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HERITAGE IMPACT STATEMENT

Oakhill College, 423-513 Old
Northern Road, Castle Hill

Prepared for
OAKHILL COLLEGE
24 June 2020

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EXECUTIVE SUMMARY

Urbis has been engaged to prepare the following Heritage Impact Statement (HIS) to accompany a development application for Oakhill College located at 423-513 Old Northern Road Castle Hill, herein referred to as 'the subject site'. The proposed development at Oakhill College involves the construction of the Innovation Hub, a new multi-storey educational facility, located near the northern perimeter of the college campus.

Heritage Listing

The subject site is listed as an item of local significance under Schedule 5, Environmental Heritage in the Hornsby LEP, 2013:

- *Oakhill College, original building and grounds, located at 423–521 Old Northern Road, Castle Hill (Item No: 259)*

The subject site is also located in proximity to the following listed heritage items:

- *Mowll Village group including "Lober House", "Tower House", "Gate House" entry gates, dairy, stables and grounds, 284, 296, 300–302 and 304 Castle Hill Road and 146–200 David Road, Castle Hill (Item No: 255)*

An extract of the relevant heritage map provided overleaf (Figure 1) indicates the location of heritage item Mowll Village group in relation to the subject site. The approximate location of the De La Salle Building in relation to the development site within the Oakhill College campus is also indicated (Figure 2).

Proposed Development

The proposed development, located in the north-eastern portion of the Oakhill College Campus, proximate to De La Salle Building, one of the earliest buildings on the site pertaining to the De La Salle Brothers, founders of Oakhill College. The proposed works include:

- Partial excavation of the carpark site for construction of lower ground level;
- Demolish two buildings - Wagan and Mutien;
- Site works to landscape elements to allow for construction work;
 - Remove 4 x Canary Island Date Palms (high retention value) on the upper terrace and;
 - Removal of 8 x trees within the foot-print of the proposed building (medium to low retention value);
 - Remove remnant stair elements from the former Cox landscape in terraced area.
 - Retention and protection of the established Hoop Pine planting.
- Construct a three-storey, L-shaped educational building with flat roof for the provision of learning spaces for Science, Computer and Technology Workshops comprising the following:
 - Lower Ground Floor – 4 x Timber Workshops; 2 x General Purpose Learning Area (GPLA) / Workshop; GPLA; Graphics; Metal Room; Machinery Room; Materials Store; Maker / Exhibition Space; Hydraulics, Main Switch Room; Project Store; Stairwell; and Amenities
 - Ground Floor - Green Roof with 4 x Skylights and Photovoltaic Panels to northern wing; 2 x Stair Core; Lift Core; Makerspace; Foyer; 1 x General Purpose Learning Area (GPLA); Machine Room and 3 x verandahs.
 - Level 01 - Staff room; Dean's Office; 2 x Computer Media Areas; Computer Store; Informal Learning Area; Comms Room; Accessible Bathroom; 3 x General Purpose Learning Areas (GPLA); 3 x Wet Lab Areas; Prep Room; 2 x Stairwells; and Lift Core.
 - Level 02 - 6 x General Purpose Learning Areas (GPLA); 3 x Wet Labs; Prep Room; Chemistry Store; Experiments Space; Superlab; Central Informal Learning Area; 2 x Stairwells; Lift Core; and Amenities.
 - Roof – Flat roof; Roof plant; and Lift overrun.

Conclusions and Recommendations

The detailed assessment carried out in this report concludes the proposed development would have minimal impact on heritage item, Oakhill College, original building and grounds. The proposed development would be physically separated from the heritage item by a reasonable curtilage and landscape elements within the school grounds. The proposed development, known as Innovation Hub, would generally respect the setting of the school and primary views from the public domain would remain relatively unchanged.

The proposed works would facilitate and enhance the continued educational function and use of the site without dominating the historic significance of the De La Salle Building and associated grounds and campus setting including landscape elements.

Due to the distance from the Mowll Village group, the proposed development does not generate any adverse visual impact on this heritage item.

Recommendations

We confirm the proposed development of the Innovation Hub will have little adverse heritage impact on the heritage significance of Oakhill College and sanction approval based on heritage grounds with the following recommendations.

1. There are three (3) sets of the remnant garden stair elements from the original landscaping associated with the Cox Family residency and occupation. Much of the garden and landscape associations have been lost during the subsequent phases of development as a school. Given the loss of early landscape context, removal of the remnant garden stairs is acceptable.
2. To ameliorate the loss of the garden features, it is recommended they be photographically recorded prior to removal. There is an opportunity to interpret the period of development when Sir Edward Owen Cox and family occupied the site and developed an extensive Federation period cultural landscape across the site.
3. Retain the mature Hoop Pine [Tree ID 227], a cultural landscape planting dating from 1980s of moderate heritage significance, located in the western portion of the subject site near Carmody Theatre. This Hoop Pine is a cultural planting in keeping with the Cox phase and reinforces that historic Federation style planting regime. Given the proposed development is in close proximity to the Hoop Pine, it is recommended a root protection strategy be developed during works to conserve the tree.
4. Four (4) date palms appear to have been relocated from the courtyards of the De La Sale Building in 1961, when alterations were made to that building. The four (4) date palms may be removed from their current location. It is recommended the removal be ameliorated by replacement plantings within the college. The replacement plantings will form part of the Landscape Master Plan for Oakhill College.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND AND HERITAGE LISTING

Urbis has been engaged by Oakhill College to prepare the following Heritage Impact Statement (HIS) for proposed development application for a new education block, the Innovation Hub, on the Oakhill College campus at 423-513 Old Northern Road, Castle Hill (see Figure 2). This document will assess the heritage impact of the proposed development on the subject site. This Heritage Impact Statement (HIS) will accompany the application.

The subject site, located at Oakhill College, 423-513 Old Northern Road, Castle Hill (Figure 5), is listed as an item of local heritage significance on *Hornsby Local Environmental Plan 2013*, Schedule 5 Environmental heritage as follows:

- *Oakhill College, original building and grounds, located at 423–521 Old Northern Road, Castle Hill (Item No: 259)*

The subject site is located in proximity to the following heritage item of local significance:

- *Mowll Village group including “Lober House”, “Tower House”, “Gate House” entry gates, dairy, stables and grounds, 284, 296, 300–302 and 304 Castle Hill Road and 146–200 David Road, Castle Hill (Item No: 255)*

The heritage map (Figure 1) shows the location of the subject heritage item and the proximate heritage item.



Figure 1 – Extract of heritage map, subject site indicated in red.

Source: *Hornsby LEP 2013, Heritage Map – Sheet HER_010*



Figure 2 – Site map indicating location of De La Salle Building (yellow) and development site for proposed Innovation Building (blue). Boundaries of Oakhill College campus indicated in red.

Source: SIX Maps, 2020 with Urbis overlay.

In 2019, Urbis prepared a Master Plan for Oakhill College which provided potential for future development across the site. See Figure 3 for the site Master Plan and Figure 4 for the location of buildings and elements with cultural significance.



Figure 3 – Urbis Masterplan, 2019

Source: Urbis, 2019



Figure 4 – Oakhill College Master Plan showing the location of buildings on the college campus with identifying building numbers. Those of cultural significance are coloured in red and include De La Salle and Chapel (1), Adrian – Drama and Music (5) and the cemetery (north-eastern corner)

Source: Urbis, 2019

1.2. SITE LOCATION

The subject site, Oakhill College, is located at 423-513 Old Northern Road, Castle Hill (Figure 5). Castle Hill is located approximately 30 kilometres north-west of the Sydney Central Business District (CBD) and 9.5 kilometres from Parramatta in the Castle Hill local government area (LGA). The Oakhill College is located on the eastern side of Old Northern Road. The proposed works for the construction of the Innovation Hub building is located at the northern extent of the campus.



Figure 5 – Location plan showing the Oakhill College Campus outlined in red. The approximate location of the development site is identified by a hatched blue circle.

Source: SIX Maps, 2020

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS, *The Burra Charter*, 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Hornsby Local Environmental Plan 2013* and the *Hornsby Development Control Plan 2013*.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Annabelle Cooper (Heritage Assistant). Lynette Gurr (Associate Director, Heritage) has provided peer review and endorsed its content. Stephen Davies (Director, Heritage) was project director.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

1.5.1. DA Drawing Documentation

The proposed works for the construction of the Innovation Hub building, located within Oakhill College Campus. The proposed works are for a new three-storey, L-shaped education building within the northern section of the campus in the location of an existing carpark. In preparing this HIS, Urbis Heritage has reviewed the following DA documentation for the Innovation Hub, prepared by BNV Architects:

Table 1 – DA drawing documentation prepared by BNV Architects

Drawing Title	Drawing No.	Rev	Date
Proposed Site Plan	AR-A10_03-03	2	19.06.2020
Proposed Site Plan	AR-A10_03-04	1	19.06.2020
Existing Site/Demolition Plan	AR-A21_00-01	2	19.06.2020
General Arrangement Plan – Ground	AR-B10_00-01	7	19.06.2020
General Arrangement Plan – Level 01	AR-B10_01-01	6	19.06.2020
General Arrangement Plan – Level 02	AR-B10_02-01	6	19.06.2020
General Arrangement Plan – Roof	AR-B10_03-01	5	19.06.2020
General Arrangement Plan – Lower Ground	AR-B10_LG-01	6	19.06.2020
Overall Elevations	AR-C10_XX-01	3	19.06.2020
Overall Elevations	AR-C10_XX-02	3	19.06.2020
Long Sections	AR-D10_XX-01	3	19.06.2020
Cross Sections	AR-D10_XX-10	2	19.06.2020
Shadow Diagrams	AR-T10_XX-01	2	19.06.2020
Schedule of External Finishes	AR-Y10_XX-01	1	19.06.2020

1.5.2. Description of the Proposal

The proposed works at Oakhill College that form the development application for the Innovation Hub building include the following:

- Partial excavation of the carpark site for construction of lower ground level;
- Demolish two buildings - Wagan and Mutien;
- Site works to landscape elements to allow for construction work;
 - Remove 4 x Canary Island Date Palms (high retention value) on the upper terrace and;
 - Removal of 8 x trees within the foot-print of the proposed building (medium to low retention value);
 - Remove remnant stair elements from the former Cox landscape in terraced area.
 - Retention and protection of the established Hoop Pine planting.
- Construct a three-storey, L-shaped educational building with flat roof for the provision of learning spaces for Science, Computer and Technology Workshops comprising the following:
 - Lower Ground Floor – 4 x Timber Workshops; 2 x General Purpose Learning Area (GPLA) / Workshop; GPLA; Graphics; Metal Room; Machinery Room; Materials Store; Maker / Exhibition Space; Hydraulics, Main Switch Room; Project Store; Stairwell; and Amenities
 - Ground Floor - Green Roof with 4 x Skylights and Photovoltaic Panels to northern wing; 2 x Stair Core; Lift Core; Makerspace; Foyer; 1 x General Purpose Learning Area (GPLA); Machine Room and 3 x verandahs.
 - Level 01 - Staff room; Dean's Office; 2 x Computer Media Areas; Computer Store; Informal Learning Area; Comms Room; Accessible Bathroom; 3 x General Purpose Learning Areas (GPLA); 3 x Wet Lab Areas; Prep Room; 2 x Stairwells; and Lift Core.
 - Level 02 - 6 x General Purpose Learning Areas (GPLA); 3 x Wet Labs; Prep Room; Chemistry Store; Experiments Space; Superlab; Central Informal Learning Area; 2 x Stairwells; Lift Core; and Amenities.
 - Roof – Flat roof; Roof plant; and Lift overrun.

1.5.3. Extracts from DA Drawing Documentation

Figure 6 through to Figure 11 are extracts from DA drawing documentation prepared by BVN Architects and provide details of the proposed Innovation Hub.

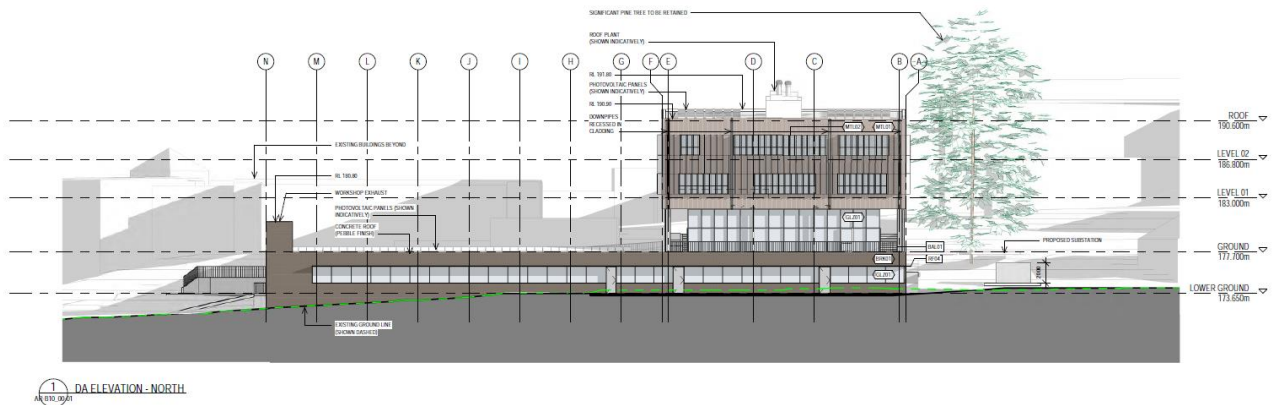


Figure 6 – North Elevation

Source: BVN Architects, 19.06.2020

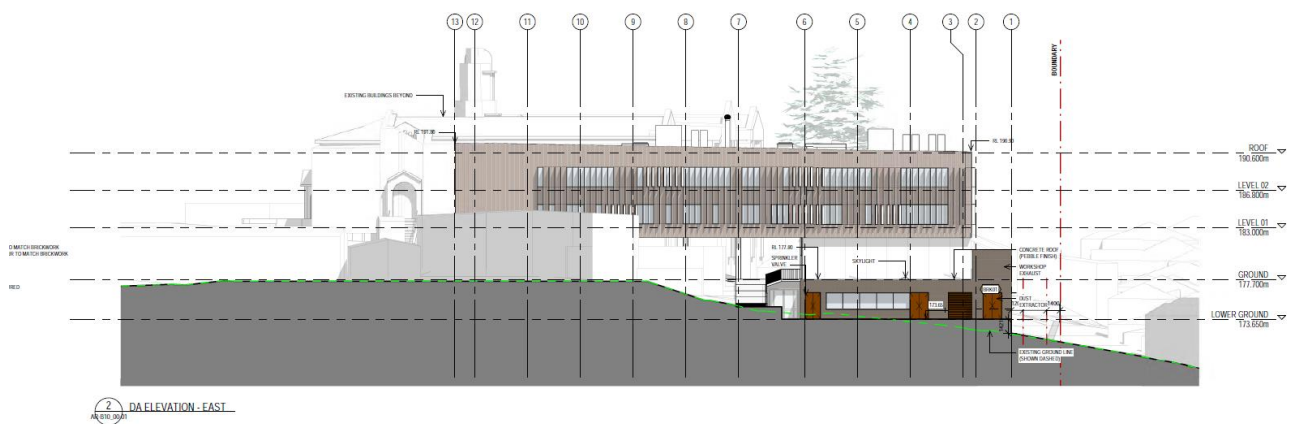
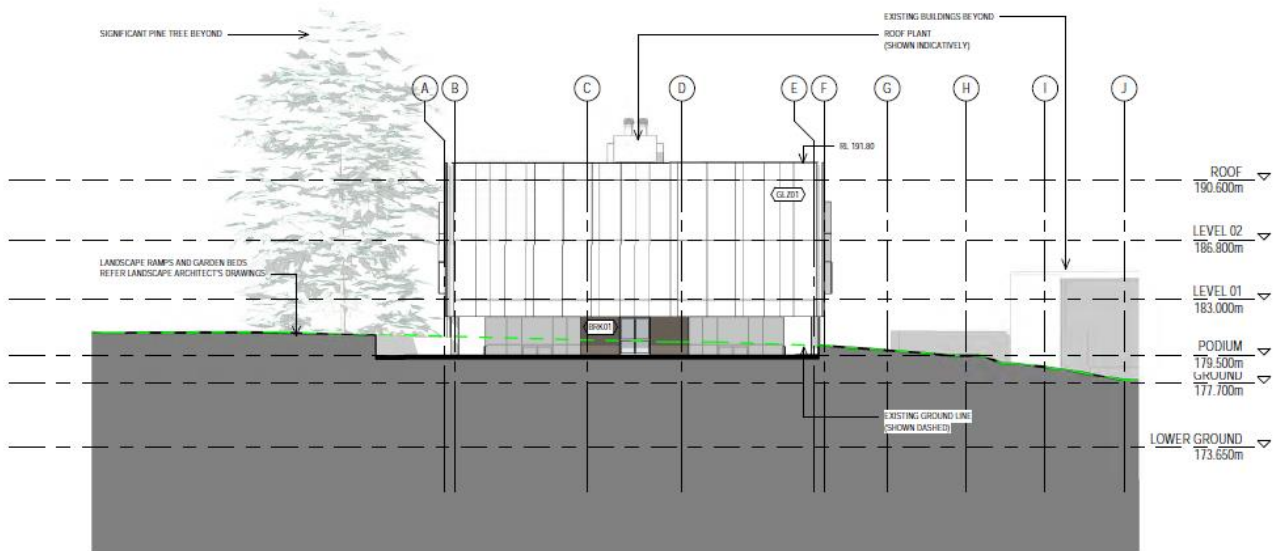


Figure 7 – East Elevation

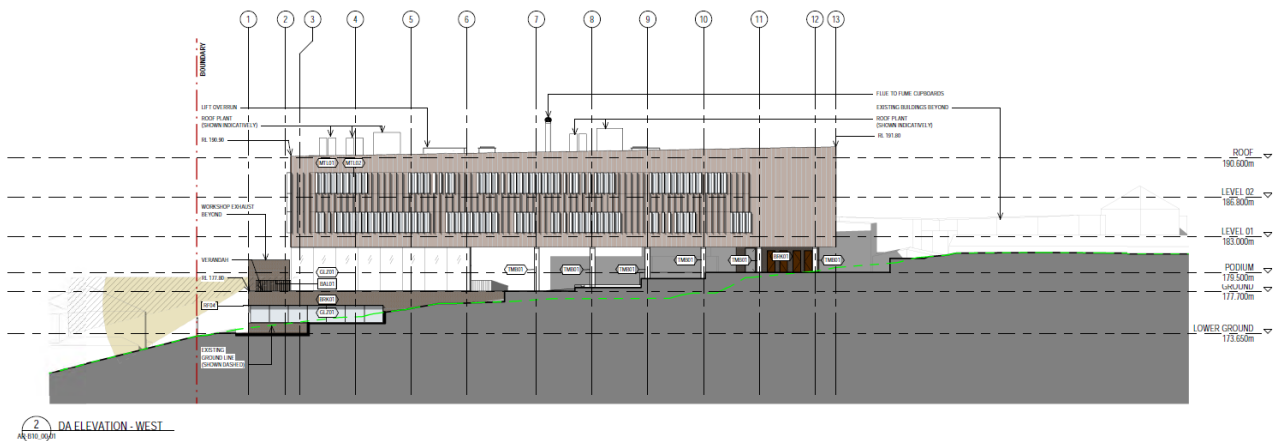
Source: BVN Architects, 19.06.2020



1 DA ELEVATION - SOUTH
AR B10.00/01

Figure 8 – South Elevation

Source: BVN Architects, 19.06.2020



2 DA ELEVATION - WEST
AR B10.00/02

Figure 9 – West Elevation

Source: BVN Architects, 19.06.2020

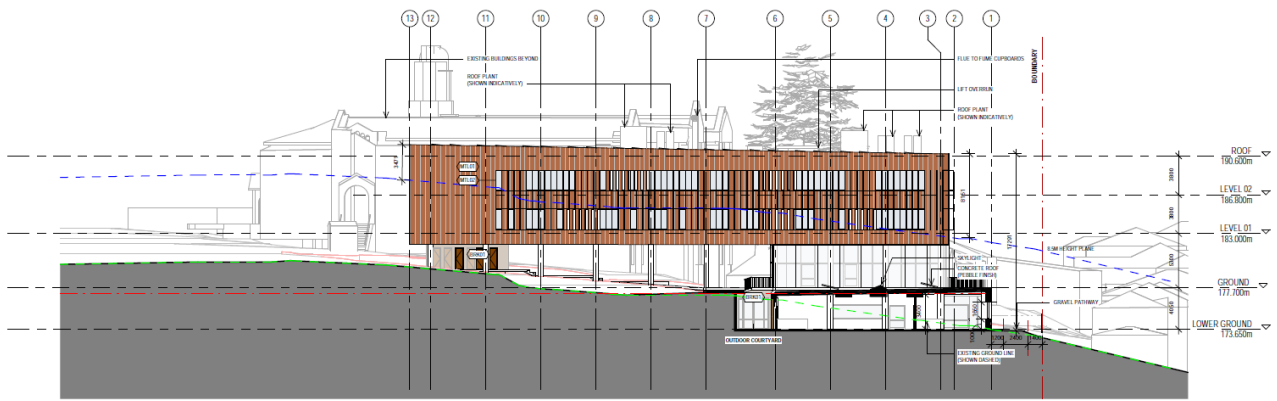


Figure 10 – Long Section F-F

Source: BVN Architects, 19.06.2020

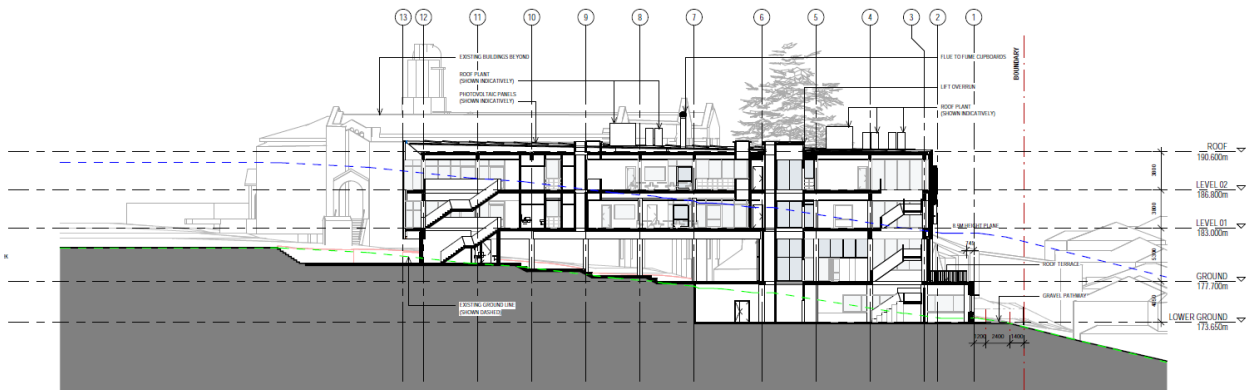


Figure 11 – Long Section C-C

Source: BVN Architects, 19.06.2020

2. SITE DESCRIPTION

2.1. THE SETTING

Castle Hill is a suburb approximately 30 kilometres north-west of the Sydney Central Business District (CBD) and 9.5 kilometres from Parramatta. The subject site is located on the eastern side of Old Northern Road. Old Northern Road is a main arterial road that stretches through several suburbs and LGAs. To the north of Oakhill College, Old Northern Road extends north into the Hawkesbury terminating at Wiseman's Ferry. South of Oakhill College, Old Northern Road extends south-west through Baulkham Hills where it connects to the M2 Motorway. Castle Hill Road runs south of the subject site through Cherrybrook, to the north, and West Pennant Hills, to the south-west, before culminating at Pennant Hills Road.

The site is bounded by residential subdivisions to the north-east and south-east. The surrounding area is dominated by large open spaces in the form of parks, retirement villages, centres of worship and schools. The development associated with these establishments is contained and closed-off from main arterial roads and surrounding development. These areas are walkable, village-like streetscapes with minimal vehicular traffic.

To the south of Oakhill College's Damien Oval is Anglicare Flinders Retirement Village. North-west of Oakhill College, located on the western side of Old Northern Road is Heritage Park, a large, open, public parcel of parkland. It contains a playground and car-parking facilities accessed via Heritage Park Drive. North-east of Oakhill College is Oakhill Drive Public School. Further north-east is Tahlee Park and Marymount Mercy Centre. Infill development around these institutions is dominated by low-rise, residential development.

2.2. THE SITE

Oakhill College, located at 423-513 Old Northern Road, Castle Hill, is legally identified as Lot 4, DP568234. The school occupies an extensive, irregular shaped lot comprising various learning spaces and facilities, chapels and allocations of open space. The site is defined by the three sporting fields extending from the eastern corner of the site, south-west to the southern corner of the campus adjoining Old Northern Road. The sporting fields are known as Lawrence Oval, Damien Oval and Field 3. Directly south-east of the playing fields, is an area of open bushland known as Gum Forest. Further north are large areas of land dedicated to agricultural activities. North-west of the agricultural pastures is a commemorative cemetery of the De La Salle Brothers (Figure 12).

The built form is clustered in the north-eastern portion of the site, extending south-west towards Old Northern Road. Overall, the school buildings are separated by open space. Directly west of the built form, parallel to Old Northern Road is a large area of open space comprising the Bull Paddock, the Memorial Garden and the De La Salle Lawn. These landscaped areas provide a formal setting for the prominent, historical building of the De La Salle Building and the Adrian Building (Figure 13).

Roads within the campus are largely pedestrianised while others permit limited vehicular traffic. The school is accessible at two entry points via Old Northern Road. One entry point is located at the most northern point of the site. The second entry point, the main entrance is located north of the intersection of Old Castle Hill Road on the eastern side of Old Northern Road. Pedestrian and vehicular access is available at both entry points, however, the school's position on a main arterial road is less favourable to pedestrian use. Car parking facilities are provided at various access points throughout the campus.



Figure 12 – View south of entrance to commemorative cemetery for De La Salle Brothers.

Source: Urbis, Jan 2020



Figure 13 – View south-west of De La Salle lawns.

Source: Urbis, Jan 2020



Figure 14 – Classroom blocks and landscaping.

Source: Urbis, Jan 2020



Figure 15 – De La Salle Building.

Source: Urbis, Jan 2020



Figure 16 – View of Benildus Hall with playing fields beyond.

Source: Urbis, Jan 2020



Figure 17 – View south-east from north-eastern façade of De La Salle Building.

Source: Urbis, Jan 2020

2.3. THE CAMPUS – NORTHERN SECTION

2.3.1. The Site

In 2019, a Master Plan for Oakhill College was prepared by Urbis. The Master Plan proposes an area in the northern portion of the campus, north-east of the main Old Northern Road entrance, be designated for a future Innovation Hub. The location of the Innovation Hub is within an area located on the highest portion of the college campus which has been occupied by some of the major buildings that occupied the site during the Cox Family occupation and the De La Salle phase of development.

The site of the Innovation Hub is used currently as a secondary school staff carpark. The carpark is situated parallel to the north-eastern boundary of the campus. The carpark is accessed via a single lane drive that extends south-east from the De La Salle Building to the cemetery, at which point it adjoins Armidale Crescent. The road is lined with semi-mature linear tree plantings. South-east of the carpark is a commemorative cemetery dedicated to the De La Salle Brothers. North-west of the carpark is a hexagonal shaped building known as Carmody Theatre, a late-20th century building used for student drama and performance classes. Located south-east of Carmody Theatre, near the western end of the carpark, is a mature hoop pine in good condition.

South-west of the carpark area is the site of the former Cox Residence. The Cox residence faced north-east atop a sloping landscape, taking advantage of panoramic views across the valley. The topography of this area comprises undulating hills which culminate at the drive. The sloping terrain, formerly the front garden to the Cox residence, has flights of landscaped steps, and is currently used as a passive recreation area for students. The area contains artificial grass and bench seating with four established Canary Island Date Palms. A fence separates the seating area from the drive. The land slopes to the north-east and south-east. Due to the topography of the land, the carpark is set below the drive, becoming level with the road towards the cemetery.

2.3.2. Built Form

The De La Salle Building (Figure 20 and Figure 21) is located north of the central carpark adjoining the main vehicular entrance to the campus. The De La Salle Building houses the College Chapel and is recognised as one of the oldest buildings on the campus. De La Salle was constructed in 1936 as a Teachers' College. The De La Salle Building currently contains various classrooms, staffrooms, College Board Room, College Archivist and De La Salle District Archivist. The De La Salle Building is an Inter-War Romanesque Building. It includes conventional features of the style including, a traditional wheel window, extensive detailed brickwork and a copper-plated clock tower.

South of the De La Salle Building is the Adrian Building. This building was named after the original Adrian Building which formerly occupied the area to the east of the existing building. The original Adrian Building was constructed as a dormitory in 1938 under the supervision of Br Adrian Fitzgerald. The current Adrian Building was constructed in 1952 and operates as the Creative Arts Department for the school.

The Adrian Building (1952) features design elements stylistically similar to the De La Salle Building. Features include face brick archways and detailing, gables, stone crosses and statuary affiliated with the Catholic Church. The building comprises three wings. The larger of the two wings extends north-east and south-west off the north-western end of the building. A smaller wing extends south-west off the eastern end of the building. The main entrance to the Adrian Building is located on the south-western façade. Later additions partially adjoin the north-eastern façade of the Adrian Building. The Adrian Building contributes to the formal setting of the northern school precinct together with the De La Salle Building and the associated gardens.



Figure 18 – Adrian Building.

Source: Urbis, Jan 2020



Figure 19 – Detail of Adrian Building entry.

Source: Urbis, Jan 2020



Figure 20 – De La Salle Building and formal gardens.

Source: Urbis, Jan 2019



Figure 21 – De La Salle Building and formal gardens.

Source: Urbis, Jan 2019

2.3.3. Landscape Elements

At the north-western elevation of the De La Salle Building, lawns occupy the spaces between the wings. Two large established Canary Island Date Palms are planted in each lawn. A total of 4 Canary Island Date Palms feature across the north-eastern façade of the De La Salle Building (Figure 22). East of De La Salle is the Carmody Theatre with established Hoop Pine planting (Figure 23). South-east of the Carmody Theatre are four established Canary Island Date Palms (Figure 24). Plantings of Canary Island Date Palms and Hoop Pines are indicative of landscape designs implemented during the early 1900s as part of the Cox residence. The plantings were often utilised for grand entrances and formal domestic gardens.

Sections of 1920s concrete stairs, finished in a highly textured cream, concrete render are located in the northern section of the Oakhill Campus (Figure 25). These garden stairs belong to the Cox era of the occupation and as evidenced in early photos. Over the years, some alterations have occurred through the levelling of the treads of the steps with concrete. There is evidence of loss of rough-cast render detailing to the stair balusters. A Hoop Pine is located near the Carmody Theatre. An arborist report dated 7 August 2019, prepared by Australian Tree Consultants, has reported this Hoop Pine [227] was planted between 30-40 years ago. The Hoop Pine is in good condition.



Figure 22 – North-eastern façade of De La Salle Building and formal gardens showing Canary Island Date Palm plantings in the courtyard.

Source: Urbis, Jan 2020



Figure 23 – View north-west along drive looking towards the Carmody Theatre and Hoop Pine. The 1920s garden stairs are located to the left of the driveway

Source: Urbis, Jan 2020



Figure 24 – Canary Island Date Palm plantings on raised terrace (left) and Hoop Pine (right). The 1920s garden stairs are located to the left of the driveway

Source: Urbis, Jan 2020



Figure 25 – Sections of 1920s stairs, part of the former Cox residence gardens that occupied the site.

Source: Urbis, Jan 2020

2.3.4. Significant Views

Primary views are to the principal south-western façade of the De La Salle Building from the central areas of the Oakhill College campus (see Figure 26, Views 1 and 2). Significant views of the north-eastern façade are visible from the area immediately north-east of the De La Salle Building (see Figure 26, Views 3 and 4). Secondary views capture the east elevation of the De La Salle Building from the central areas of the campus. Views to the north capturing the side elevation of the De La Salle Building are currently dominated by tree plantings which obscure the north elevation of the De La Salle Building. These views are demonstrated in Figure 26 through to Figure 31.



Figure 26 – Location map showing primary and secondary view corridors to the De La Salle Building. Primary views indicated in yellow, secondary views indicated in blue. Approximate location of development site indicated in green.

Source: SIX Maps, 2020 with Urbis overlay.



Figure 27 – Primary view of south-western facade of De La Salle Building from Location 1.

Source: Urbis, January 2020



Figure 28 – Primary view of south-western façade from Location 2.

Source: Urbis, January 2020



Figure 29 – View of north-eastern façade of De La Salle Building from Location 3.

Source: Urbis, January 2020



Figure 30 – View of north-eastern façade of De La Salle Building from Location 4.

Source: Urbis, January 2020



Figure 31 – View north, towards De La Salle Building from Location 5. De La Salle Building is obscured by tree plantings.

Source: Urbis, 2020

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The following brief history of Castle Hill is reproduced from Rowland, Joan, "Castle Hill", *Dictionary of Sydney*, 2008, http://dictionaryofsydney.org/entry/castle_hill, viewed 20 Dec 2019.

Castle Hill

Castle Hill, in the parish of Castle Hill, is at the heart of Baulkham Hills Shire, and was first named by Governor King, possibly for the views it afforded from the hills in the area across to the Blue Mountains. The Aboriginal people who originally inhabited the area were the Dharug people.

The arrival of Europeans

The first Europeans to visit the area around Castle Hill were Captain Arthur Phillip and his party, on one of their exploratory trips in 1791.

The first land grant in the area was to William Joyce, in 1794. The following grant was to Matthew Pearce in 1795. This adjoined Joyce's land and is still known as Kings Langley Farm.

The first European to actually settle in the area was the free settler Lalouette de Vernicourt, known as Baron de Clambe, a Frenchman who received a grant of 100 acres (40.4 hectares) in 1802.

Government Farm

The area was designated a Public Agricultural Settlement or Government Farm in 1801. Governor King organised 50 convicts to clear the land for farming. The farm encompassed land from West Pennant Hills through to Maroota. Only a small portion was cultivated and after the 1810 harvest it was abandoned as a government farm.

The convict barracks were converted into a lunatic asylum for deranged convicts. Free citizens were also later admitted to the asylum, and it remained in operation until 1826. In 1804 there was an uprising of 200 convicts, known as the Castle Hill Rebellion. They were mostly Irish and they planned to escape from the colony in boats, which they hoped were moored in Sydney harbour. The rebellion culminated in the Battle of Vinegar Hill, where the convicts were defeated.

Settlers grew wheat and raised sheep until more suitable lands were opened up to the west of the Blue Mountains. Citrus growing then took over and the Castle Hill area became renowned for its fine orchards.

Castle Hill Rebellion and the Battle of Vinegar Hill

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Rail and road

In the early-twentieth century, Castle Hill was serviced by a railway line to Parramatta. Two-and-a-quarter miles (3.6 kilometres) of track were laid from Baulkham Hills in 1909, forming a rail link with Parramatta. Many school pupils attending Parramatta High School used the service and in 1922 the line carried 1,103,154 passengers. It was removed in the 1950s.

In later years, Castle Hill and the surrounding area was home to a number of market gardens and orchards which supplied Sydney with fresh produce. However, as Sydney has grown, the orchards have disappeared and been replaced with suburban dwellings, shopping centres and light industry.

3.2. SITE HISTORY

Parts of the following history is drawn from the school history, *Acorn to Oak Tree: Oakhill College 1936-1996* and the Oakhill College website.

The subject site is located on Lot 1370 of Deposited Plan 1063007, being substantially located on Portion 1 (161) of the Parish of Castle Hill, granted by purchase to Samuel Moore on 21 April 1871. The site also contains part of Portions 248 and 249 in the Parish of South Colah.

Samuel Moore owned this land until March 1873 when it was conveyed to Alfred Alexander Moore of Castle Hill Farms.¹ By this time, the Moore family owned 120 hectares in the area. A portion of the property changed hands again in December 1884 within the same family to Christopher John Moore. Alfred Alexander Moore retained the residue. It is this parcel that is pertinent to the study site. In January 1888, he conveyed 16 acres 28¼ perches of land to Joseph Davis of Marrickville, butcher.² He erected thereon, a cottage as shown in Figure 32.

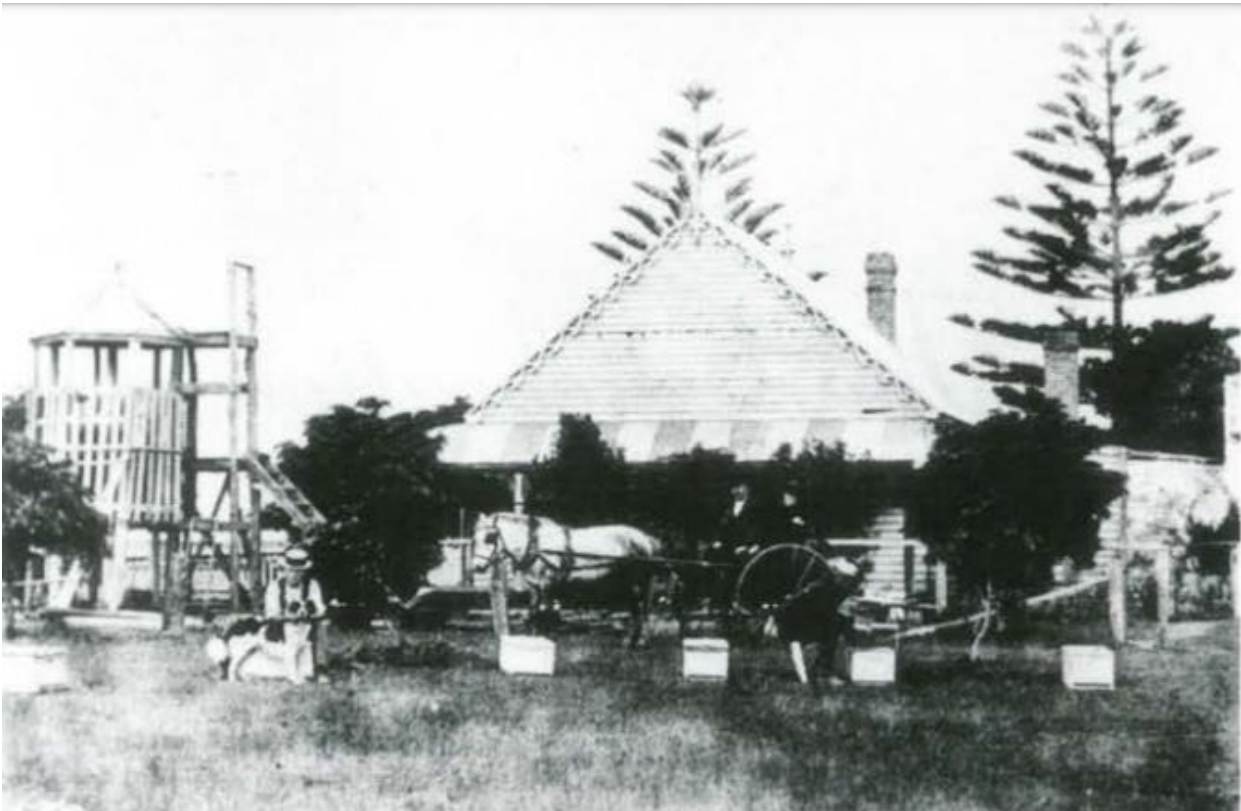


Figure 32 – The home of Joseph Davis, c1910

Source: *Acorn to Oak Tree*, p8 (<https://www.oakhill.nsw.edu.au/wp-content/uploads/2015/08/04102017132816-opti6.pdf>)

In 1913, mortgagees exercised power of sale of Christopher John Moore's property to Sir Edward John Owen Cox (1866-1932), businessman and politician. In 1915, Cox enlarged his landholding with the purchase of Joseph Davis' land. Cox erected thereon, a large residence as his country house, called 'Oakhill' but often referred to as "The Ship" in honour of its design and Cox's love of boats and the sea. Cox also constructed a porter's gatehouse at the property entrance and several farm sheds. Cox spent a considerable amount of money terracing the land around the homestead and laid out beautiful lawns and gardens, in which many rare plants were cultivated. Cox also invested heavily in improving the grounds and maintained a well-stocked farm and dairy. A manager supervised the operations of the farm. In 1922, Cox was appointed to the Legislative Council. He took leave of absence in 1927 and formally resigned in 1930. He died in Monte Carlo on 30 July 1932.

¹ CT Vol 119 Fol 71, NSW LR

² CT Vol 738 Fol 94, NSW LRS



Figure 33 – Sir Owen Cox's residence, Castle Hill, undated

Source: SLNSW



Figure 34 – Pergola, Sir Owen Cox's residence, Castle Hill, 1920 with external steps.

Source: SLNSW



Figure 35 – Pergola, Sir Owen Cox's residence, Castle Hill, undated. Note the pine tree plantings.

Source: SLNSW



Figure 36 – Residence of Sir Owen Cox, Castle Hill, 1920

Source: SLNSW, d1_13851h



Figure 37 – Residence of Sir Owen Cox, Castle Hill, 1920

Source: SLNSW, d1_13846h



Figure 38 – Residence of Sir Owen Cox, Castle Hill, 1920

Source: SLNSW, d1_13850h

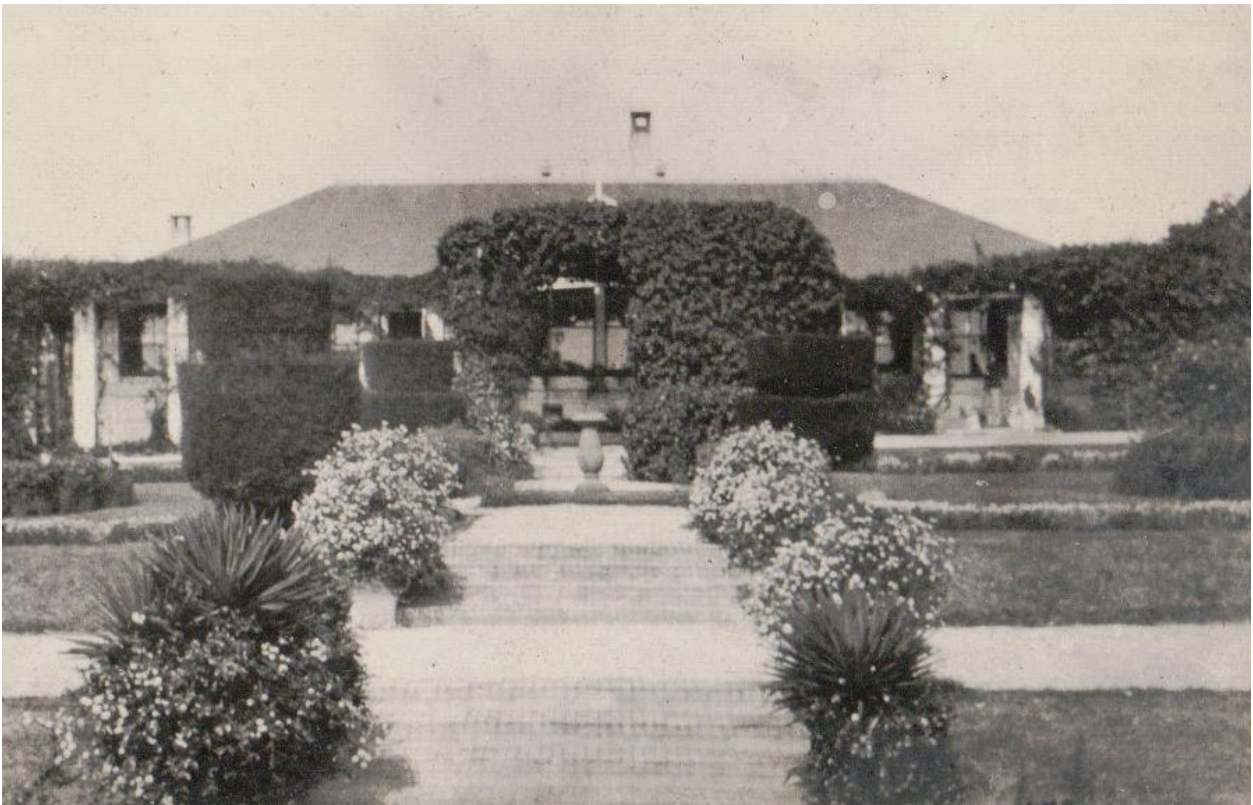


Figure 39 – Original Cox Residence, constructed by Sir Owen Cox, c.1920s.

Source: Oakhill College School Archives

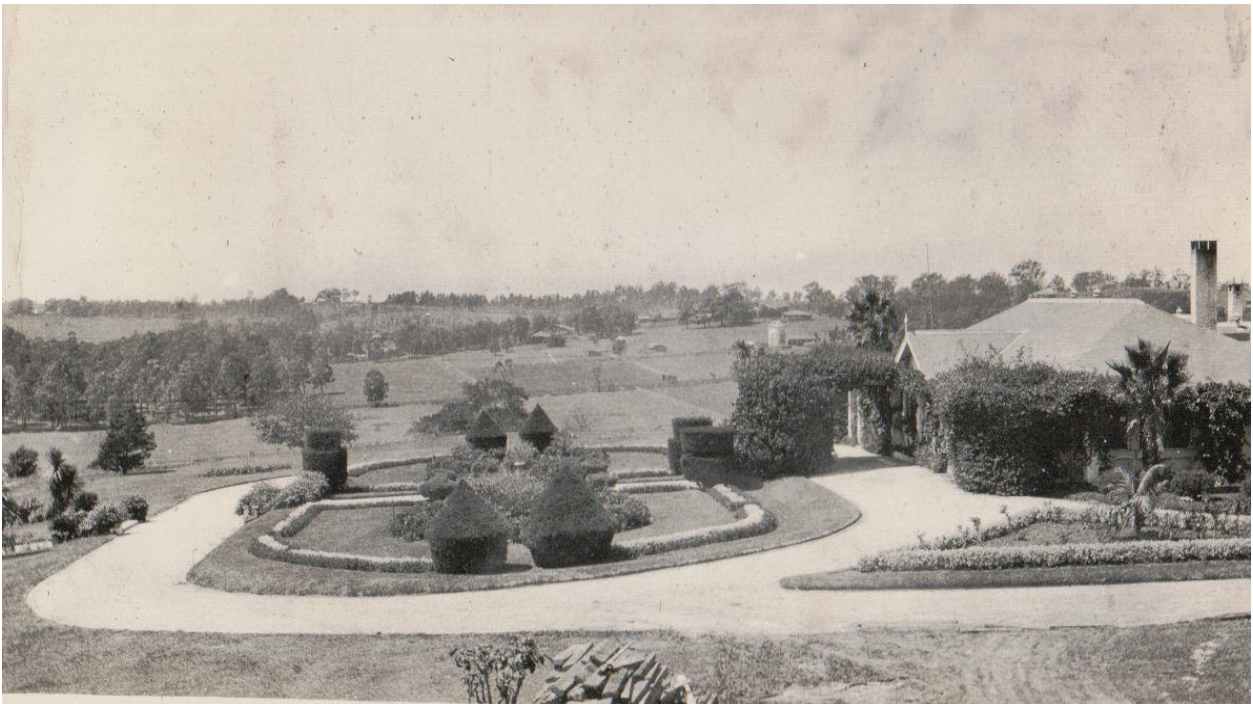


Figure 40 – Cox Residence, c1920s, showing formal landscaping to homestead (located at right).

Source: Oakhill College School Archives



Figure 41 – Cox residence and formal gardens, c1920s.

Source: Oakhill College School Archives

In July 1930, Oakhill was advertised for auction sale on behalf of Home Finance (Australia) Ltd owing to default by purchaser. It was described as “gentleman’s residence, attractively situated on elevated site, commanding wide panoramic views in all directions, and standing in charming park-like grounds, equipped with every appurtenance of a Model Country Estate”. The estate comprised 157 acres, well cleared”, extensive flower and kitchen gardens, summer houses, lily pond and tennis court, as well as double garage, employees’ cottages, extensive accommodation for stud cattle, sawmill, dairy and dam with pumping plant.³

The auction sale took place at the height of the Great Depression and consequently did not sell immediately. Indeed, the property was passed in at the auction sale, a not unsurprising event considering the real estate market was stagnant. Two years later, newspapers announced the sale of Oakhill to the De La Salle Brothers, whereupon, Sir Owen Cox’s house was converted to the Juniorate⁴ [training college]. Oakhill was to replace the De La Salle institution at Cootamundra as the headquarters of the Australian Province of the Order. The first mass was held here on 21 November 1932. Cox’s farmhouse, “The Ship”, was retained for use as the administrative headquarters for the Order.

In 1933, the sale of the Oakhill property was formally registered to Anthony Cawley, Bernard Hamilton and Michael Lennon, teachers as a Training College for the De La Salle Brothers. Construction commenced on site in April 1935. Figure 42 comprises a view of the building under construction. Archbishop Sheehan blessed the foundation stone on 20 October 1935. It was completed the following year and was blessed and officially opened on Sunday, 17 May 1936.

The College opened to students on 1 February 1937. Julian Lennon and Brothers Kevin Price and Amedy Molloy formed the first community of Brothers at Oakhill. Br Julian was the first Director of the Brothers’ Community and first Principal of the College. Three rooms, described by Br Amedy as “three old fibro rooms”, served as classroom spaces for the 20 boarders and 10-day students at the College in 1937.

³ 1930 'Advertising', The Sydney Morning Herald (NSW: 1842 - 1954), 12 July, p23, viewed 20 Dec 2019, <http://nla.gov.au/nla.news-article28043605>

⁴ 1932 'De La Salle Brothers' New Juniorate "Oakhill", The Catholic Press (Sydney, NSW: 1895 - 1942), 6 October, p12, viewed 20 Dec 2019, <http://nla.gov.au/nla.news-article106348328>

A new dormitory was built under the supervision of Br Adrian Fitzgerald (after whom the current Adrian building is named) in November 1937. This new building doubled the boarding capacity of the school. The dormitory was officially opened by Sydney Archbishop Michael Kelly on 26 June 1938.



Figure 42 – Construction of the original Adrian Building, 1930s

Source: Oakhill College Archives



Figure 43 – De La Salle Training College, date unknown

Source: Oakhill College Archives

During the Second World War, part of the College was requisitioned as a temporary hospital by the NSW National Emergency Services. A wartime Civil Defence agency formed to protect civilians against possible attacks from the air. During this period, the senior students were transferred to St Bernard's College, Katoomba, while the rest of the school continued to function as a Junior Boarding College. At the end of the war, enrolments grew to 45 boarders and 29-day students. Most of the boarding students came from country NSW or from interstate. Rural newspapers such as the *Farmer and Settler* carried advertisements for the boarding school.⁵

By 1953, enrolments reached 100 (62 boarders and 38 day-students). The following year, the Archbishop Carboni, the Apostolic Delegate, attended the school on ANZAC day 1954, and in front of two thousand students from De La Salle Schools across Sydney laid the foundation stone for a new school building in honour of former students who died in World War II. This event was the forerunner of an annual gathering later known as 'Oakhill Day', a day of friendly sporting competition among Sydney's De La Salle schools, hosted by Oakhill College.

In February 1956, the new Adrian Building was completed and occupied. It had three storeys with a dormitory on the top floor, a chapel on the ground floor, and classrooms on the middle and ground floors. A stained-glass window from the original Adrian Building now graces one of the walls in the College's new boardroom in the De La Salle Building.

Under the direction of Br Damien Harvey, Director and Principal of Oakhill College from 1958, the College became "a first-class school", transforming "from a comparatively small demonstration school into a thriving College of considerable prestige in the community" (anon). Additional facilities were built in 1959 when the presently named Mutien Building was erected as a new kitchen and dining room for boarders.

Lay teachers, Dr. Peter Day and Francis Sainty, were appointed to the College in 1960, marking a new era in Catholic education at Oakhill and signalling further developments. The same year, the original Brothers' residence, Owen Cox's Oakhill homestead, was demolished to make way for a new residence for the Brothers. Some steps and other garden features were retained and incorporated into the school landscaping.

⁵ 1944 'Advertising', *The Farmer and Settler* (Sydney, NSW: 1906 - 1955), 8 December, p. 21. , viewed 22 Dec 2019, <http://nla.gov.au/nla.news-article117382768>

The Brothers moved into their new house on 9 July 1961. Until its renaming in 2011, the Wagan Building was affectionately known as 'The Brothers' House'. Even today, it is often referred to as 'The Old Brothers House'.

Sporting facilities were constructed on the school grounds in the early 1960s including the 25-metre swimming pool (Figure 44).



Figure 44 – Swimming Pool

Source: Oakhill College Archives

In the wake of the Wyndham Report, recommendations on education in New South Wales, Oakhill introduced an expanded curriculum and undertook a building programme to provide the buildings and facilities to service the new courses. Hence, in 1963 and 1964, the Liesse and Miguel buildings were constructed. The buildings (regarded then as a single L-shaped building) added much-needed facilities including an 'ultra-modern' dormitory in the Liesse Building for Fourth and Fifth Year (senior) students; a big administration block (with secretary's office, Principal's office, interview room and vestibule); library, ten classrooms, linen room, stationery room and a covered basement area with locker rooms and shower amenities. The building was officially opened in 2 February 1964.

In the 1960s, Gloria Flynn, the first female teacher joined the school. By 1968, there were 600 students at Oakhill, putting increasing pressure on the facilities. Federal Government funding in 1969 facilitated the construction of new gymnasium and hall (Benildus Hall) opened on 21 June 1970.



Figure 45 – Liesse and Miguel buildings, c1960s

Source: Oakhill College Archives

In September 1969, construction commenced and became the venue for the first Hills Art Show.



Figure 46 – Benildus Hall, c1970

Source: Oakhill College Archives

In 1974, because of declining numbers of boarders and rising demand for places from day students, the College ceased to operate as a boarding school. At the time, the decision was made to phase out the boarding school as day students outnumbered boarders by about 6 to 1.

By the mid-1970s, the school population numbered over 800 students and this number continued to rise throughout the decade, climbing to 1,240 in 1979. In the middle of the 1970s, a new library was completed (1975). This was refurbished in 2015 as the 'Learning Resources Centre'.

In 1976, Oakhill became co-educational in Years 11 and 12 and welcomed its first intake of 19 female students into Year 11 and 3 into Year 12.

In 1982, Br Conrad Callinan succeeded Br Peter Macintosh as Principal. Two years later, he oversaw an extensive expansion of the College. The Turon Building was built to provide extra laboratories and classrooms for science classes. The Harvey Building was built and equipped with hand, power and machine tools for Industrial Arts, and the Miguel Lecture Theatre was built as a flexible space for 240 for general teaching, assembly, and audio-visual presentations.

Over the course of the 20th century, training college for the De La Salle Brothers evolved a training college for Catholic lay teachers. During the 1980s this merged with the Australian Catholic University, which eventuated in the ACU Castle Hill Campus. ACU consolidated their campus in the 1990s, which saw use of the castle hill facility revert back to the De La Salle Brothers.



Figure 47 – Turon Building, c1982

Source: Oakhill College Archives

The Oakhill College celebrated its Golden Jubilee in 1986. On 9 March 1989, the Brother Quentin Building was opened. The building was named in honour of former Principal, Br Quentin O'Halloran, whose vision and initiative were prime drivers for its construction.

On the 3rd March 1992, the Library reopened after significant renovations and was renamed the PJ Walsh Library in honour of the College's long-serving bursar, Mr John Walsh.

On the 23rd July 1995, the two-storey Solomon Building was opened, more formally known as the Information Technology Building, housing the fast-growing computer studies courses. It contained six state-of-the-art computer rooms on the top level and several curriculum offices in the bottom level. It also accommodated the network data centre and offices for the IT staff.

In 1996, the College celebrated its diamond jubilee. The same year, Br Ambrose Payne established the House-based structure. The following year, Oakhill erected new cooking and kitchen facilities for the newly established Hospitality vocational course. Other building developments soon after included the Brother

Ambrose Stand on Damien Oval and a new industrial kitchen was built in the basement of the McIntosh Building in preparation for new NSW Board of Studies courses in Food Technology and Hospitality and to accommodate the increasing popularity of these courses.

In 2004, the De La Salle Building underwent renovations. This building was handed over to Oakhill College by the Trustees of the De La Salle Brothers. The following year, four new tennis courts were built at the northern end of BC Oval and the College farm was completely redeveloped (a large barn for the storage of hay and farm equipment; a bigger plot for plants and vegetables; brand new sheep and cattle yards and security fencing). Work on Hermann Oval (named after Mr Hermann Fischer who for many years worked at the school as a volunteer farmhand) was completed.

The year 2006 marked two important anniversaries: the 70th anniversary of Oakhill College and the centenary of the De La Salle Brothers in Australia. The first school run by the De La Salle Brothers opened in Armidale in 1906.



Figure 48 – Centenary Sports Centre, undated.

Source: Oakhill College Archives

On 27 October 2006, the Centenary Sports Centre was officially opened by former Principal, Br Ambrose Payne. Featuring two basketball courts with electronic scoreboards, it also provided a large space for school functions and whole-of-school assemblies. It contained a fully equipped kitchen, gymnasium, heated swimming pool, offices, audio-visual equipment and foyer. At the official opening, Principal, Br Chris Gorringer, described the Centenary Sports Centre as “a testament to the vision and hard work of all those involved in its planning and construction” and “its name acts as a tribute to the contributions of all staff, parents, students, past students and, of course Brothers who have been involved in Lasallian education in Australia, and especially at Oakhill, during the past 100 years.”

Oakhill College was incorporated on 1 January 2008 as Oakhill College Ltd, comprised a 9-member Board replacing the former Advisory Board. The Board was vested with the responsibility of governing the school and supporting and promoting it as a Catholic school in the tradition of St John Baptist De La Salle.

Coinciding with the 75th anniversary, a new Honour Board for Alumni of Distinction was inaugurated. It acknowledges past and present students who make a significant contribution to the community in areas such as the Arts, Religion, Education, Sport, and Health.

3.2.1. De La Salle Brothers

In 1679, the De la Salle congregation was originally founded in France by priest Jean- Baptiste de La Salle (1651-1719). De La Salle met Adrian Nyel in a chance encounter at the Convent of the Sisters of the Infant Jesus. Nyel asked for De La Salle's help in opening free schools for the poor boys in Reims. A novitiate and normal school were established in Paris in 1694. La Salle spent his life teaching poor children in parish charity schools. The school flourished and widened in scope. In 1725, six years after de La Salle's death, the society was recognized by the pope, under the official title of "Brothers of the Christian Schools".⁶

The order, approved by Pope Benedict XIII in 1725, rapidly spread over France. It was dissolved by a decree of the National Assembly set up after the French revolution in February 1790, but recalled by Napoleon I in 1804 and formally recognised by the French government in 1808. Since that time, its members spread to nearly every country of Europe, Africa, America, Asia and Australia. Jean-Baptiste de La Salle was canonized in 1900 and proclaimed patron saint of all teachers in 1950 by the Vatican.

In accordance with their mission statement "to provide a human and Christian education ... especially [to] the poor" the De La Salle Brothers' principal activity was education, especially of the poor. In 1906, twelve De La Salle Brothers from Ireland and France arrived in Sydney. The same year the first De La Salle College in Australia was opened in Armidale, in country New South Wales. The year 2006 marked the 100th year of the Brothers in Australia.

3.2.2. Historic Photos of the Subject Site

The following historic photos have been provided by Oakhill College. They capture some of the earliest development pertaining to Oakhill College, including elements identified in this report.



Figure 49 – Early dormitory located north-east of the Cox residence and gardens. Constructed during the 1930s and demolished in the 1970s.

Source: *Oakhill College School Archives*

⁶ https://en.wikipedia.org/wiki/De_La_Salle_Brothers.



Figure 50 – View north-east from the Cox residence showing gardens leading to the early dormitory (after 1938).

Source: Oakhill College School Archives



Figure 51 – Construction of the foundations and lower walls of De La Salle Building, c1930s

Source: Oakhill College School Archives



Figure 52 – Formal gardens and De La Salle Building (after 1936).

Source: Oakhill College School Archives



Figure 53 – View north-west from Cox residence looking towards De La Salle Building, date unknown

Source: Oakhill College School Archives

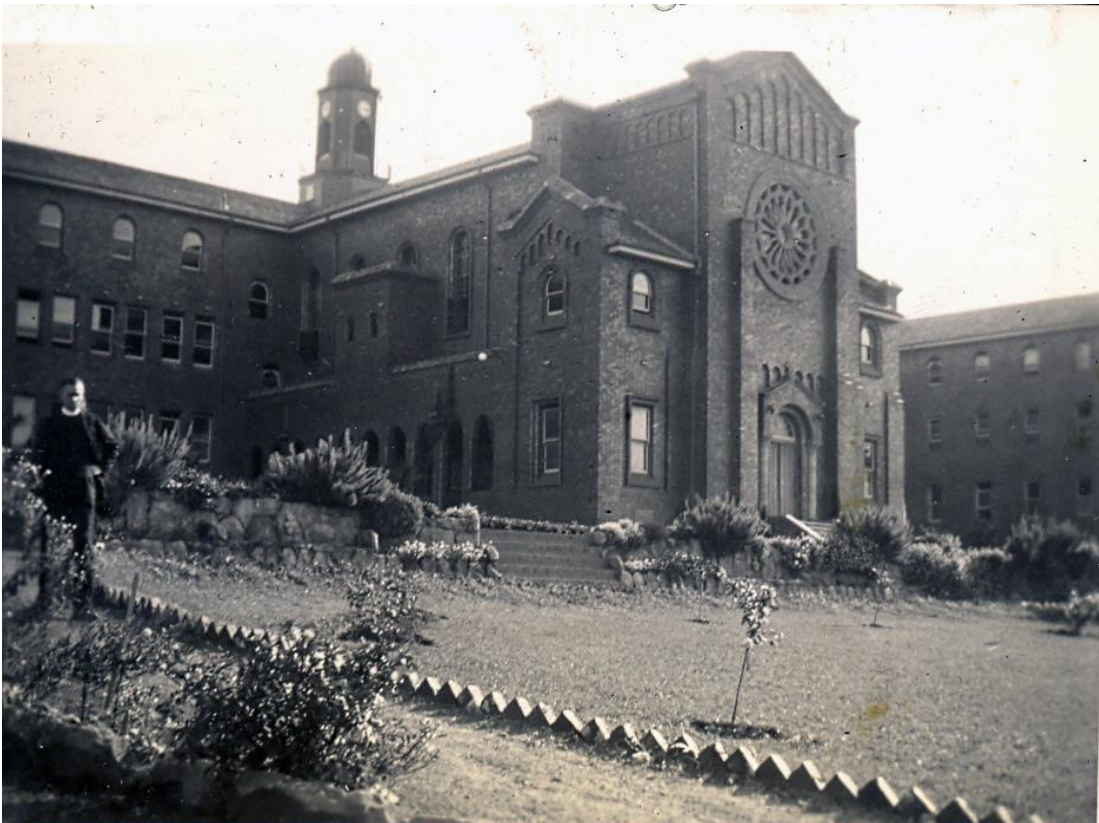


Figure 54 – View south-west, showing the north-eastern façade and central wing of the De La Salle Building (after 1936).

Source: Oakhill College School Archives

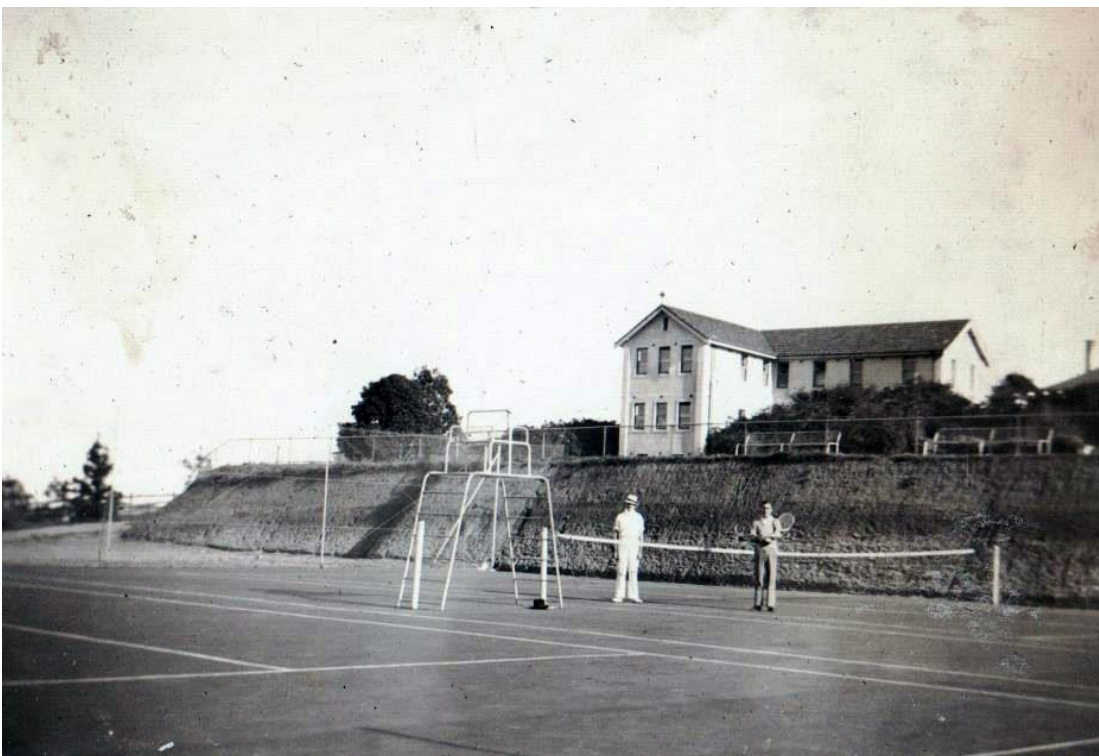


Figure 55 – The original Adrian building constructed in 1937 (demolished c.1950s), overlooking tennis courts (since removed), date unknown

Source: Oakhill College School Archives



Figure 56 – View to north-east elevation of the De La Salle Building with Canary Island Date Palm plantings in courtyard.

Source: Oakhill College School Archives



Figure 57 – 1943 Aerial showing the development at the time on the Oakhill College site

Source: SIX Maps, downloaded 2020



Figure 58 – 1943 Aerial photograph, detail showing Oakhill College

Source: *SIX Maps, 2020*

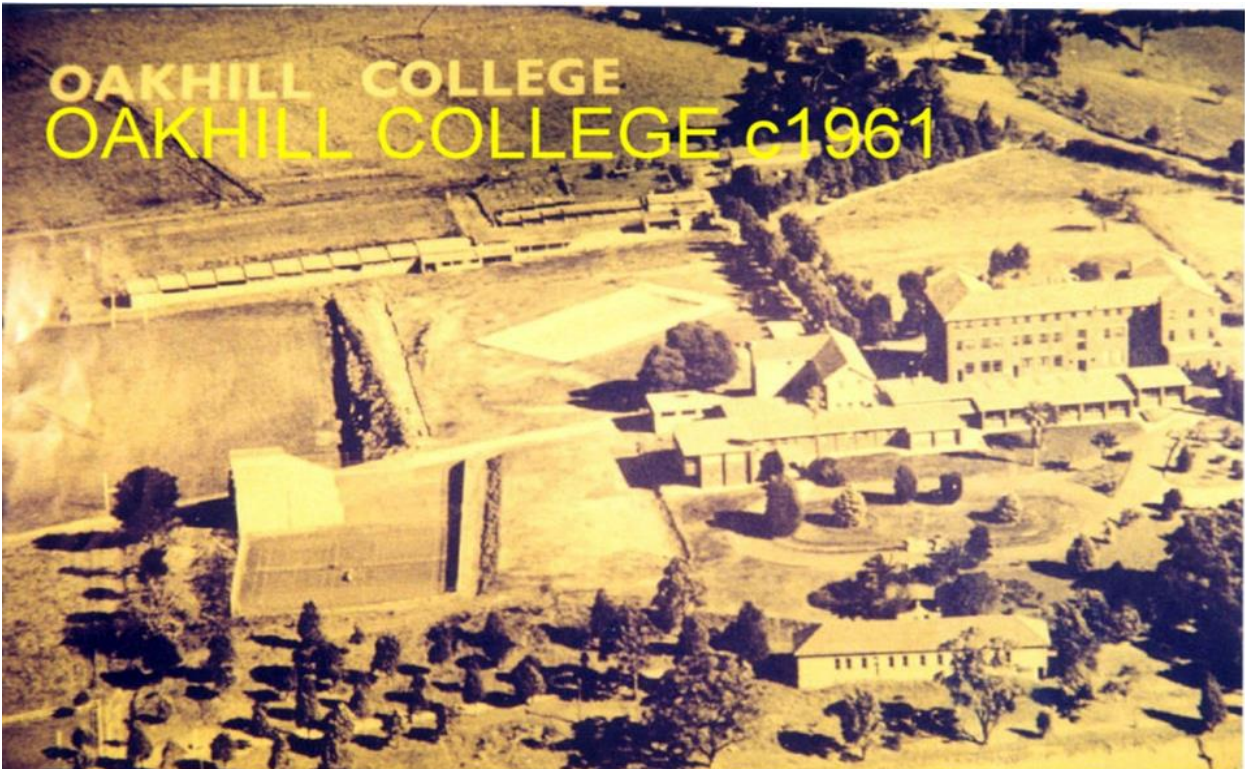


Figure 59 – Aerial view of Oakhill College c1961.

Source: *Oakhill College School Archives*



Figure 60 – Aerial view of Oakhill College, c1970s.

Source: Oakhill College School Archives



Figure 61 – Oakhill College, date unknown (2000s)

Source: Oakhill College School Archives

3.2.3. Alterations & Additions

Table 2 – Modifications Dates (1994-2011)

Date	Description
1994	DA for erection of a new two-storey building school classrooms and associated facilities
1994	BA for school classroom and administration
1994	BA internal alterations to existing school buildings
1994	DA and local approval for subdivision of two allotments into 31 and a new road
1996	DA and BA for installation of 1.8m satellite dish
1998	BA for construction of an entry wall
1998	DA for erection of two signs and general landscaping
1999	Section 96(2) DA application for amendment to condition of consent
1999	DA for removal of existing telecommunications tower and construction of a new tower
2000	DA and construction certificate for covered seating adjacent to football field
2000	DA for alterations and additions to existing buildings
2000	Tree application
2001	Construction certificate for extension to existing carpark, construction of 3 separate carparks
2001	DA for boundary adjustment
2001	Section 96(2) DA for modification to correct condition numbering
2001	Section 96(2) DA for modification to revise subdivision boundary and conditions of consent
2001	Section 96 (1) for advertising structure
2002	Section 96(1A) DA for modification to existing car parking and access way arrangements
2002	Subdivision Construction Certificates for stage 2 and stage 3
2002	DA and construction certificate for erection of telecommunications equipment on existing tower and installation of equipment
2002	Subdivision construction certificate for wetland construction
2002	Tree application
2002	Section 96(1A) DA to modify development consent
2002	Subdivision certificate for four lots into three (De La Salle Estate)
2003	DA for erection of replacement accommodation and associated amenities for De La Salle
2003	Construction certificate for alterations and additions to existing school buildings
2003	Section 96(AA) for modification to condition of consent relating to fencing
2003	Tree application

Date	Description
2003	Subdivision certificate proposing Lot 136 be divided into 29
2003	DA for dwelling
2003	Section 96(1A) DA for alterations to approved internal floor plan within John Baptist
2003	Section 96(AA) DA to amend condition no 2 of consent
2003	Construction certificate for alterations and additions to existing school buildings – stage 2
2003	Section 96(2A) Da for alteration to main entry of school buildings (internal to site)
2003	DA for construction of four new tennis courts and relocation of outdoor agricultural facility
2003	Section 96(AA) DA to modify approved plans to construct a new roadway
2003/2004	DA and construction certificate for a new playing field at an existing school
2004	Section 96(2) DA for amendment to approved agricultural department, tennis court etc
2004	Construction certificate for alterations and additions to existing school buildings
2004	Section 96(1) DA for modification to minor errors in condition No 5, 32, 33 & 50
2004	Construction certificate for alterations and additions to existing school buildings
2005	Section 96(AA) DA to amend boundaries of Lots 222, 223 and 224
2005	DA and construction certificate for construction of new sporting complex including indoor netball and basketball courts
2006	Section 96(1) DA modification – deletion of condition nos 25,26,31,73, 74, 75, 79 & 80
2006	DA and construction certificate for conversion of existing swimming pool into stormwater detention tank
2006	Construction certificate for new tennis courts at Oakhill College
2006/2007	DA and construction certificate for installation of security fence along the front and southern side of property boundary
2008	DA and construction certificate for four new cattle shelters with paddocks at Oakhill College
2008	Section 96(1) DA for community facility, educational establishment, alterations and additions
2009	DA and construction certificate for community facility, educational establishment, alterations and additions – change of use
2009	Tree application
2011	DA for advertising structure
2019	Master Plan prepared by Urbis

3.2.4. Site Chronology

The development of the site, including construction of buildings, is listed below.

Year	Event
1910	Sir Edward Cox built a large homestead, "The Ship" and extensive landscape. From the Porter's Gatehouse, at the property entrance off Old Northern Road, a winding driveway led to the homestead
1910-1930	Extensive landscaping including the following: <ul style="list-style-type: none"> • Terracing the hilltop surrounding the homestead; • Establishing lawns and gardens • Constructed the original driveway entry flanked by mature and semi-mature Canary Island Palms; and • Planting of Radiata, Hoop Pines and Cypress trees.
1935	De La Salle Brotherhood adapt the Cox homestead, "The Ship", for use as the administrative headquarters of the Australian Province of the Order, and build a new training college – a three-storey Inter-War Romanesque building with prominent clocktower with cupola, a local landmark. Architect unknown. Established piggery poultry run, dairy and vegetable garden. A small national cemetery for the De La Salle Brothers established within the grounds.
1938	New concrete block dormitory building opened.
1956	New three-storey building, Adrian Building, opened by Cardinal Gilroy on 25 April. Adrian Building is a memorial to the De La Salle Alumni of Australia who died during World War II. The building houses the college chapel, classrooms, assembly room, dormitories, locker room and bathrooms.
1950s	A religious grotto is constructed.
1956	Shower block and toilets for boarders constructed.
1960	New kitchen and dining block constructed and 25m swimming pool laid out.
1960	Original Cox homestead demolished to make way for a new residence for the Brothers. Gardens stairs and other features retained and incorporated into school landscaping. A line of Brush Box is planted above the northern carpark.
1964	The L-shaped Building is opened, providing an administration block, library, linen and stationery room and two new dormitories. The eastern section contained 10 classrooms.
1970	New Hall and gymnasium, opened by Tom Hughes on 21 June 1970, named in honour of Brother Benildus, college headmaster from 1956-58.
1974	Oakhill College become a school for day-student only. Former boarding facilities adapted for teaching purposes. New Learning Resources Centre constructed.
1980s	Industrial Arts Building and Science Laboratories constructed.
1992	New Library Building, named in honour of long-term college bursar, PJ Walsh, opened.


Year	Event
1994	Two allotments are subdivided into 31 lots and a new internal road is constructed. Alterations and additions to existing school buildings and a two-storey classroom and administrative offices built.
1995	Information Technology Building constructed.
1998	Entry wall constructed and general landscaping undertaken.
c2000	The Porter's gatehouse demolished, and agricultural paddocks sold.
2001	Existing carpark extended and three new carparks constructed.
2002	Land subdivided to create the De La Salle Estate; construction of wetland.
2003	Alterations and additions to existing buildings; construction of new tennis courts relocation of agricultural facility; construction of new roadway.
2004	Alterations and additions to existing buildings.
2006	Centenary Sports Centre opened, containing a 25m swimming pool, gymnasium, double basketball court and sports-related classrooms. The old swimming pool is adapted into a stormwater detention tank.




3.3. COMPARATIVE ANALYSIS

3.3.1. Catholic School Campuses

The Oakhill College campus, is a longstanding Catholic Educational institution, comprising numerous buildings of varying significance. Many Catholic School campuses throughout Sydney include buildings dating to the origins of the school, as well as later additions that signify different periods of development to the present.

Historical buildings at Catholic schools frequently reference the formation of the school, the particular religious sect and numerous individuals that have relevance to its history and development. Original buildings often retain their formal gardens and cultural plantings and remain as valued architectural elements within the campus. Later constructions are generally a result of growth in school numbers and an expansion of facilities. Catholic school campuses generally include a mix of styles and periods, defined by significant isolated buildings, originating from the school's foundations.

School	Details	Image
St Joseph's College, Hunters Hill	St Joseph's was founded in 1881 by the Marist Brothers, a French teaching order. The first college building was constructed in 1881. This permanent building remains an architecturally impressive feature visible from many viewpoints today.	

School	Details	Image
Santa Sabina, Strathfield	Santa Sabina was founded in 1894 by the Congregation of the Dominican Sisters of Eastern Australia and the Solomon Islands, located within the Archdiocese of Sydney. In 1894 the principal convent building was constructed. The building remains a well-maintained, architecturally significant building set in spacious, attractive grounds.	
St Patricks College, Strathfield	St Patrick's was established in 1926 by Christian Brothers' Provincial on the grounds of the existing Christian Brothers' Training College, 'Mount St Mary'. The original Teachers' College remains on the campus today as a reference to the school's foundations as a Catholic educational facility in rural Strathfield.	
Holy Cross, Ryde	Holy Cross was established by the Patrician Brothers, a congregation of the Brother in 1891 and moved to its current location in 1896. The campus is characterized by its impressive sandstone building of the Federation Free Classical Style. The building remains a defining element of the campus, elevated on a prominent site with views to the Parramatta River. The college has functioned as a catholic establishment since the 1890s.	

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 3 – Assessment of heritage significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The Oakhill College site dates to colonial grants. The site retains remnant evidence of its function as an early 20th century homestead, religious educational facility and as a Catholic educational institution in Sydney's north-west.</p> <p>The Oakhill College site was originally the setting for the country house of shipping magnate and politician, Sir Edward Owen Cox. This extensive estate, dating to 1915, comprised formal gardens, tennis court and facilities for stud cattle. The original home was located on an elevated site, taking advantage of expansive views to the north-east. The estate included a terraced landscape extending from the north-eastern façade of the house. Remnant garden landscape steps are evident in various locations around the original Cox residence. Several flights of steps remain on the sloping landscape adjacent to the northern staff car park. The stairs reference the site's original use as a private, country homestead in Castle Hill.</p> <p>During the 1930s, the Oakhill College site transitioned from an early homestead to a teacher training college for the De La Salle Brothers. Brothers, Julian Lennon, Kevin Price and Amedy Molloy, formed the first community of Brothers at Oakhill. Br Julian was the first Director of the Brothers' Community and first Principal of the College.</p> <p>In 1937, the first Adrian Building was constructed as a secondary boarding facility and named after Br Adrian Fitzgerald. A second Adrian Building was constructed in 1950 on a separate site, north of the</p>

Criteria	Significance Assessment
	<p>original Adrian Building. The 1937 Adrian Building was subsequently demolished.</p> <p>The current Adrian Building (1950) was built to accommodate growing numbers of students. It was named the Adrian Building to continue the historical reference to a founding brother, Adrian Fitzgerald.</p> <p>Within the northern section of the school is the De La Salle Building. The De La Salle Building was constructed in 1936 as the original Teachers' Training College. It is an impressive example of an Inter-War Romanesque Style building with distinctive design features including arched openings, clock-tower and cupola. The De La Salle Building reflects the De La Salle Brothers' longstanding contribution to Catholic education in The Hills region from 1936 to the present. The De La Salle Building is historically significant for its reference to the school's religious affiliations and the site's history as a training facility for the Catholic Brothers. It is the most architecturally significant structure on the Oakhill College site.</p> <p>The Oakhill College Campus contains several culturally and historically significant tree plantings which remain from the Cox occupation and the early years of the De La Salle Brothers' occupation.</p> <p>Canary Island Date Palms in proximity to the proposed site are prominent cultural plantings with associations pertaining to the De La Salle Building. Canary Island Date Palms were planted following the construction of the De La Salle Building (1937).</p> <p><i>Oakhill College campus meets the criterion for historical significance.</i></p>
<p><u>Guidelines for Inclusion</u></p> <p>shows evidence of a significant human activity <input type="checkbox"/></p> <p>is associated with a significant activity or historical phase <input checked="" type="checkbox"/></p> <p>maintains or shows the continuity of a historical process or activity <input type="checkbox"/></p>	<p><u>Guidelines for Exclusion</u></p> <p>has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></p> <p>provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></p> <p>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></p>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The De La Salle Brothers have occupied the Oakhill College site since 1936. Prior to becoming Oakhill College, the subject site functioned as a teacher training college for the De La Salle Brothers.</p>

Criteria	Significance Assessment
	<p>The De La Salle occupation of the site has associations with numerous religious brothers including Br Adrian Fitzgerald after whom the Adrian Building is named. Associations with the Catholic Church have continued over the late 20th century. The Australian Catholic University briefly merged with the college, before moving to North Sydney.</p> <p>The site has had substantial, continued associations with the Catholic Church. The site's longstanding affiliation with the De La Salle Brothers and Catholic Church exemplify a substantial level of associative significance.</p> <p><i>Oakhill College meets the criterion for associative significance.</i></p>
<p><u>Guidelines for Inclusion</u></p> <p>shows evidence of a significant human occupation <input type="checkbox"/></p> <p>is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/></p>	<p><u>Guidelines for Exclusion</u></p> <p>has incidental or unsubstantiated connections with historically important people or event <input type="checkbox"/></p> <p>provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></p> <ul style="list-style-type: none"> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The De La Salle Building contributes to the character of the Oakhill College campus. Constructed in 1936, the De La Salle Building is a prominent 3-storey institutional building dedicated to education. It is representative of the Inter-War Romanesque style, favoured by Catholic institutions in the first half of the 20th century. The De La Salle building exemplifies fine decorative face brickwork, clock tower and cupola. It is complemented by a setting of formal gardens, including Canary Island Date Palm plantings.</p> <p>The De La Salle Building with its associated cultural plantings and formal gardens, possess substantial aesthetic significance as a fine example of an Inter-War Romanesque building and associated layers of landscape and plantings.</p> <p>The overall composition of the Oakhill College Campus does not reflect this Inter-War Romanesque style aesthetic significance. Numerous later addition buildings on the campus reflect various styles with little aesthetic achievement associated with the educational buildings.</p>

Criteria	Significance Assessment
	<i>Oakhill College, including De La Salle Building and landscape setting, meets the criterion for aesthetic significance.</i>
<p><u>Guidelines for Inclusion</u></p> <p>shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></p> <p>is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></p> <p>is aesthetically distinctive <input checked="" type="checkbox"/></p> <p>has landmark qualities <input type="checkbox"/></p> <p>exemplifies a particular taste, style or technology <input checked="" type="checkbox"/></p>	<p><u>Guidelines for Exclusion</u></p> <p>is not a major work by an important designer or artist <input type="checkbox"/></p> <p>has lost its design or technical integrity <input type="checkbox"/></p> <p>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></p> <p>has only a loose association with a creative or technical achievement <input type="checkbox"/></p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p> <p>items which are esteemed by the community for their cultural values;</p> <ul style="list-style-type: none"> • items which if damaged or destroyed would cause the community a sense of loss; and/or • items which contribute to a community's sense of identity. <p>Items are excluded if:</p> <ul style="list-style-type: none"> • they are valued only for their amenity (service convenience); and/or • the community seeks their retention only in preference to a proposed alternative. 	<p>Since its inception, Oakhill College has serviced Castle Hill and surrounding areas as a major Catholic educational facility. The school's association with the De La Salle Brothers and the Catholic Church renders it an important pillar in the broader religious community of the area.</p> <p>The Oakhill College site is likely to have strong social associations with the community as a Catholic educational facility.</p> <p><i>Oakhill College meets the criterion for social significance.</i></p>
<p><u>Guidelines for Inclusion</u></p> <p>is important for its associations with an identifiable group <input type="checkbox"/></p> <p>is important to a community's sense of place <input checked="" type="checkbox"/></p>	<p><u>Guidelines for Exclusion</u></p> <p>is only important to the community for amenity reasons <input type="checkbox"/></p> <p>is retained only in preference to a proposed alternative <input type="checkbox"/></p>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>It is beyond the scope of this report to assess archaeological significance. The historic overview identifies a dormitory building existed on the site from 1938 to the 1960s. It was demolished to establish a carpark in the northern section of the school campus.</p> <p>Whilst the archaeological potential is likely to be low, an archaeological assessment may be required to ascertain the impact of potential development in areas where buildings were previously located.</p>

Criteria	Significance Assessment
	<i>Oakhill College does not meet the criterion for research potential.</i>
<p><u>Guidelines for Inclusion</u></p> <p>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></p> <p>is an important benchmark or reference site or type <input type="checkbox"/></p> <p>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></p>	<p><u>Guidelines for Exclusion</u></p> <p>the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/></p> <p>has little archaeological or research potential <input checked="" type="checkbox"/></p> <p>only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Oakhill College Campus has been modified to accommodate changes in use and demand over the 20th and 21st centuries. The overall design and layout of the school campus is neither unique nor distinctive in its design, size or materiality. Heritage elements of the campus, including the De La Salle building, though significant within the context of the site, are not rare or uncommon to Catholic educational facilities from the early 20th century.</p> <p><i>Oakhill College Campus is not rare.</i></p>

4.3. GRADINGS OF SIGNIFICANCE

Table 4 – Gradings of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric	Fulfil criteria for local or state listing
High	Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance	Fulfil criteria for local or state listing
Moderate	Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance	Fulfil criteria for local listing
Little	Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall heritage significance	Does not fulfil criteria for local or state listing
Neutral	Elements do not add or detract from the site's overall heritage significance; change allowed	Does not fulfil criteria for local or state listing
Intrusive	Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration	Does not fulfil criteria for local or state listing

Table 5 – Heritage Elements within Oakhill College Campus

No.	Element	Period	Condition	Significance
1.	3 x sets of Garden Stairs (Cox Residence) - altered	1920s	F (Fair) with alterations	Moderate
2.	Carpark (location of former Dormitory)	Constructed 1938, demolished 1970s	Moderate Archaeological Potential	Moderate – Little
3.	Former Adrian Building	Constructed 1937, Demolished 1970s	Moderate Archaeological Potential	Moderate
4.	Current Adrian Building	Constructed between 1943 - 1961	G (Good)	Moderate
5.	De La Salle Building	Constructed 1936	G (Good)	High
6.	Canary Island Date Palms	Possibly originate from 1937 De La Salle plantings (moved prior to 1961)	G (Good)	Moderate

No.	Element	Period	Condition	Significance
7.	Mature Hoop Pine [Tree ID 227]	1980s	G (Good)	Moderate
8.	1 x Mature Native Trees on Carpark	1980s	G (Good)	Little



Figure 62 – Aerial view of Oakhill College Campus indicating location of heritage elements. Numbers correspond to information provided in Table 5.

Source: SIX Maps, 2020 with Urbis Overlay.

4.4. STATEMENT OF SIGNIFICANCE

The following statement of significance has been reproduced from the heritage inventory sheet pertaining to Oakhill College, original building, gatehouse and grounds, 421-521 Old Northern Road, Castle Hill, from the NSW Office of Environment and Heritage State Heritage Register (Database No: 1780516).

The De La Salle Building is an excellent example of a large Inter-War Romanesque Style building. Major landscape feature due to siting size and distinctive design features including clock tower and cupola. Social and historical significance as a centre of education from 1936 to the present.

The primary significance of Oakhill College is associated with the De La Salle Building, constructed in 1936.

5. IMPACT ASSESSMENT

5.1. STATUTORY CONTROLS

5.1.1. Hornsby Local Environmental Plan 2013

The proposed works are addressed in the table below in relation to the relevant clauses in the Hornsby Local Environmental Plan, 2013 (Hornsby LEP 2013).

Table 6 – Hornsby Local Environmental Plan, 2013.

Clause	Discussion
<p>Hornsby LEP 2013</p> <p>Part 5 Miscellaneous provisions</p> <p>Clause 5.10 Heritage conservation</p> <p>(1) Objectives</p> <p><i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of Hornsby,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>The assessment carried out in this HIS assesses the proposed development to construct a new educational building near the north-eastern boundary of the Oakhill College campus. The subject site of Oakhill College, specifically the De La Salle Building and associated grounds, are identified as a heritage item of local significance.</p> <p>The proposed development will be in close proximity to the De La Salle Building. The proposed works will have no physical impact on this significant heritage element within the subject college campus.</p> <p>The proposed 3-storey Innovation Hub learning centre will be located approximately 40 metres east from the existing eastern external wall of the De La Salle Building and located 3m below the height of its principal ridgeline and beneath the RL of the gutters. This will ensure the De La Salle building, the first building to be constructed on the site as part of the De La Salle phase of occupation, will remain the prominent building on the site and respects its heritage significance. The proposed construction of the Innovation Hub building will have minimal negative heritage impact and will conserve the heritage significance of Oakhill College's original building and grounds.</p> <p>The proposed development of the Innovation Hub Building would neither detract from, nor obscure, significant views to and from the De La Salle Building, a building of high significance within the Oakhill College campus.</p> <p>(c) The Oakhill College campus has not been identified as an archaeological site.</p> <p>(d) It is beyond the scope of this report to assess the Aboriginal archaeological potential of the subject site.</p>
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p>	<p>This HIS has been prepared to assess the impact of the proposed works on the Oakhill College Campus which is listed as an item of local significance under Schedule 5, Environmental Heritage in the Hornsby LEP, 2013 as follows:</p> <ul style="list-style-type: none"> Oakhill College, original building and grounds, located at 423-521, Old Northern Road, Castle Hill (Item no. 259).

Clause	Discussion
<p>(i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (f) subdividing land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	<p>The subject site is not located within a heritage conservation area.</p> <p>The subject site is located in proximity to the following heritage item:</p> <ul style="list-style-type: none"> Mowll Village group including “Lober House”, “Tower House”, “Gate House” entry gates, dairy, stables and grounds, 284, 296, 300–302 and 304 Castle Hill Road and 146–200 David Road, Castle Hill (Item No: 255) <p>However, the subject area identified as the development site is located some distance north-west - more that 450m away from the closest lot boundary of the heritage item of Mowll Village. This distance, together with other school buildings in between, will ensure the proposed works are outside the visual catchment of any elements of high heritage significance.</p> <p>(c)The proposed works involve the construction of a new educational facility, known as the Innovation Building near the north-eastern boundary of the subject site. A former masonry dormitory building was located on the northern carpark site. It was built in 1938 and demolished in the 1970s. Foundations of the building may be located sub-surface. However, these foundations are unlikely to have any archaeological potential.</p> <p>It is proposed to demolish two buildings, Wagan (1961) and Mutien, as part of this development application. The buildings are later addition buildings of little heritage significance. They need to be removed to facilitate the construction of the new building. Proposed works will open views to the De La Salle Building. This visual access to De La Salle Building will have a positive impact by allowing the public a greater appreciation of heritage significant building and grounds.</p> <p>(d) It is beyond the scope of this report to assess the Aboriginal archaeological potential of the subject site. However, given buildings have previously existed on the subject site (the carpark near the north-eastern boundary), it is likely previous disturbance would have impacted on any Aboriginal relics.</p> <p>(f) The proposed works do not include subdivision of the school campus.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of</i></p>	<p>This HIS has been prepared to allow the consent authority, Hornsby Shire Council, to ascertain the degree to which the proposed development would impact the heritage significance of the Oakhill College Campus and the De La Salle Building identified as a primary elements of heritage significance within the school grounds.</p>

Clause	Discussion
<p><i>the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6)</i></p> <p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>The De La Salle Building is located in close proximity to the site of the proposed development. This HIS has been prepared to assess the degree to which the proposed development may impact the De La Salle Building and associated historic landscapes and landscape elements.</p>

5.1.2. Hornsby Development Control Plan 2013

The proposed works are addressed in the table below in relation to the relevant provisions in The Hornsby DCP, 2013.

Table 7 – The Hornsby Development Control Plan, 2013.

Clause	Discussion
<p>9.4 Development in the Vicinity of Heritage</p> <p><i>Desired outcome</i></p> <p>A new work that is sympathetic to the heritage significance of nearby items, or adjoining heritage conservation area, and their settings.</p>	
<p><i>Prescriptive Measures</i></p> <p><i>(a) Design and siting of new work should complement the form, orientation, scale and style of the heritage item.</i></p>	<p>The proposed development is for a new learning space known as the Innovation Hub. The new learning space is a contemporary design.</p> <p>The proposed three-storey Innovation Hub building employs a similar scale, rectangular form and massing to that of the De La Salle Building and other educational buildings on the campus, including the Adrian Building.</p> <p>Within the context of a school campus with buildings constructed in different styles and periods, the proposed development would be an appropriate addition to the campus. The proposed Innovation Hub would complement the De La Salle Building whilst presenting as a distinctively new building and not attempting to imitate.</p>

Clause	Discussion
	<p>The proposed Innovation Hub is to occupy an area east of the De La Salle Building. The terrain of this part of the campus slopes to the south, east and north. The proposed Innovation Hub is to be positioned on the lower slopes to the east of the De La Salle Building. As such, the proposed three-storey learning centre development would be set below the ridgeline of the De La Salle Building. This will minimise any adverse visual impacts on the character and setting of the De La Salle Building.</p>
(b) <i>Adequate space should be provided around the heritage item to allow for its interpretation.</i>	Refer to 9.4. (a).
(c) <i>Development should maintain significant or historic public domain views to and from the heritage item.</i>	<p>There are limited views to the De La Salle Building from Old Northern Road. Tree plantings to the north west largely obscure views from the public domain. In the context of the broader Oakhill College campus, primary views to the De La Salle Building are from the southern areas of the campus, particularly the formal gardens located south and south-west of the De La Salle Building and from the east, near the location of the former Cox Residence. There are some views to the De La Salle Building from the Adrian Building (1952).</p> <p>Secondary views to the De La Salle Building are from the existing car park and road along the north-eastern boundary of the campus and from the commemorative cemetery located south-east of the carpark.</p> <p>The proposed Innovation Hub will be sited approximately 35m east of the De La Salle Building. There would be some loss of views to the building from the east. However, this visual impact is associated with secondary views only to the heritage significant building. Such visual impact is both minimal and acceptable.</p> <p>Sectional drawings provided by BVN Architects indicate that views to the north capture significant architectural features of the De La Salle Building including side views of the roofscape, landmark tower and principal façades will still be clearly visible as a backdrop to the proposed Innovation Hub.</p>
(d) <i>Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.</i>	<p>The De La Salle Building is set within grounds with historic plantings to the north-east and south-west of the building. Plantings to the south-west comprise formal gardens around a semi-circular drive. Plantings in the north-eastern courtyards of the De La Salle Building comprise mature Canary Island Date Palms set within lawns. The proposed Innovation Hub will have little negative heritage impact on these gardens as they will still be able to be appreciated by visitors and users of the Oakhill College campus.</p>

5.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 8 – Heritage Division Guidelines

Question	Discussion
<p><i>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</i></p>	<p>Oakhill College will continue to provide well-resourced educational facilities and a place of learning to the Catholic community. This will ensure the college continues to offer a sound education to future generations that attend the school.</p> <p>The proposed design of the Innovation Hub building respects the historic and aesthetic significance of the De La Salle Building and its setting. This is achieved by employing a compatible scale, form and massing to that of the De La Salle Building and other educational facilities on site.</p> <p>The contemporary design of the proposed Innovation Hub will read as a new development within the campus and not attempt to imitate the style of other educational buildings within the campus, in particular the heritage significant De La Salle Building located in close proximity.</p> <p>The proposed siting, location and height of the Innovation Hub has been considered to minimise visual impacts to and from the De La Salle Building. The proposed Innovation Hub building would partially obscure a secondary view to the building.</p> <p>Primary views to the principal façades of the De La Salle Building are predominantly from the south-eastern and southern areas of the campus. The proposed Innovation Hub is to occupy an area to the south-east of the De La Salle Building which naturally slopes downhill to the south-east, south and north.</p> <p>The topography of the site allows the proposed Innovation Hub building to achieve a desired floor space whilst being lower than the De La Salle Building – below the height of the eaves. As such, the roofscape including the tower, crosses and statuary, are visible in views to the north. This respects the views of the distinctive architectural features of the De La Salle Building and would remain a feature of the college campus.</p> <p>Associated historical plantings and landscape elements have been retained. The proposed location and siting of the Innovation Hub effectively minimises any negative heritage impact to significant landscape features.</p>
<p><i>The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:</i></p>	<p>All elements of historical significance relevant to the proposal have been thoroughly considered during the design process. As such, the proposed Innovation Hub has been designed in a manner that generally minimises impact on</p>

Question	Discussion
<p><i>The following sympathetic solutions have been considered and discounted for the following reasons:</i></p>	<p>significant views to and from the De La Salle Building and avoids impact on the historical landscape features.</p> <p>Retention of four (4) Canary Island Date Palms, located within the subject site was considered. However, this was not possible due to site constraints. As a mitigative measure, there is the potential to replant these trees within the school grounds as part of landscape works to the college.</p> <p>The design, location and siting of the proposed Innovation Hub are generally sympathetic to the De La Salle Building and associated landscape setting.</p>
<p>New development adjacent to a heritage item</p> <p><i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i></p> <p><i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i></p> <p><i>Why is the new development required to be adjacent to a heritage item?</i></p> <p><i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i></p> <p><i>Is the development sited on any known, or potentially significant archaeological deposits?</i></p> <p><i>If so, have alternative sites been considered? Why were they rejected?</i></p> <p><i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i></p> <p><i>Will the additions visually dominate the heritage item? How has this been minimised?</i></p> <p><i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></p>	<p>The overall design of the proposed development employs scale, forms and appropriate massing such that is sympathetic to the heritage significant De La Salle Building. The proposed height of the Innovation Hub will be set below the eaves of the De La Salle building, ensuring the heritage significant building continues to be the dominant features within the college campus.</p> <p>The proposed Innovation Hub is to employ compatible proportions to not detract from the heritage significance of the De La Salle Building. The design of the proposed Innovation Hub will be contemporary in the use of materials and design features. This is an acceptable approach within a campus where educational needs are changing in accordance with the 21st century school curriculum and along with the increase in the school population.</p> <p>The Innovation Hub is proposed to occupy the area immediate east of the De La Salle Building. This terrain slopes away from the De La Salle Building in a south-easterly direction. The ground floor of the proposed Innovation Hub will be significantly lower than the De La Salle Building. In addition, the proposed roof height of the Innovation Hub will be below the height of the eaves of the De La Salle Building. The roofscape of the De La Salle Building will remain visible from within the campus and a dominant landmark feature. The De La Salle Building will continue to be viewed and appreciated by the school and local community.</p> <p>To further mitigate visual impact to the De La Salle Building, the Innovation Hub incorporates a setback that ensure views of the principal façades of the De La Salle Building are retained. The proposed development also conserves secondary views of the De La Salle Building to the north, allowing the public to continue to appreciate the distinctive architectural elements.</p> <p>Historic landscapes at the western and eastern facades of the De La Salle Building would not be impacted physically or visually. Views to these plantings would remain unchanged.</p>

Question	Discussion
<p>New landscape works (including car parking and fences)</p> <p><i>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</i></p> <p><i>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</i></p> <p><i>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</i></p> <p><i>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i></p> <p><i>How does the work impact on views to, and from, adjacent heritage items?</i></p>	<p>A former masonry dormitory building was located on the northern carpark site. The dormitory building was built in 1938 and demolished in the 1970s. Foundations of the building may be located sub-surface. However, these foundations are unlikely to have any archaeological potential.</p> <p>The subject site contains remnant landscape elements from the original occupation by the Cox family. These include several sets of garden stairs within the upper terrace and defined the formal gardens of the Cox residence. Due to their dilapidated condition and loss of the original garden context through alterations and reconfigurations during the Oakhill College phase, these landscape elements have reduced heritage significance. The former Cox gardens will not be reinstated. However, as a mitigative measure, sections of similar garden stairs will be retained elsewhere on the site. There is an opportunity to interpret the stairs proposed for removal as part of new landscaping works and may be incorporated into interpretive design elements subject to detailed design.</p>
<p>Tree removal or replacement</p> <p><i>Does the tree contribute to the heritage significance of the item or landscape?</i></p> <p><i>Why is the tree being removed?</i></p> <p><i>Has the advice of a tree surgeon or horticultural specialist been obtained?</i></p> <p><i>Is the tree being replaced? Why? With the same or a different species?</i></p>	<p>The proposed development of the site ensures significant trees associated with the De La Salle Building will be conserved.</p> <p>Many of the trees on and around the original site of the Cox residence are derivative plantings of the early 20th century landscape setting and reference the siting and layout of early buildings on the site.</p> <p>A mature Hoop Pine is located on the subject site and has been assessed to have moderate significance. A qualified arborist has provided advice on the approximate age of the tree and advises it was planted c1980. It is proposed to retain this tree for amenity reasons and because it retains. This Hoop Pine is a cultural planting in keeping with the character of the early 20th century landscape associated with the Cox family phase and reinforces that historic Federation style planting regime. Given the close proximity of development to the Hoop Pine, a root protection strategy should be developed to conserve the tree.</p> <p>It is proposed to remove the four (4) Canary Island Date Palms located on the upper terrace of the subject site. They are located close to the footprint of the proposed Innovation Hub building. There are numerous Canary Island Date</p>

<p>Question</p>	<p>Discussion</p> <p>Palms plantings throughout the campus. As a mitigative measure, these trees may be replanted elsewhere on site. Alternatively, trees of the same species may be planted as part of a new landscape feature on the site.</p> <p>It is proposed to remove eight (8) trees located within the footprint of the building. The subject trees range from low to medium retention value. The removal of the trees is assessed to have little impact to the heritage significance of the De La Salle Building or the grounds of the Oakhill College Campus. Additional trees will be planted as part of future landscape works to the campus.</p>
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6. CONCLUSION AND RECOMMENDATIONS

The detailed assessment carried out in this Heritage Impact Statement indicates the proposed construction of a new three-storey learning facility, known as the Innovation Hub, at Oakhill College, 423-513 Old Northern Road, Castle Hill will be located on a site identified as an item of local heritage significance on *Hornsby Local Environmental Plan 2013*, Schedule 5 Environmental heritage as follows:

- *Oakhill College, original building and grounds, located at 423–521 Old Northern Road, Castle Hill (Item No: 259)*

In addition, the subject site is located in proximity to the following heritage item of local significance:

- *Mowll Village group including “Lober House”, “Tower House”, “Gate House” entry gates, dairy, stables and grounds, 284, 296, 300–302 and 304 Castle Hill Road and 146–200 David Road, Castle Hill (Item No: 255)*

The proposed development is located on the northern extent of the campus, close to the De La Salle Building, dating from 1936 and associated with the De La Salle Brothers who continued to occupy the site and established the school.

This report concludes the proposed development would have minimal impact on heritage item, Oakhill College, original building and grounds. The proposed development would be physically separated from the heritage item by a reasonable curtilage and landscape elements within the school grounds. The proposed development, Innovation Hub, would generally respect the setting of the school and primary views from the public domain would remain predominantly unchanged.

The proposed works would facilitate and enhance the continued educational function and use of the site without dominating the historic significance of De La Salle Building and associated grounds and campus setting including landscape elements.

Due to the distance from the Mowll Village group, the proposed development does not generate any adverse visual impact on this heritage item.

Recommendations

We confirm the proposed development of the Innovation Hub will have little adverse heritage impact on the heritage significance of Oakhill College and sanction approval based on heritage grounds with the following recommendations.

1. There are 3 sets of the remnant garden stair elements from the original landscaping associated with the Cox Family residency and occupation. Much of the garden and landscape associations have been lost during the subsequent phases of development as a school. Given the loss of early landscape context, removal of the remnant garden stairs is acceptable.
2. To ameliorate the loss of the garden features, it is recommended they be photographically recorded prior to removal. There is an opportunity to interpret the period of development when Sir Edward Owen Cox and family occupied the site and developed an extensive Federation period cultural landscape across the site.
3. Retain the mature Hoop Pine [Tree ID 227], a cultural landscape planting dating from 1980s of moderate heritage significance, located in the western portion of the subject site near Carmody Theatre. This Hoop Pine is a cultural planting in keeping with the Cox phase and reinforces that historic Federation style planting regime. Given development is in close proximity to the Hoop Pine, develop a root protection strategy to conserve the tree.
4. Four (4) date palms appear to have been relocated from the courtyards of the De La Sale Building in 1961, when alterations were made to that building. The four (4) date palms may be removed from their current location. It is recommended the removal be ameliorated by replacement plantings within the college. The replacement plantings will form part of the Landscape Master Plan for Oakhill College.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

7. DISCLAIMER

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