaves/soffit.

Some external and internal images of this building are included below.



Figure 31 View of the southern elevation of the main school building from the church.



Figure 32 View of the southern elevation of the main school building with the profile of the smaller classroom building and adjoining convent building beyond evident to its east.



Figure 33 View of the eastern elevation of the main school building with the smaller classroom building and linking building in the foreground.



Figure 34 View of the northern elevation of the main school building showing the later modifications, possible verandah infill, green parapet and single storey link building.



Figure 35 Western elevation 1932 main school building showing single storey vestibule area.



Figure 36 North-western corner of the main school building showing the blonde brick facing



Figure 37 1932 foundation stone laid for the main school building.



Figure 38 View north within the school hall on the ground floor of the main school building.



Figure 39 View south within the school hall on the ground floor of the main school building.



Figure 40 Room adjoining vestibule contained within the single storey wing of the west elevation.



Figure 41 Vestibule to ground floor hall within the single storey wing of the west elevation.



Figure 42 Kitchen on the ground floor of the southern projecting bay of the western elevation.



Figure 43 Vestibule running along the western edge of the first-floor classrooms.



Figure 44 First floor classroom with evidence of original fabric.



Figure 45 First floor classroom with evidence of original fabric.



Figure 46 First floor classroom with evidence of original fabric.



Figure 47 View over roof of play area, classroom building and adjoining convent beyond to the east.

3.5 THE 1936 CLASSROOM BUILDING

The single storey 1936 classroom building was also built in the late Inter-War period. Despite its decorative ridge capping and slate roof appearing too elaborate for its time and function, it is speculated that these materials, as well as the decorative vent covers were salvaged from the demolition of an adjoining building or from another site. This building features a simple gabled roof and double hung sash windows on three sides and substantial modifications along the western elevation around the link and addressing the central play area. Whilst evidence of the original verandah remains underneath painted bricks and timber ceiling, the integrity of this building is reduced through the extent of internal changes and the large crack on the southern elevation.



Figure 48 View to the classroom building, which has been connected to the main school building with single storey classroom link.

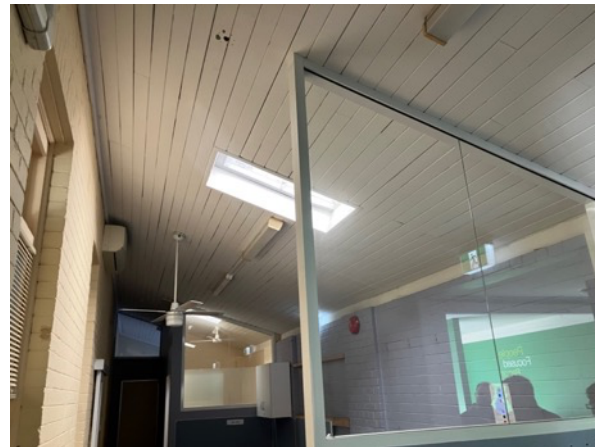


Figure 49 Evidence of original fabric within the enclosed verandah to the classroom building, which has been painted and accretions added.



Figure 50 Internal fit-out of the classroom building.



Figure 51 Southern elevation of single storey 1936 classroom building. Slate roof and decorative ridge capping likely salvaged.



Figure 52 Eastern elevation of single storey 1936 classroom building and its relationship to the adjacent 1935 Sisters of St Joseph's building.



Figure 53 Decorative vents likely salvaged and re-used for this building.

3.6 THE 1970's CLASSROOM LINK

The classroom link, which joins the main school building to the classroom building at the northern end, is an obvious later addition that has resulted in internal changes to both buildings at this end. A green metal parapet element has been installed, which appears to tie all of the elements together along the northern elevation and it appears that the former tiled roof of the larger school building remains behind.



Figure 54 The single storey classroom link featuring green parapet roof element which ties the main school and classroom buildings together,





Figure 55 The original brick continues to the corner and the lighter brick facing is evident as a potential verandah enclosure along the north.


4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION


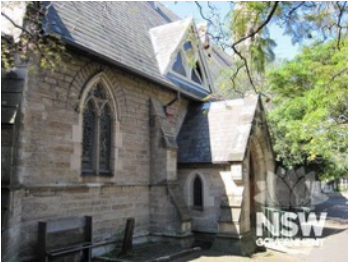
The following summary comparative analysis provides some examples of other listed religious precincts including both educational and accommodation complexes. It is evident through this analysis that these were historically grouped as complexes of buildings and the significance of these is recognised through the heritage listing process.



4.2 RELIGIOUS AND EDUCATIONAL PRECINCTS

Building	Comparison	Integrity	Listing
<p>St Thomas Church', 'St Thomas Church Rectory' and 'St Thomas Kindergarten Hall', North Sydney, NSW.</p> 	Church and school group items	The present condition of the church is excellent, including the interior.	Locally listed – North Sydney Local Environmental Plan 2013 items I0885 (church), I0886 (rectory),
<p>St Mary's Church, Presbytery and School, Whistler St (corner Raglan Street), Manly NSW (1891 – 1927)</p> 	Church and school group items	The church is much modified from the original gabled nave structure. The 1918 and 1928 school buildings have undergone modifications.	Locally listed - Manly Local Environmental Plan 2013 item I254
<p>St James Catholic Church Group including buildings and their interiors, fencing and</p>	Church and school group items		Locally listed - Sydney Local

grounds. 2 Woolley Street Glebe NSW (1877-1905)			Environmental Plan 2012 I822
St Joseph's Catholic Church and former school, including interiors. Gordon Street Rozelle NSW (c.1881) 	Church and school group items	In very good condition.	Locally listed - Leichhardt Local Environmental Plan 2013 Item I768
St Canice's Roman Catholic Church Group, including buildings, their interiors and grounds. 24- 28 Roslyn Street Rushcutters Bay NSW (1887 – 1942)	Church and school group items	Fair - Ongoing conservation works to roof, leadlight windows, stone and brickwork to the church is being carried out.	Locally listed - Sydney Local Environmental Plan 2012 Item I1396
St Bede's School Church Group incl Church, Presbytery, School and their Interiors, grounds and fence. 33-43 Pyrmont Street Pyrmont NSW. (1867 – 1924)	Church and school group items	In fair condition with a high degree of original fabric intact and high potential for restoration. The School building was closed as a school in 1954 and is now used for commercial purposes.	Locally listed - Sydney Local Environmental Plan 2012 Item I1261



<p>St Francis of Assisi Church Group including buildings and their interiors and grounds. 459A-463 Oxford Street Paddington NSW (</p> 	<p>Church and school group items</p>	<p>The buildings are generally in good condition and have been well maintained.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I1093</p>
<p>Sacred Heart Catholic Church Group including Buildings and their Interiors, Fencing and Grounds. 160 Oxford Street Darlinghurst NSW (1880 – 1912)</p> 	<p>Church and school group items</p>	<p>Good Physical Condition</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I409</p>
<p>Former St Francis Xavier Church Group Church/School Bldg. and Terrace Houses. 247-257 Bulwara Road Ultimo NSW (1891)</p>	<p>Church and school group items</p>	<p>In good condition.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I2021</p>
<p>Monte Sant Angelo Group – Chapel, Masalou, and</p>	<p>Church and school group items</p>	<p>Intact with minor alteration to the Masalou</p>	<p>Locally listed - North Sydney Local Environmental</p>




Mercy Hall. 128 Miller Street North Sydney NSW			Plan 2013 Item I0894
<p>'St Francis Xaviers School Hall' and 'St Francis Xaviers Church'. 19 Mackenzie Street Lavender Bay NSW (1879 – 1901)</p> 	Church and school group items	Major alteration completed in 1964 - North wall removed and church extended to double its original size	Locally listed - North Sydney Local Environmental Plan 2013 Items I0349 (church) and I0350 (school)
<p>St Andrew's Congregational Church group, including interiors. 217-223 Darling Street Balmain NSW (1854 – 1871)</p> 	Church and school group items	In good condition.	Locally listed - Leichhardt Local Environmental Plan 2013 Item I191
Church and cemetery, parish hall, school hall, rectory and church grounds. 62-74 Bland Street Ashfield NSW	Church and school group items		Locally listed - Ashfield Local Environmental Plan 2013 Item 45


			
<p>St Vincents Roman Catholic Church Group. 109-117 Redfern Street Redfern NSW (1885 – 1920)</p>	<p>Church and school group items</p>	<p>Relatively good. The church retains much of its original character and detail. The former presbytery was vacant and in a poor condition since 1980s.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item 11348</p>
<p>St Thomas' Church group, including interiors. 668 Darling Street Rozelle NSW (1874 – 1941)</p> 	<p>Church and school group items</p>	<p>In good condition.</p>	<p>Locally listed - Leichhardt Local Environmental Plan 2013 Item 1745</p>
<p>St Michael's Church Group including buildings and their interiors and grounds. 19-23 Golden Grove Street Newtown (1891 – 1979)</p>	<p>Church and school group items</p>	<p>The school building is substantially intact to its exterior, with the majority of alteration confined to its interior, when the</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item 1979</p>



		building was converted to a hall and accommodation after its school use ceased.	
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4.3 RELIGIOUS AND ACCOMMODATION COMPLEXES



Building	Basis of comparison	Integrity	Listing
<p>Uniting Church and Manse (including original interiors). 10-12 Clanwilliam Street North Willoughby NSW (1901)</p> 	Church and religious accommodation groups	The Manse is well built and apart from the verandah is intact.	Locally listed - Willoughby Local Environmental Plan 2012 Item 1191
<p>'St Peters Church' and 'St Peters Church Manse'. 218 Blues Point Road North Sydney NSW (1866-1886)</p> 	Church and religious accommodation groups	Intact	Locally listed - North Sydney Local Environmental Plan 2013 Item 10792
<p>'St Marys Catholic Church' and 'St Marys Catholic Presbytery'. 264 Miller</p>	Church and religious		Locally listed - North Sydney Local Environmental


<p>Street North Sydney NSW (1938)</p> 	<p>accommodation groups</p>		<p>Plan 2013 Items 10971 and 10972</p>
<p>'St Andrew's Presbyterian Church' and 'St Andrew's Hall and Manse'. 56 Raglan Street Manly NSW (1885-1906)</p> 	<p>Church and religious accommodation groups</p>	<p>Some sandstone finials are currently missing, and in need of reinstatement, mortar in need of attention.</p>	<p>Locally listed - Manly Local Environmental Plan 2013 Items 1217 and 1218</p>
<p>Ryde Wesley Uniting Church, George H Trevill Memorial Hall and hall. 25-27 Church Street Ryde NSW (1848-1870)</p> 	<p>Church and religious accommodation groups</p>	<p>Overall good, however corrosion of metal grilles over the 1870 church windows is staining the sandstone below the windows.</p>	<p>Locally listed - Ryde Local Environmental Plan 2014 Item 27</p>
<p>Baptist Church and Manse. 1 Garden Square Gordon NSW</p>	<p>Church and religious accommodation groups</p>		<p>Locally listed - Ku-ring-gai Local Environmental</p>



			Plan 2015 Item 1192
St John's Uniting Church, Hall and Manse. 61 Coonanbarra Road Wahroonga NSW (1901-1920)	Church and religious accommodation groups		Locally listed - Ku-ring-gai Local Environmental Plan 2015 Item 1890
'St. Matthew's Church and Church Hall' and 'St. Matthew's Anglican Rectory'. 44 The Corso (Corner The Corso and Darley Road) Manly NSW (1929 church, 1887 rectory)	Church and religious accommodation groups	Rectory has historical association with the first St. Mathews church building. Additions 1 storey and low scale to both sides.	Locally listed - Manly Local Environmental Plan 2013 Item 1113
			
Former Presbyterian Church Group Including Buildings and their Interiors. 186-186A Palmer Street Darlinghurst NSW (1856 – 1869)	Church and religious accommodation groups	The complex ceased to be church property in the late 1970s.	Locally listed - Sydney Local Environmental Plan 2012 Item 424
Former St David's Church Group Church and	Church and religious	In good condition with a	Locally listed - Sydney Local



<p>Residence Including Interiors. 17-19 Arthur Street Surry Hills NSW (1880-1900)</p> 	<p>accommodation groups</p>	<p>high degree of original fabric externally and potential for restoration.</p> <p>Church Building altered in 1980 and converted to a flat building.</p>	<p>Environmental Plan 2012 Item I1419</p>
<p>Paddington Uniting Church Group including buildings, and their interiors and grounds. 395 Oxford Street Paddington NSW (1877-1910)</p> 	<p>Church and religious accommodation groups</p>	<p>The church has been altered by some of the removal of the original external detailing and the original pews. The interior walls have been coated and the lighting changed.</p> <p>1991 - Alterations and additions to the former Parsonage to accommodate a childcare centre.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I1091</p>
<p>Holy Trinity Church Group Including Buildings and Their Interiors and Fence. 55 Erskineville Road Erskineville NSW (1885-1961)</p>	<p>Church and religious accommodation groups</p>	<p>In good condition with a high degree of original fabric intact and high potential for restoration.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I609</p>

		<p>Some cracking to brickwork (church) and sandstone posts to front fence on Rochford St is evident.</p>	
<p>Greek Orthodox Church Group Buildings Landscaping, Fence & Grounds Incl. Interior. 242 Cleveland Street Surry Hills NSW (1848-1912)</p>	<p>Church and religious accommodation groups</p>		<p>Locally listed - Sydney Local Environmental Plan 2012 Item I1476</p>
<p>St Pius Church, Church Hall and Presbytery, including interiors. 290 Edgeware Road Newtown NSW. (1905-1915)</p> 	<p>Church and religious accommodation groups</p>	<p>The buildings and site appear to be in good condition.</p>	<p>Locally listed - Marrickville Local Environmental Plan 2011 Item I147</p>
<p>St Clement's Church, Hall and Rectory, including interiors. 332 - 334</p>	<p>Church and religious</p>	<p>Good condition</p>	<p>Locally listed - Marrickville Local Environmental</p>

<p>Marrickville Road Marrickville (1883-1907)</p> 	<p>accommodation groups</p>		<p>Plan 2011 Item I111</p>
<p>St Brigid's Church, Hall, Monastery, Shrine and grounds, including interiors. 344-392 Marrickville Road Marrickville (1918-1936)</p> 	<p>Church and religious accommodation groups</p>	<p>Good condition</p>	<p>Locally listed - Marrickville Local Environmental Plan 2011 Item I112</p>
<p>St Augustine of Hippo Church, Chapel and Presbytery, including interiors. 3 Jane Street Balmain NSW (1848-1922)</p>	<p>Church and religious accommodation groups</p>	<p>The buildings are generally in good condition.</p>	<p>Locally listed - Leichhardt Local Environmental Plan 2013 Item I250</p>

			
<p>Church, institute and manse. 1-3 Knox Street Ashfield NSW</p>	<p>Church and religious accommodation groups</p>		<p>Locally listed - Ashfield Local Environmental Plan 2013 Item 173</p>
<p>Ultimo Uniting Church Group Buildings and Grounds, Including Interiors. 97 Quarry Street Ultimo NSW (1888-1902)</p>	<p>Church and religious accommodation groups</p>	<p>In good condition with a high degree of original fabric intact and high potential for restoration.</p> <p>The front garden area of the church and manse has been altered.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item 12057</p>
<p>St Peter's Roman Catholic Church Group Buildings and Fence. 235-241 Devonshire Street Surry Hills NSW (1880-1917)</p>	<p>Church and religious accommodation groups</p>	<p>In good condition with a high degree of original fabric intact and high potential for restoration.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item 11520</p>

			
<p>St Michael's Anglican Church Group Buildings Incl. Interior & Grounds & Fence. 81 Flinders Street Surry Hills NSW (1854-1917)</p> 	<p>Church and religious accommodation groups</p>	<p>High integrity / good condition</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I1543</p>
<p>St Matthias Church Group including buildings and their interiors, front fence and grounds. 471-475 Oxford Street Paddington NSW (1861-1927)</p>	<p>Church and religious accommodation groups</p>	<p>The buildings are generally in good condition.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I1095</p>
<p>St Mary's Church Group Including Buildings and Their Interiors and Fencing. 21-23 Swanson Street Erskineville NSW (1912-1920s)</p>	<p>Church and religious accommodation groups</p>	<p>In good condition with a high degree of original fabric intact and high potential for restoration. Partial enclosure of 1st floor</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I627</p>

		balcony to Rectory.	
<p>St John's Presbyterian Church Group including buildings and their interiors and grounds. 261-263 Oxford Street Paddington NSW (1859-1904)</p>	<p>Church and religious accommodation groups</p>	<p>The general condition of the exterior of all buildings range from poor to good. The New Manse appears to be in excellent condition.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I1090</p>
<p>St John's Church of England Church Group Including Church and Interior, Rectory. 120 Darlinghurst Road Darlinghurst NSW (1858-1885)</p> 	<p>Church and religious accommodation groups</p>	<p>Fair condition - regular inspections and make-safe work needed in current condition of tower and spire.</p>	<p>Locally listed - Sydney Local Environmental Plan 2012 Item I279</p>

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of built elements contained within the property known as 43 Donnelly Road including the listed Church.

5.2 HERITAGE ITEMS IN THE VICINITY

The property is located within the vicinity of a number of other heritage items including *Converted Naremburn Public School and Resources Centre*, located at 10 Dalleys Road (item no. I156), *St Cuthbert's Anglican Church (including original interiors)*, located at 205 Willoughby Road (item no. I172), *House (including original interiors)*, located at 248 Willoughby Road (item no. I173), *Group of shops*, located at 272 - 276 Willoughby Road (item no. I174) and *Shops*, located at 284 and 284A Willoughby Road (item no. I175).

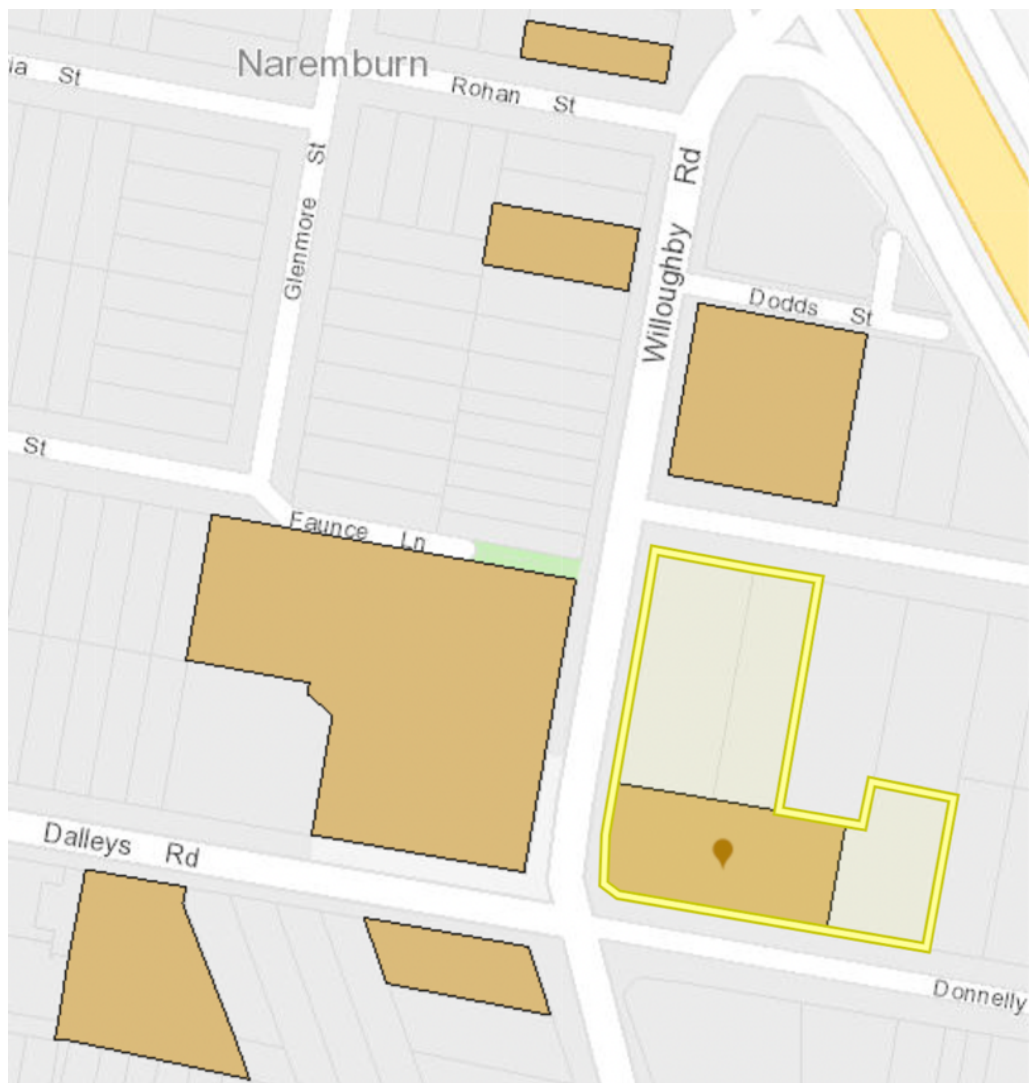


Figure 56: NSW Heritage Inventory Map showing 43 Donnelly Road within the yellow border and the heritage items within the vicinity (noted at Section 5.2 above) coloured brown

5.3 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following four themes are considered relevant to the subject site.

Australian Theme	NSW Theme	Comments
Building settlements, towns and cities	Towns, suburbs and villages	The site contains a group of buildings that represent a complex of functions on a small scale, within a wider concentration of urban functions at a local scale.
Building settlements, towns and cities	Accommodation	The presbytery represents accommodation in support of the religious and education functions.
Educating	Education	The site is associated with teaching and learning by children and adults, formally and informally.
Developing Australia's Cultural Life	Religion	The site is associated with the Catholic Church.

5.4 NSW HERITAGE CRITERIA

An assessment of cultural significance is undertaken below, based on the available documentary and physical evidence. Whilst not extensive, there is sufficient information to guide the assessment of the heritage item against the NSW Heritage criteria as well as formulate the statement of significance. Where relevant, elements of the assessment of significance below have been extracted from the current state heritage inventory for *St Leonards Catholic Church* however essentially the whole property has been assessed against the criteria. A summary statement of significance is provided for the whole site.

a) Historical Significance

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)

St Leonards Church, presbytery and school buildings have local historical significance for their association with the early development of religious, educational, and supporting accommodation, buildings in the area. The building group represents a clear chronology of development occurring in the early twentieth century typical of a growing and expanding religious and/or educational precinct. The complex satisfies this criterion.

b) Historic Associational Significance

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).

Based on the available historical evidence, it is considered the complex of buildings has maintained an association with the Sisters of St Joseph, reinforced by the layout and proximity of buildings to the adjoining convent. Whilst it is not inconceivable that the adjoining convent site be considered for inclusion in the curtilage of the Church complex, the association is not of such magnitude to be considered special, nor is it based on any significant events or ideologies. The complex does not satisfy this criterion.

c) Aesthetic and/or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The complex of buildings is considered a key landmark within the local area and as individual entities, the Church, presbytery and school building have landmark qualities within different streetscapes.

The Church itself has architectural and aesthetic significance and is an extremely fine Late Edwardian period Church with a very good interior, which is significantly intact. The Church tower's tall spire and the strong architectural elements of the building make it a dominating and contributing feature of the streetscape and it has apparently long been regarded as one of the more artistically designed Churches on the North Shore.

The presbytery is an early Inter-war two-storey domestic style building with Old English and Gothic style influences. A visually prominent and well-maintained building, the presbytery has aesthetic value as a standalone building, notwithstanding its clear physical and social connection to the Church and wider precinct. The garage, which sequentially follows the construction of the Church and fronts Donnelly Road, maintains its 1917 form and location in the south-eastern corner of the site.

The 1932 main school building has aesthetic qualities as a prominent and attractive element within the Willoughby Road streetscape and as a foreground to the Church when approaching from the north. Whilst it is, to some extent utilitarian in nature, the two-storey building is highly intact externally and substantially intact internally with only simple measures required to remove later accretions. The 1936 single storey school building is reasonably intact and has a pleasant but less imposing presence as a school building. It appears to have been constructed of materials salvaged from an earlier and more decorative building, which is of interest to the group. The complex satisfies this criterion.

d) Social and/or Cultural Significance

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

This group of buildings has social significance for the Naremburn and Diocesan Catholic community, for the long-term use of the site for a school and as a place for public worship and the symbiotic operation of these functions, which were closely related. The complex satisfies this criterion.

e) Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history

It is unlikely that the complex has research potential to meet this criterion threshold. The complex does not satisfy this criterion.

f) Rarity

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).

The Church itself has been previously noted as a rare item in the local area. The complex does not satisfy this criterion.

g) Representativeness

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 complex of buildings is representative of the symbiotic operation of religious and educational functions contained within a single precinct, supported, and complemented by the accommodation offered by the presbytery. The complex satisfies this criterion.

5.5 INTEGRITY AND CONDITION

The guidelines for assessing heritage significance do not prescribe how to consider the condition of the elements within the heritage curtilage. However, heritage practitioners usually consider the condition of the fabric within four or five categories. For the purpose of this assessment, the tables below set out the high-level and general condition of each building as a whole, based on several external inspections and a brief and non-invasive internal inspection of the presbytery and two school buildings.

The key to the condition of each building is explained in the first table.

CONDITION	EXPLANATION
Excellent	The fabric appears to have little deterioration.
Good	The fabric appears to be in good condition with limited deterioration. Some maintenance may be required.
Fair	The fabric is generally of sound condition but likely to require maintenance and repair.
Poor	The fabric may have lost its structural integrity and can be seen in an obvious state of deterioration.
Disrepair	The fabric has become dilapidated and may be partly or wholly irreparable.

BUILT ELEMENT	GENERAL CONDITION
Church	Excellent – internals based on photographs only
Presbytery	Good
Garage	Good
Main School Building	Good
Classroom Building	Fair – significant external cracking
Classroom Link	Fair

5.6 GRADING OF BUILT FABRIC

The following tables provide the guiding terminology for, and the high-level and general assessment of, each of the individual built elements within the heritage curtilage.

GRADING	JUSTIFICATION
Exceptional	Rare or outstanding element directly contributing to a place or object's significance.
High	High degree of original fabric. Demonstrates a key element of the place or object's significance. Alterations do not detract from its significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the place or object.
Little	Alterations detract from its significance. Difficult to interpret.
Intrusive	Damaging to the place or object's significance.

BUILT ELEMENT	LEVEL OF SIGNIFICANCE
Church	Exceptional
Presbytery	High
Garage	Moderate
Main School Building	High
Classroom Building	Moderate
Classroom Link	Intrusive

5.7 STATEMENT OF SIGNIFICANCE

St Leonard's Church, presbytery and school buildings have local historical significance as a complex for their association with the early development of religious, educational, and supporting accommodation buildings in the area. The building group represents a clear chronology of development occurring in the early twentieth century typical of a growing and expanding religious and/or educational precinct.

The complex of buildings is considered a key landmark within the local area and as individual entities, the Church, presbytery and main school building have landmark qualities within different streetscapes.

The Church itself has architectural and aesthetic significance and is an extremely fine Late Edwardian period church with a very good interior, which is significantly intact. The church tower's tall spire and the strong architectural elements of the building make it a dominating and contributing feature of the streetscape and it has apparently long been regarded as of the more artistically designed churches on the North Shore.

The presbytery is an early Inter-war two-storey domestic style building with Old English and Gothic style influences. A visually prominent and well-maintained building, the presbytery has aesthetic value as a standalone building, notwithstanding its clear physical and social connection to the Church and wider precinct. The garage, which sequentially follows the construction of the Church and fronts Donnelly Road, maintains its 1917 form and location in the south-eastern corner of the site.

The 1932 main school building has aesthetic qualities as a prominent and attractive element within the Willoughby Road streetscape and as a foreground to the Church when approaching from the north. Whilst it is to some extent utilitarian in nature, the two-storey building is highly intact externally and substantially intact internally with only simple measures required to remove later accretions. The 1936 single storey classroom building is reasonably intact and has a pleasant but less imposing presence as a school building. It appears to have been constructed of materials salvaged from an earlier and more decorative building, which is of interest to the group.

This group of buildings has social significance for the Naremburn and Diocesan Catholic community, for the long-term use of the site for a school and as a place for public worship. The buildings are representative of the symbiotic operation of religious and educational functions contained within a single precinct, supported, and complemented by the accommodation offered by the presbytery.

The Church itself has been previously noted as a rare item in the local area.

As a collection, the buildings retain a high degree of integrity in terms of their arrangement, form and setting. Each building retains a high degree of original fabric, except for the single storey classroom building, which has undergone internal changes and the classroom link, which is an intrusive addition. Notwithstanding this, the school buildings also provide a visual and physical conduit between this group and the adjacent Sisters of St Joseph's building and St Cuthbert's Church on Merrenburn Avenue, and the former Naremburn Public School on the opposite side of Willoughby Road.

6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide some guidance in relation to curtilage of the heritage item at 43 Donnelly Road, which currently relates only to the footprint and proximate gardens of the Church building. This is really the crux of this assessment. The assessment of significance at *Section 5* of this report indicates that the significance of the site does extend beyond the of the Church and therefore it is realistic to consider whether the heritage curtilage should be adjusted accordingly. Whilst it is reasonable to conclude that there has been a deliberate decision to restrict the extent of the heritage item, which is reinforced by its mapping and heritage inventory, it is not unreasonable to reconsider this decision based on this assessment.

6.2 DISCUSSION

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for the complex of buildings contained within 43 Donnelly Road, Naremburn.

This publication defines "heritage curtilage" as:

'...the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or*
- a precinct which includes buildings, works, relics, trees or places and their setting.'* (p3).

The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment are the Lot Boundary and Reduced Curtilages. The Reduced Curtilage best describes the current curtilage of the heritage item at 43 Donnelly Road. This type of curtilage generally occurs when other parts of the site are not associated with the significance of the item and arises when *'it is necessary to identify a heritage curtilage which is less than the property boundary but is still sufficient to maintain the heritage significance of the item.'* (p6) It can occur following development and subdivision. However, the Reduced Curtilage in this instance has resulted in the excising of the presbytery and school buildings which have obvious and evident historical associations with the Church and are located on the same property.

The publication describes a Lot Boundary Curtilage as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:

'The property may also contain associated buildings, gardens and other significant features including walls, fences, driveways, or tennis courts, which contribute to the heritage significance of the property.' (p5)

This type of curtilage can allow for the maintenance of links between extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item. The historical analysis of 43 Donnelly Road, which contains three lots, indicates that there was a considered evolution of the subject site, which was determined by the religious and educational aspirations of the Church community in the early part of the twentieth century. This included the construction of the original Church in 1913, garage in 1917, presbytery in 1919 and the school buildings in the 1930s. The church extension and spire followed later, in 1955.

It is recommended that the curtilage of the heritage item, described as *'St Leonard's Catholic Church, Presbytery and School Buildings'* in Section 5, should be re-defined by the existing property boundary, including the presbytery, school buildings and grounds.



Figure 57: Suggested Lot Boundary Curtilage for 43 Donnelly Road, Naremburn.

7. CONCLUSION

This report is focussed on the appropriateness and extent of the curtilage for local heritage item No. 160 described in Schedule 5 of the WLEP as '*St Leonard's Catholic Church*', as well as further considering the extant built elements within the site known as 43 Donnelly Road. Whilst the two are related, the extent of the curtilage should not only be determined by elements of exceptional and high significance. Where there is a group or collection of elements, which are historically and socially linked and can be easily defined and interpreted by a subdivision pattern, the heritage curtilage should also reflect this. This assessment considers relevant historical, physical and curtilage analyses to conclude on the heritage significance of the whole site and provide advice on expanding the curtilage, pursuant to the Heritage Act 1977 (NSW) Clause 27 (a) *Application of Interim Heritage Order to Curtilage or Site*.

The entirety of the property defined as 43 Donnelly Road, Naremburn clearly contains a complex of buildings, which are historically and socially connected to St Leonard's Church and as a group they retain landmark qualities. Based on historical evidence, external inspections of the site and a brief internal inspection of the presbytery and garage, the two-storey main school building and single storey classroom building, it is evident that the entirety of the property at 43 Donnelly Road, Naremburn has sufficient heritage significance to warrant inclusion within the curtilage of the local heritage item. The adjoining Sisters of St Joseph's convent is also considered to be important to the group however is not part of this assessment.

The site is not within a conservation area and current planning instruments do not provide sufficient protection for those buildings in the complex which are not covered by the (existing) heritage listing or mapped curtilage. It is therefore suggested that heritage item No. 160 in Schedule 5 of WLEP be re-mapped to the property boundaries to include Lot 1 DP320984, Lot A DP341975 and Lot 1 DP115889 and re-defined as:

'St Leonard's Catholic Church, Presbytery and School Buildings'

In general terms, it is recommended that a Conservation Management Plan be prepared for the entirety of the site to guide future development and conservation works and new works should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

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