

STATEMENT OF HERITAGE IMPACT

Proposed Development at

Chevalier College

11 Charlotte Street

BURRADOO



Job No. 10523
April 2025

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

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

Name of the heritage item:

Chevalier College (former Riversdale group of buildings and garden)

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

I189 – Wingecarribee Local Environmental Plan 2010 (“WLEP”)

Address and location:

11 Charlotte Street, Burradoo

Statement of heritage impact for:

Proposed alterations and additions to McGrath Hall at Chevalier College, located at 11 Charlotte Street, Burradoo (WLEP 2010, I189)

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Cover image: Subject site at Chevalier College, 11 Charlotte Street, Burradoo, looking south towards the northern façade of the McGrath Building.

(Source: Heritage 21, 21 February 2025)

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

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	07.04.2025	SA	EM	SA
2	Report issued (RI) for submission.	07.04.2025	SA	-	SA

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of Maddison Property, property managers who have been engaged by the owner of the site to submit a Development Application for a new development at the site.

1.2 Site Identification

The subject site is located at Chevalier College, 11 Charlotte Street, Burradoo, which falls within the boundaries of the Wingecarribee Local Government Area (LGA) and comprises Lot 12 DP 748370. As depicted in Figure 1 below, the site is bounded by Charlotte Street to the north, Edridge Park Road to the east and Moss Vale Road to the west. It is large school precinct with agricultural facilities. Most of the buildings date from the post-war period or are contemporary additions. The heritage listed buildings and their spatial relationship with McGrath Hall, the area of proposed works, are identified in Figure 2 below. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. Contemporary aerial view of the site, highlighted in yellow, and surrounding urban environment. The location of the heritage buildings is indicated in blue (Source: NSW Spatial Services, “SIX Maps,” accessed 27 October 2023, <http://maps.six.nsw.gov.au>, annotated by Heritage 21).

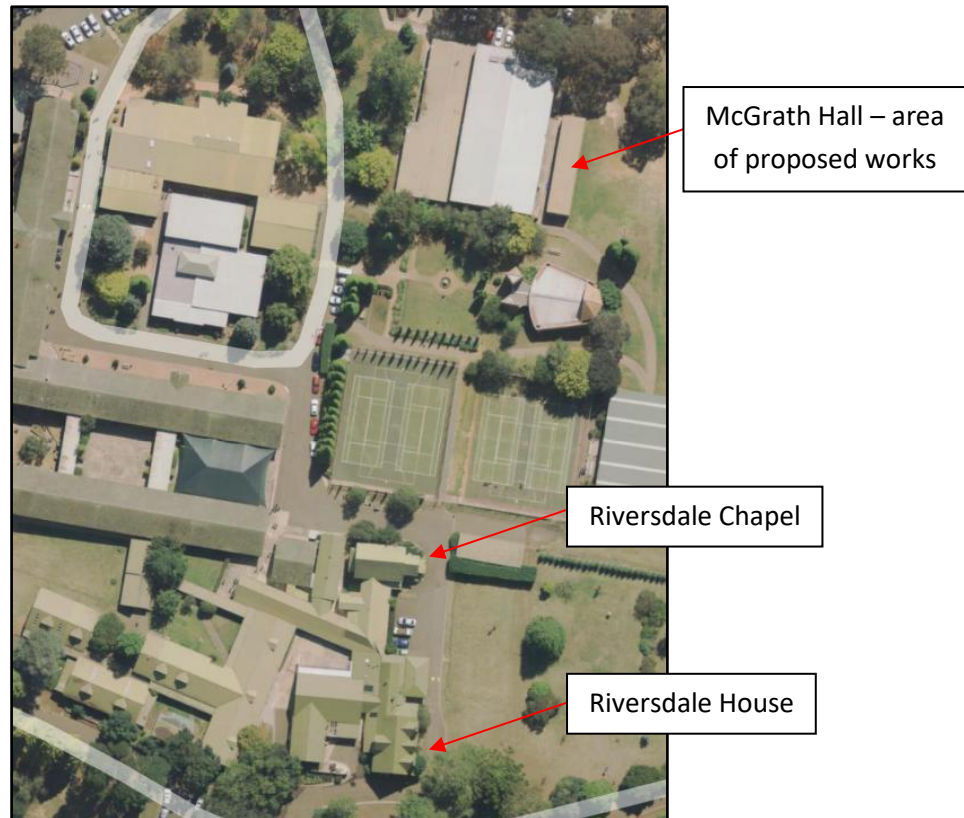


Figure 2. Aerial view of the heritage buildings, the location of which is indicated in Figure 1 above (Source: NSW Spatial Services, “SDT Explorer,” accessed 31 March 2025, <https://portal.spatial.nsw.gov.au/explorer/index.html>, annotated by Heritage 21).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is listed** as an item of environmental heritage under Schedule 5 of the *Wingecarribee Local Environmental Plan 2010* (“WLEP”). It **is not listed** on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

The details of the listings follow:

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Wingecarribee Local Environmental Plan 2010	Chevalier College (former Riversdale group of buildings and garden)	Moss Vale Road	Local	1189

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

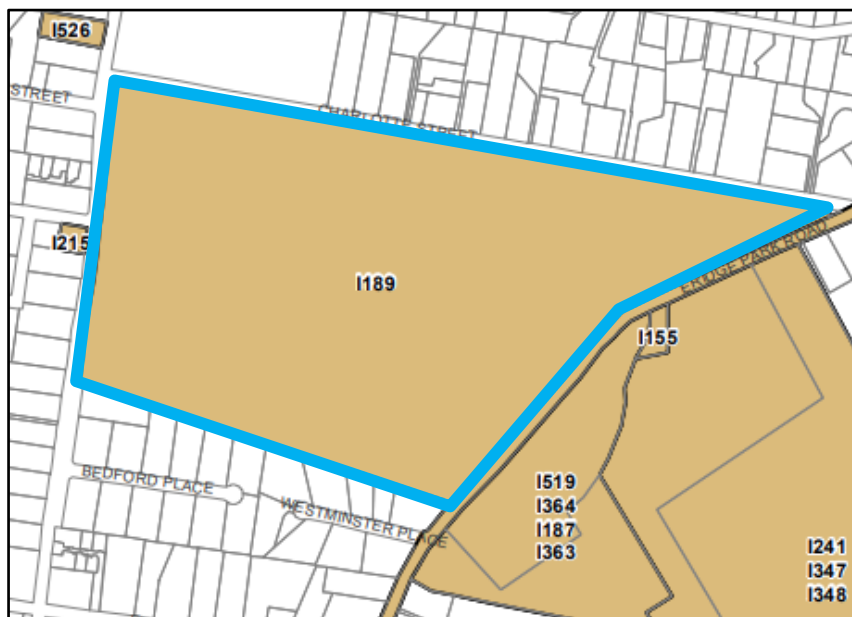


Figure 3. Detail from Heritage Map HER_007D. The site is outlined in blue and heritage items are shaded brown (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

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

1.3.2 Heritage Items in the Vicinity

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

Item Name	Address	Significance	Item Number
"Chelsea Park" house	589 Moss Vale Road	Local	I526
"Ostler's Lodge" house	603 Moss Vale Road	Local	I215
"Eridge Park" gate lodge, grounds and outbuildings	Eridge Park Road	Local	I155
Hartzer Park Convent, garden, outbuildings and ancillary buildings	25-27 Eridge Park Road	Local	I519 I364 I187 I363
"Moidart" house and garden	Eridge Park Road	Local	I241 I347 I348

The proposed development of the site is not located within the visual catchment of any heritage items listed above nor is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI. Accordingly, our discussion regarding the potential heritage impact of the proposal on heritage items is limited to the subject site itself.

1.4 Purpose

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

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

1.5 Methodology

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

1.6 Limitations

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

1.7 Copyright

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

2.0 HISTORICAL CONTEXT

2.1 Local History

The following history of Bowral and the associated town of Burradoo has been extracted from the Bowral Township Development Control Plan 2021, originally authored by Linda Emery:

Explorer and Surveyor General of NSW, Lieutenant John Oxley, was the first to occupy the land on which Bowral now stands. As early as 1816 he had sent stockmen and cattle to the area, despite Government regulations forbidding settlement south of the Cowpastures at Camden. Oxley's men built a hut and stockyards at "WingieKarabee", but it was to be quite some time before any form of permanent settlement was established.

By 1857, the building of the Great Southern Railway from Sydney was well underway. Still a long way from Bowral, but planned to pass through Oxley land, the construction of the railway held out the prospect of rich financial rewards from the sale of town allotments. John Norton Oxley set about surveying a township, originally called the Village of Burradoo. Oxley chose street names that were mostly of Aboriginal origin, Banyette Street was named for a local Aboriginal girl, Merrigang Street, leading to the Mittagong Range, for the native dog with which the hills were infested and Boolwey for a property on the Berrima Road. Wingecarribee Street, of course, led to the Oxley home, and Bong Bong Street to the village of Bong Bong on the Wingecarribee River, the site of first settlement in the Southern Highlands.

After a slow start, Bowral began to flourish during the mid 1870s. The opening of the railway as far as Moss Vale had made the area accessible to Sydney people and, anxious to escape the heat of summer on the coast, they came in ever increasing numbers to the 'Sanatorium of the South', as it was somewhat quaintly called. Elegant country houses on the larger properties in Burradoo were built for the leading families, among them Laurel Park, Fairholme and the distinctive Anglewood owned by politician Arthur Bruce Smith. A rambling Queen Anne style mansion, the house became a boarding school for boys during the 1930s and later was acquired by the NSW Government for use as a school.

Several other gentlemen's residences were destined to resound to the noisy chatter of students. Elvo, built by Sydney solicitor and Member of Parliament Septimus Stephen, is now part of Oxley College. 'Clever, lively, energetic; and handsome' Stephen was a charming man, who managed to combine his favourite pastimes of gambling, horseracing and cards with service as a lay member of St, Andrew's Cathedral Chapter, President of the Hospital for Sick Children and a director of Sydney Hospital.

Knoyle, built for Charles and Marie Fairfax in the 1880s, also served as a school. Renamed Kerever Park in 1943, the Sisters of the Sacred Heart brought girls from their Rose Bay school to Bowral during World War II, when the possibility of a Japanese attack on Sydney seemed a very real threat. Riversdale was the building from which Chevalier College first operated when it began in 1946. Designed by noted architect John Horbury Hunt in 1879 and built for Henry Hill Osborne, the house was once a focus of the social life of the district, the setting for elegant evenings of music and dance in the ballroom (now a chapel at Chevalier), fox hunts and polo tournaments.

For guest house and hotel proprietors, the 1880s were years of burgeoning trade. Smaller furnished cottages in the township catered for visitors of more modest means, and on Notts Hill (Mount Road), Mt. Shepherd and the slopes of The Gib some fine houses were built many of which have survived the years. Although Moss Vale, being the major rail centre, was probably the premier town at that time in terms of commerce, Bowral soon developed as the place to be and be seen, The most elegant of the new hotels in the town was the Grand Hotel, which opened with much fanfare in February 1888. Said to be the 'equal of any inland hotel in the colony', the Grand boasted four parlours, two billiard rooms and two dining rooms – and 'an electric bell in every room in the house. A 'commercial room' were travelling salesmen could show their wares was another of the innovations introduced by the owner, J.L. Campbell.

Visitors who preferred a more genteel holiday could choose to stay at one of the many guest houses in and around Bowral. For many years, Miss Nellie Brenan ran Arrankamp, a 'high class boarding house', as she liked to advertise. Rather exuberant in design, Arrankamp once stood on land now occupied by the Bowral Country Golf Club. For holidaymakers, a stay in Bowral meant parties, horse riding, tennis, golf and sightseeing – not very different perhaps from a Highlands holiday today. Few of Bowral's many guest houses, among them The Luxembourg, Belmore Park and Hawthorn, survived the vicissitudes of the tourist trade, Craigieburn being the notable exception.

The fine country estates in and around Bowral formed the basis' the town's fame as a place of magnificent gardens. Of particular note were the gardens established by the Hordern family at Milton Park, Retford Park and Hopewood, with their outstanding examples of rare and exotic trees. But these were just three of the many gardens fashioned from bare paddocks by enthusiasts over the last hundred-or-so years. The cool climate and consequent heightened sense of the passing of the seasons was and remains, one of the major attractions of the Southern

Highlands and today, some of the finest private gardens anywhere in the state – gardens both old and new – are to be found in the Bowral district.²

2.2 Site Specific History

2.2.1 Construction and Private Ownership of Riversdale House

In 1833-1834, a series of free-grazing Crown Land grants were issued to cattleman and soldiers throughout the Southern Highlands and Illawarra by Governor Richard Bourke.³ The bulk of the subject site falls within the boundaries of two of these early grants: the first parcel of 100 acres was granted to William Sadler of the 17 Regiment on Foot in January 1833, identified as Portion 50 with the Department of Lands, Parish of Mittagong; and the second parcel of 100 acres was granted to Joseph Coates of the 4th Kings Own Regiment in June 1834, identified as Portion 51. As shown in Figure 4 below, Riversdale House and its associated structures are contained within William Sadler's grant.⁴

Born in 1799, William Sadler was one of 300 convicts transported to the colony of New South Wales aboard the *Baring* in December 1818.⁵ By 1825, Sadler had completed his sentence and was deemed 'free by servitude' at the age of 26.⁶

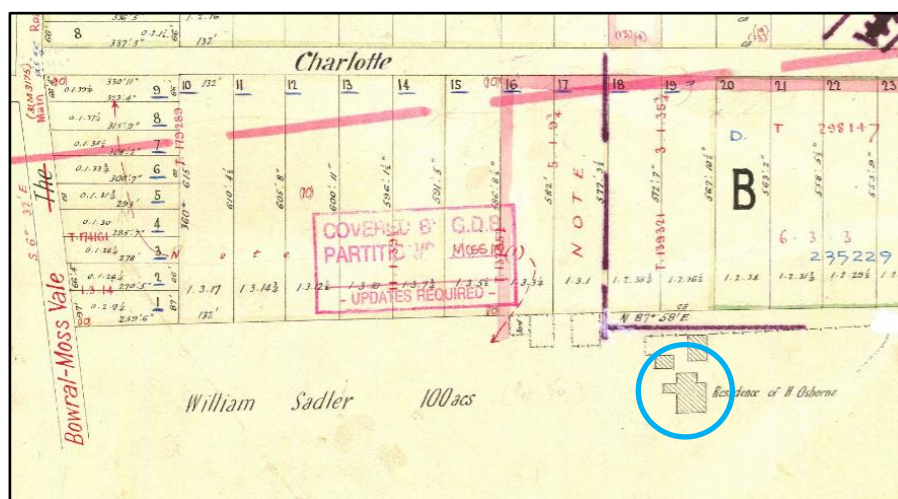


Figure 4. Charting map showing the location of Riversdale House (circled) within the boundaries of William Sadler's original crown grant (Source: NSW Land Registry Services, LTO Charting Map DP2144).

In July 1879, Henry Hill Osborne acquired William Sadler's property. Born on the family's Dapto estate, "Mashall Mount," in 1831, Henry Hill Osbourne was the son of prominent politician and pastoralist Henry Osbourne. Regarded as one of the colony's earliest and most influential settler families, Henry Osbourne Sr. held sizeable landholdings throughout the Illawarra, Kangaroo Valley,

² Wingecarribee Shire Council, "Bowral Township Development Control Plan," Part A – All Land, Section 7 – Subdivision, Demolition, Siting and Design, A7.7 History and Heritage Context of Bowral, 17 March 2021, 60-1.

³ Benjamin Lindsay, Michael K. Organ, and A. P. Doyle, "Early Land Settlement in Illawarra 1804-1861," University of Wollongong, 1 January 1994, 50, <https://ro.uow.edu.au/cgi/viewcontent.cgi?article=1099&context=asdpapers>.

⁴ NSW Land Registry Services, "LTO Charting Map," DP2144, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au/>.

⁵ "William Sadler," Australian Royalty: Genealogy of the colony of NSW, accessed 3 November 2023, <https://australianroyalty.net.au/tree/purnellmccord.ged/individual/115992/William-Sadler>.

⁶ "William Sadler," Australian Royalty.

Wagga Wagga region and present-day Maitland area.⁷ At the time, Henry Osbourne Jr. and his wife, Sarah, primarily resided at “Avondale,” an estate of 600 acres neighbouring Marshall Mount that was later acquired by the family.⁸ All in all, it is estimated that by the mid-1850s, Henry Osbourne Sr.’s estates amounted to no less than 9,000 acres throughout the Illawarra region alone.⁹

Inspired by his brother’s development of “Barrengarry House” as a country retreat in 1880-1881, Henry Osbourne Jr. purchased Sadler’s landholdings with the intent to create a summer residence.¹⁰ He named the property “Riversdale” and commissioned the same architect, John Horbury Hunt, to build a dwelling for his family.

The connection between Hunt and the Osbourne family is notable, as he was further commissioned by the family to design “Hamilton House” in Moss Vale (now known as “Tudor House”), as well as the Osbourne Memorial Church of Saint Luke in Brownsville, Dapto, built in 1880 -1882.



Figure 5. Social gathering at the rear of Riversdale House, c. 1880-1890. The people photographed are most likely members of the Osbourne family (Source: Wikipedia, https://en.wikipedia.org/wiki/File:Riversdale_House_Burradoo_rear_of_property.jpg).

⁷ See Chapter 14 of Lindsay, Organ, and Doyle, “Early Land Settlement in Illawarra 1804-1861”; P. J.B. Osbourne, “Henry Osbourne (1803-1859)”, *Australian Dictionary of Biography*, 1967 (online 2006), <https://adb.anu.edu.au/biography/osborne-henry-2527>.

⁸ Lindsay, Organ, and Doyle, “Early Land Settlement in Illawarra 1804-1861,” 36.

⁹ Lindsay, Organ, and Doyle, “Early Land Settlement in Illawarra 1804-1861,” 36.

¹⁰ P. Reynolds, L. Muir, and J. Hughes, *John Horbury Hunt: Radical Architect, 1838-1904* (Historic Houses Trust of New South Wales, 2002), 119.

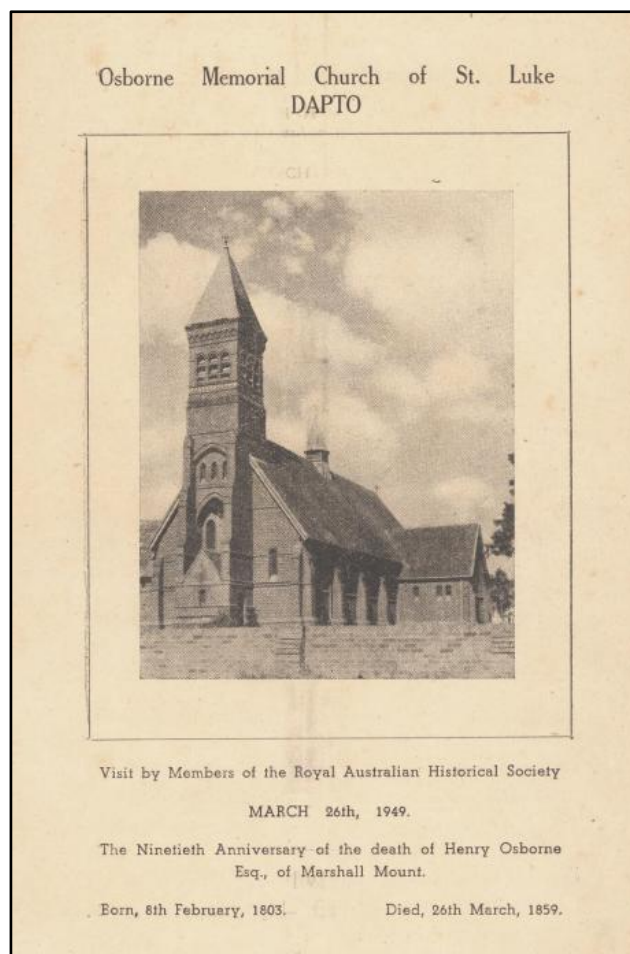


Figure 6. Order of Service commemorating the nineteenth anniversary of the death of Henry Osbourne Sr. by the Royal Australian historical Society, 1949 (Source: Trove, "Osborne Memorial Church of St. Luke, Dapto," 26 March 1949, <https://nla.gov.au/nla.obj-2673169074/view?partId=nla.obj-2673170340#page/n3/mode/1up>).

Following the Osbourne family's departure, title of the property was transferred to Charles Arthur Moresby Billyard in August 1888. A solicitor from Sydney, Billyard wed Letitia Leake, a 30-year-old heiress, in 1891 in a lavish ceremony worthy of local news (see Figure 8). Following their union, the couple adopted the double-barrel surname Billyard-Leake, announced in the New South Wales Government Gazette (Figure 7). The Billyard-Leake's emigrated away from Australia in 1892, eventually increasing their family to six. Finding their way to England, they purchased Harefield Park in Middlesex. They are best remembered for selflessly offering Harefield Park to the Australian Government for use as a convalescence home and military hospital for the Australian Imperial Infantry following the outbreak of war in November 1914.

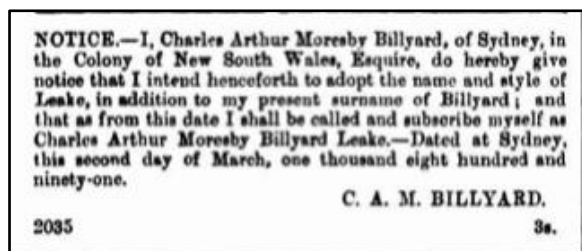


Figure 7. Public announcement of Billyard-Leake's new combined surname (Source: New South Wales Government Gazette, 3 March 1891, Issue no. 143).



Figure 8. Wedding announcement in *The Sydney Mail* social pages, 1891. (Source: Extract from *The Sydney Mail* and *NSW Advertiser*, 21 March 1891).

It was during the Billyard-Leake's ownership of the property that Riversdale House was extended to the north in 1888. This extension was designed by Hunt though not executed by him – a decision Hunt met with chagrin, leading him to successfully sue the owners for unpaid fees.¹¹ As noted in the Wingecarribee Shire Council Heritage Study of the site compiled in 1991, this northern wing addition originally housed a "large and finely detailed ballroom with leadlight glazing to [the] windows and doors."¹² The ballroom is also noted to have housed a Steinbeck grand piano, which was used by the world-renowned contralto, Dama Clara Butt, when she stayed at Riversdale for several months.¹³

In 1892 the property was briefly owned by Frances Gadsen before it was transferred to her daughter, Laura Augusta Georgina, who was married to James Lang Campbell, a judge of the Supreme Court of NSW.¹⁴ As identified in a handwritten note accompanying a series of photos of the Gadsen family at Riversdale House (see Figure 9 to Figure 14 below), Riversdale House was to serve as a summer country home once more. An annotation in this album also identifies the presence of a grass tennis court to the east of the house, which is further indicated by the sloped ground shown in the foreground of Figure 11 and Figure 12.

¹¹ Wingecarribee Shire Council Heritage Study, 1991, Part A, Ref. no. W10189, 19; also see Fr. J.F. Mooney, *Chevalier College Annual Magazine*, 1979.

¹² Wingecarribee Shire Council Heritage Study, 18.

¹³ Fr. J.F. Mooney, *Chevalier College Annual Magazine*, 1979, 14.

¹⁴ Fr. J.F. Mooney, *Chevalier College Annual Magazine*, 1979, 14.

¹⁴ Fr. J.F. Mooney, *Chevalier College Annual Magazine*, 1979, 14.



Figure 9. Front elevation of Riversdale House, shown set amongst lush gardens and covered in mature vines, January 1899 (Source: State Library of NSW, Call Number: PX*D 566).



Figure 10. View towards the front (south) and eastern elevations, 1899 (Source: State Library of NSW, Call Number: PX*D 566).



Figure 11. Rear view of Riversdale House from the tennis court, 1899 (Source: State Library of NSW, Call Number: PX*D 566).



Figure 12. Rear view of Riversdale House from the tennis court, showing a garden arbour to the north-east of the house, 1899 (Source: State Library of NSW, Call Number: PX*D 566).



Figure 13. Mr and Mrs Gadsen with guests, Mrs Rich, Mrs Campbell and their daughters, 1899 (Source: State Library of NSW, Call Number: PX*D 566).



Figure 14. The Gadsen's guests enjoying the garden arbour, 1899 (Source: State Library of NSW, Call Number: PX*D 566).

By 1914, the estate was acquired by Frederick William Donkin and Alice May Donkin, who would retain the property for twenty-five years before passing it to their son D'Arcy Douglas Sydney Donkin

in 1940.¹⁵ As reported in Figure 15, it was also during the Donkin family's tenure at the estate that a fire is known to have destroyed an associated building located to the immediate west of the main house. Described as a "large building containing two garages, two stables and a feed room," the structure was constructed of timber weatherboard with an iron roof.

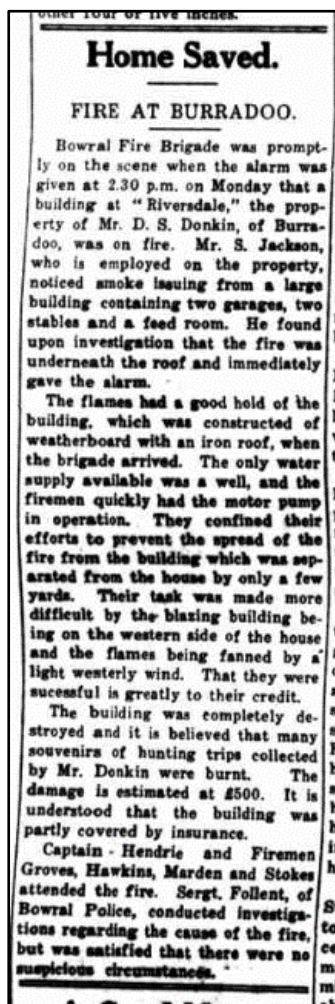


Figure 15. Article on the fire at Riversdale Estate (Source: Trove, "Home Saved. FIRE AT BURRADOO.," *The Southern Mail*, 13 August 1935, p. 2).

2.2.2 Origins of Chevalier College and Riversdale Chapel

The property was acquired by the Missionaries of the Sacred Heart in March 1945 (see Figure 16 below). Several of the surrounding lots were also purchased and consolidated to establish Chevalier College, with Riversdale House quickly undergoing alterations and additions to create dormitories and classrooms with a view to accommodating up to 80 students.¹⁶ Having received the blessing from His Eminence Cardinal Norman Thomas Gilroy, the school opened on 21 February the following

¹⁵ NSW Land Registry Services, "Certificate of Title," Vol. 2792, Fol. 72, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au/>.

¹⁶ Trove, "Chevalier – New Catholic College", *Catholic Weekly*, 17 January 1946, p. 14, <https://trove.nla.gov.au/newspaper/page/17323248?searchTerm=chevalier%20college%20history%20burradoo>.

year.¹⁷ The school was attended by forty-eight students, and staffed by eight Priests and five Brothers, led by rector and headmaster, Reverend Dr. Henry Reid.¹⁸

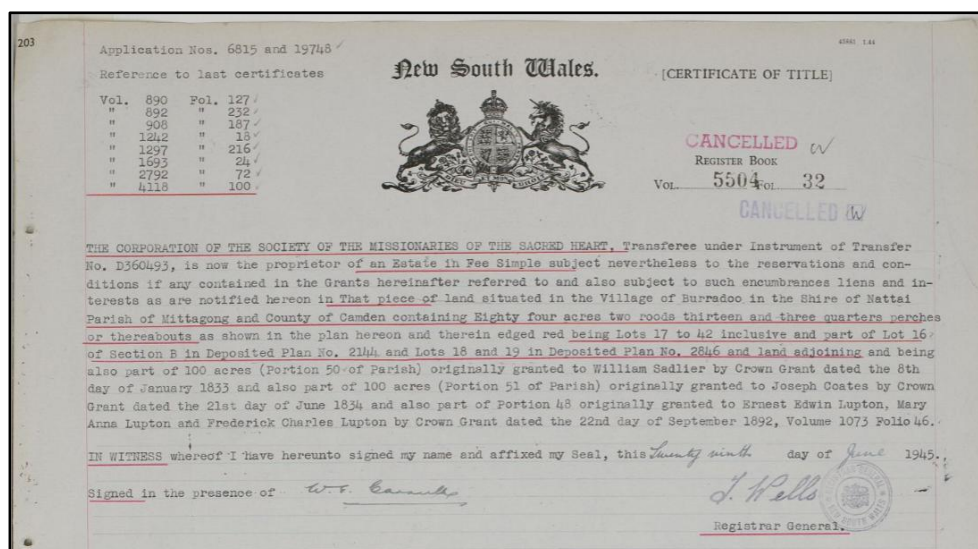


Figure 16. Certificate of Title for Riversdale House, issued to The Corporation of the Society of the Missionaries of the Sacred Heart on 29 June 1945 (Source: NSW Land Registry Services, "Certificate of Title," Vol. 5504, Fol. 32, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au/>).



Figure 17. The students at Chevalier College assembled in front of Riversdale House, 1946 (Source: Chevalier College, "Annual Magazine," Vol. 1, December 1946, p. 14, https://shieldandheart.org.au/nsw/chevalier/bulletin/50_1594264355/1946_Chevalier_Year_Book.pdf).

¹⁷ Chevalier College, "Chevalier Annual Magazine," Vol. 1, December 1946, p. 5, https://shieldandheart.org.au/nsw/chevalier/bulletin/50_1594264355/1946_Chevalier_Year_Book.pdf.

¹⁸ Chevalier College, Vol. 1, 1946, p. 5; "History and Heritage", Chevalier College, Home, Our College, accessed 3 November 2023, <https://www.chevalier.nsw.edu.au/our-college/history-and-heritage/>.

Named after Father Jules Chevalier, the founder and Superior-General of the Missionaries of the Sacred Heart, the school has since been progressively expanded and developed over time, including the construction of the Kelly Wing in 1960, the Kerrins Wing in 1967, the Jubilee Library in 1971, and the McMahon Centre 1974.¹⁹ In 1973, female students were introduced to the school's cohort, leading the College to amalgamate with the Dominican Elm Court Girls' School in 1977. Boarding ceased on the property in 2003.



Figure 18. Article in the *Catholic Weekly* announcing the forthcoming opening of the new Chevalier College for boys, 1946 (Source: Trove, "Chevalier - New Catholic College", *Catholic Weekly*, 17 January 1946, p. 14, <https://trove.nla.gov.au/newspaper/page/17323248?searchTerm=chevalier%20college%20history%20burradoo>).

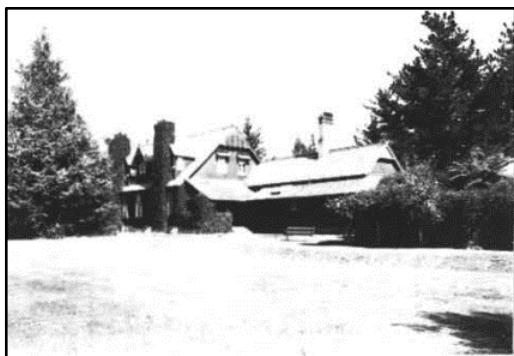


Figure 19. Rear elevation of Riversdale House. The origin of this photograph and the accompanying image (right) is unknown, however it is likely they were taken in 1945, as published in the article above (Source: Fr. J.F. Mooney, *Chevalier College Annual Magazine*, p. 13).



Figure 20. View towards the front elevation of Riversdale House, as seen in the *Catholic Weekly* article above published in 1945 (Source: Fr. J.F. Mooney, *Chevalier College Annual Magazine*, p. 13).

¹⁹ Fr. J.F. Mooney, *Chevalier College Annual Magazine*.



Figure 21. View to the Riversdale Chapel, 1946 (Source: Chevalier College, *Chevalier Annual Magazine*, 1946, p. 20).



Figure 22. The dormitory, 1946 (Source: Chevalier College, *Chevalier Annual Magazine*, 1946, p. 26).



Figure 23. The dining room, 1946 (Source: Chevalier College, *Chevalier Annual Magazine*, 1946, p. 26).

Publicly available historical imagery of Riversdale House is limited; however, the following images from the late 1970s and early 1990s, in comparison to those above, suggest that the building was painted sometime during the early 20th century, most likely as part of Chevalier College's renovation works between 1945 - 1946. In the school's *Annual Magazine* published in December 1946, there is reference to the introduction of the Chapel:

To the block already standing, this owner [Billyard-Leake] added a wing which terminated in an imposing ballroom. The high-vaulted roof and quite ecclesiastical porch of this ballroom made it ideal for the chapel it has now become.²⁰

²⁰ Chevalier College, *Chevalier Annual Magazine*, 1946, p. 16.

It is also noted that a number of the chapel's interior features were contributed by members of the wider Catholic community:

Father Reeve generously donated a beautiful bronze tabernacle for our altar. The Daughters of Our Lady of the Sacred Heart lent us an altar before we settled in our new chapel. We are grateful to the Religious of the Sacred Heart at Kerever Park for several beautiful sets of vestments. Mr. Kennedy is responsible for the artistic statue in front of the main entrance. The Convent of the Maternal Heart, Lewisham, presented the graceful statue of Our Lady of the Sacred Heart, which adorns the front parlour.²¹

However, historical imagery does not indicate that this wing was in existence during the late 19th century. As such, we note that there is some contradiction amongst the historical evidence as to the construction chronology of the site and the date of construction for the Chapel.



Figure 24. Front elevation of Riversdale House, indicating that the front veranda had been enclosed and the timber cladding painted, 1979 (Source: Berrima District Historical and Family Society, Image: 106962).



Figure 25. Eastern elevation of Riversdale House, 1979 (Source: Berrima District Historical and Family Society, Image: 106962).



Figure 26. Northern and western elevations of Riversdale House, 1991 (Source: Wingecarribee Shire Council Heritage Study, 1991, Part A, Ref. No: W10189, p. 18).



Figure 27. Western elevation of Riversdale House, 1991, showing new additions (Source: Wingecarribee Shire Council Heritage Study, 1991, Part A, Ref. No: W10189, p. 20).

²¹ Chevalier College, *Chevalier Annual Magazine*, 1946, p. 6.



Figure 28. Western elevation of Riversdale House, 1991 (Source: Wingecarribee Shire Council Heritage Study, 1991, Part A, Ref. No: W10189, p. 20).



Figure 29. Riversdale Chapel, 1991 (Source: Wingecarribee Shire Council Heritage Study, 1991, Part A, Ref. No: W10189, p. 21).

As development on campus continued to progress, Riversdale House is known to have been used as a residence for the College Priests²² and a venue for special events, such as the Valedictory dinner, the Chevalier Debutante Ball, and alumni events.²³ The school's *Annual Magazine* from 1979 also suggests that the building may have been previously used as an art classroom.²⁴

Chevalier College's historical origins continue to be celebrated by its staff and students through the names of the school's Houses – Riversdale, Osbourne, Giles and Reid – as well as its two ovals – Sadler and Coates.

2.2.3 John Horbury Hunt and Riversdale House

Having studied architecture in Boston before arriving in Sydney in January 1863, John Horbury Hunt was as lauded for his technical precision and design originality as he was maligned for his controversial attitudes and eccentric disposition. In particular, he was well-known for his public condemnation of the informality of the architectural profession in Australia and “jerry architects,” as he regarded them. Indeed, so fierce was his commitment to raising the standards of architectural practice in NSW that Hunt emerged as a leading figure in the establishment of the Society for the Promotion of Architecture and Fine Art in March 1871, which would later become the Institute of Architects of NSW, for which he served as President from 1889 to 1895. Hunt was elected a fellow of the Royal Institute of British Architects in 1891 and an honorary member of the American Institute of Architects in 1893.

Hunt was also a close associate and mentee of the revered architect Edmund Blacket. Best known for designing the University of Sydney Quadrangle, St Andrew's Cathedral in Sydney, and St Saviour's Cathedral in Goulbourn, Blacket was a strong proponent of revivalist architectural styles with a

²² Reynolds, Muir, and Hughes, *John Horbury Hunt: Radical Architect*, p. 119.

²³ Fr. J.F. Mooney, *Chevalier College Annual Magazine*, p. 48.

²⁴ Fr. J.F. Mooney, *Chevalier College Annual Magazine*, p. 7.

particular penchant for Victorian Gothic.²⁵ A favoured architect of the Church of England in Australia, Blacket became the official Colonial Architect to New South Wales between 1849 -1854.²⁶

Known for his fastidious attention to detail, Hunt's extraordinary mastery of his craft was particularly evident through his expertise in face brickwork, intricate fretwork and timber elements, decorative use of terracotta, as well as his inclusion of (personal) motifs within his designs, especially in his use of stained-glass windows outside of the traditional ecclesiastical paradigm. In doing so, Hunt often collaborated with designer and glazier, John Lamb Lyon of Lyon, Cottier & Co.

Given the established professional relationship between Hunt and Lyon, Cottier & Co. and the strong resemblance between the stained-glass windows in Riversdale House and other examples of the company's work (such as Figure 31 and Figure 32 below), it is likely Lyon designed the windows for Riversdale House.

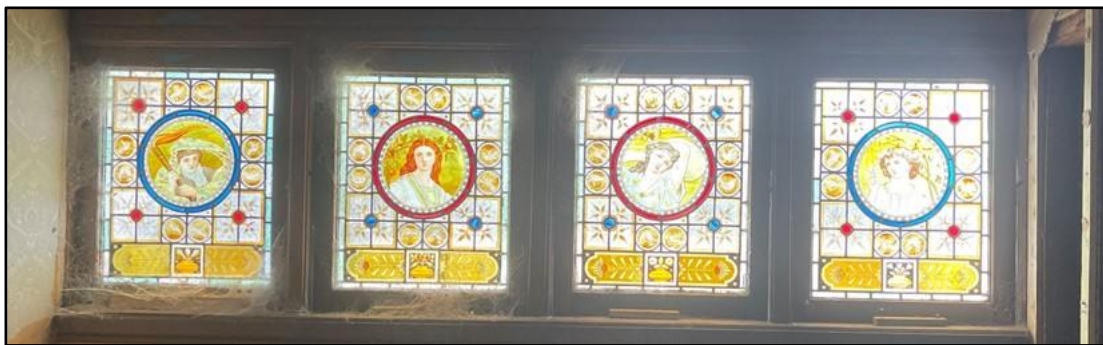


Figure 30. Stained-glass windows at Riversdale House, as viewed from the staircase (Source: Heritage 21).

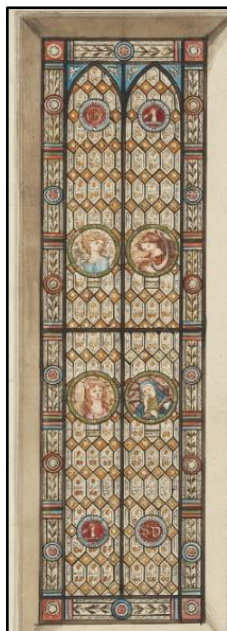


Figure 31. Preliminary sketch by John Lamb Lyon, showing distinct similarities to the windows seen in Riversdale House (Source: State Library of NSW, Record ID: 9qoQw6q1).



Figure 32. Preliminary sketch by John Lamb Lyon, showing distinct similarities to the windows seen in Riversdale House (Source: State Library of NSW, Record ID: 9qoQw6q1).

²⁵ "Edmund Thomas Blacket", Monument Australia, accessed 13 September 2023, <https://monumentaustalia.org.au/themes/people/architecture/display/101796-edmund-thomas-blacket>.

²⁶ "Edmund Thomas Blacket", Monument Australia.

2.2.4 Vivian McGrath and the Origins of McGrath Hall

Vivian Erzerum Bede McGrath, also referred to as Viv McGrath, was a renowned Australian tennis player and champion. He was born in Merrendee, near Mudgee, on February 17, 1916, to Australian parents. McGrath studied at Sydney Boys' High School where he became known as a tennis prodigy, winning the 1931 State Championships special singles event and the Australian junior singles in 1932. After graduating from high school in 1932, Viv quickly went on to rise in popularity, winning tennis matches overseas, including the French junior singles in 1933.²⁷

Vivian McGrath's first Davis Cup tour of 1933 saw him represent Australia internationally at just 17 years old.²⁸ Evidence of his popularity can be seen in the cigarette card below depicting Viv in the Davis Cup. Cigarette cards were introduced in the US during the 1880s, where pieces of cardboard were used to protect loose cigarettes and later, stiffen cigarette packets. Over time, tobacco companies began printing and releasing cards in set or collections, typically depicting various sports idols. These cards became popular collectible items amongst children of fathers who smoked, aiming to collect all the cards in a set.²⁹ McGrath's cigarette card was part of the Carreras' *Turf Personality Series*, depicting various Australian sport stars at the time. He was also featured on multiple cigarette cards released during his prime in the 1930s.

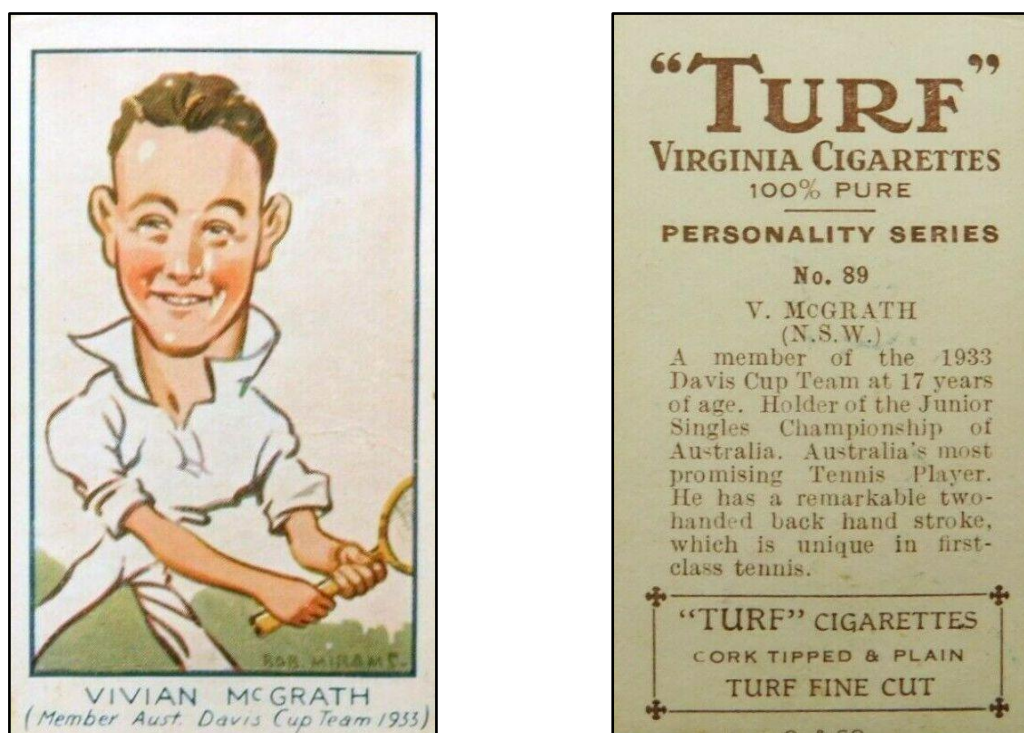


Figure 33. 1933 Carreras Turf Personality Series cigarette card depicting Vivian McGrath – Member of the Australian Davis Cup Team in 1933 (Source: Trading Card Database, accessed 1 April 2025, <https://www.tcdb.com/ViewCard.cfm/sid/233325/cid/14621721/1933-Carreras-Turf-Personality-Series-89-Vivian-McGrath>).

²⁷ Kerry Regan, "Vivian Erzerum Bede McGrath (1916-1978)," *Australian Dictionary of Biography*, accessed 31 March 2025, <https://adb.anu.edu.au/biography/mcgrath-vivian-erzerum-bede-10960>.

²⁸ Regan, "Vivian Erzerum Bede McGrath (1916-1978)."

²⁹ "The Cigarette Card," About Us, The Australian Cartophilic Society, accessed 31 March 2025, <https://australiancartophilic.org.au/about-us/the-cigarette-card/>.

The two-handed backhand was considered a weak and unorthodox move at McGrath's time, garnering much criticism and ridicule from opponents.³⁰ However, Vivian McGrath and John Bromwich were considered by many to be two of the earliest players to use this particular technique, and considered 'freaks' for doing so.³¹ The two-handed backhand is now practiced by many of today's world-leading tennis players.



Figure 34. Image of Vivian McGrath (left) and Jack Crawford (right) upon their return from the Olympic Games in 1933 (Source: Fairfax Corporation, Call Number: PIC Row 14/7/3 #PIC/15611/7503).

Viv had many accomplishments throughout his sporting career – alongside his partner Jack Crawford, they won the Australia doubles in 1935, and Viv beat John Bromwich in 1937, winning the Australian Open singles title.³² In 1935, A. Wallis Myers, English tennis correspondent and journalist, ranked McGrath World Number 8.³³

³⁰ Regan, "Vivian Erzerum Bede McGrath (1916-1978)."

³¹ "Viv. McGrath 16 Tomorrow," *News*, 16 February 1932, 5, <https://trove.nla.gov.au/newspaper/article/128304694>; "Sport: Davis Cup, May 10, 1937," *Time Magazine*, 10 May 1937, <https://time.com/archive/6757056/sport-davis-cup-may-10-1937/>.

³² Regan, "Vivian Erzerum Bede McGrath (1916-1978)."

³³ "Vivian Vivacious in Vivid Victories," *Truth*, 13 October 1935, 8, <http://nla.gov.au/nla.news-article169354443>.

After this display one realises that McGrath is still on the up grade. He has already been classed by the world's best critic, Wallis Myers, as eighth in the world. One realises that Myers is right. McGrath is only nineteen. What will he be in a few years, seeing that a player is not at his best before he is about twenty-six?

Figure 35. Extract from newspaper article, naming McGrath the World Number 8 in tennis (Source: Trove, "Vivian Vivacious in Vivid Victories," *Truth*, 13 October 1935, 8, <https://trove.nla.gov.au/newspaper/article/169354443#>).

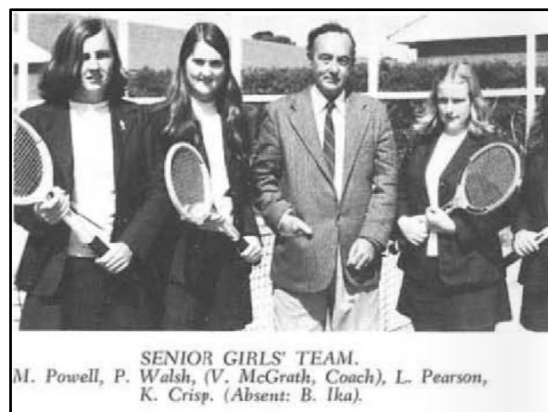


Figure 36. 1973 photograph of members of the Senior Girls Tennis Team at Chevalier College, with McGrath in the centre (Source: Chevalier College, "1973 Yearbook," 76, https://chevalier.ptly.com/?action=check_bulletin&bulletin_name=archives_bulletin_1&code=&menuItem=Chevalier+College+Yearbooks+and+past+Shield%26Heart+Magazines).

McGrath withdrew from tennis when he enlisted in the Australian Imperial Force in 1941, requesting leave to occasionally play matches, however after his discharge in 1946, Viv lost his zeal for the sport due to the persistent effects of his sport-related/induced injuries, including arthritis and asthma. During the 1950s, McGrath began coaching students in schools around the Southern Highlands, most notably, students at Chevalier College.³⁴

In 1978, aged 62, Vivian McGrath passed away of a coronary occlusion at a cottage located at the Eridge Park Road gates.³⁵ His absence was deeply felt by those at Chevalier College. Plans to construct a hall and gymnasium on campus had begun prior to McGrath's death, however upon news of his passing, Headmaster Father J. Franzmann announced in 1979 that the hall would be named *McGrath Hall* in honour of their tennis coach and Australian tennis prodigy of the 1930s, and to commemorate his impact on tennis in Australia and worldwide.³⁶

³⁴ Regan, "Vivian Erzerum Bede McGrath (1916-1978)."

³⁵ Regan, "Vivian Erzerum Bede McGrath (1916-1978)"; Chevalier College, "1978 Yearbook," 6, https://chevalier.ptly.com/?action=check_bulletin&bulletin_name=archives_bulletin_1&code=&menuItem=Chevalier+College+Yearbooks+and+past+Shield%26Heart+Magazines.

³⁶ Chevalier College, "1979 Yearbook," 8, https://chevalier.ptly.com/?action=check_bulletin&bulletin_name=archives_bulletin_1&code=&menuItem=Chevalier+College+Yearbooks+and+past+Shield%26Heart+Magazines.

This year has been saddened for us by the deaths of two members of the staff. In April, after a happy day reminiscing at the Past Students' Reunion, Mr Vivian McGrath died in his sleep in the cottage at the Eridge Park Road gates. There is no need for me to rehearse for you at length Viv's position in Australian tennis in the thirties: he was known as the boy wonder, and it was said of him that he was 'perhaps the most wonderful player at 16 the world has seen'. He introduced the two-handed stroke that baffled leading world players. He won every age championship in NSW in his junior years, and was chosen as a junior in the Australian Davis Cup team. At the age of 20 he won the Australian Championship. He came to Chevalier in the 1950s, and for years, while he taught tennis on the courts beside the Riversdale chapel, he taught modesty, generosity and gentleness to successive Chevalier generations. We remembered him gently and sadly in our prayers and Masses. It was only two

Figure 37. Extract from 1978 yearbook of the Headmaster reflecting on the McGrath's contribution to Australian tennis and Chevalier College (Source: Chevalier College, "1978 Yearbook," 6, https://chevalier.ptly.com/?action=check_bulletin&bulletin_name=archives_bulletin_1&code=&menuItem=Chevalier+College+Yearbooks+and+past+Shield%26Heart+Magazines).

40 pupils and with Fr. Harry Reid M.S.C. as his Headmaster. Gradually permanent buildings began to appear — the Kelly wing in 1960, named after Fr. Gerald Kelly, the Kerrins Wing (Fr. J.M. Kerrins, the Jubilee Library in 1971, the McMahon centre in 1974, the McGrath Hall named after Mr Viv McGrath, former Tennis Coach in 1980 and this present year's Centenary Chapel, which takes us back to the very beginnings of the MSC in Australia in 1885 and ultimately to Fr. Chevalier after whom the College was named.

J. F. McMahon, M.S.C.

Figure 38. Extract from 1986 yearbook reflecting on the Hall name at Chevalier College (Source: Chevalier College, "1986 Yearbook," 6, https://chevalier.ptly.com/?action=check_bulletin&bulletin_name=archives_bulletin_1&code=&menuItem=Chevalier+College+Yearbooks+and+past+Shield%26Heart+Magazines).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 11 Charlotte Street, Burradoo. The suburb of Burradoo is located 135 kilometres south-west of Sydney CBD.

The Chevalier College Campus is located on the southern side of Charlotte Street, comprising multiple buildings used for school and educational purposes. Charlotte Street is an unsealed road, with many concealed driveways. The street is characterised by soft-landscaped nature strips and mature trees. The College Campus occupies the entire southern portion of Charlotte Street, with residential development situated along the northern side of the street.

3.2 Physical Description

The subject building, McGrath Hall, is a late-1970s building constructed of brick masonry and Colorbond sheeting along the roof and walls. The building comprises a gable roof form, with a lean-to roof presenting to the west. A flat roof awning also presents across half of the western facade, creating an undercover passage way. The roof and awnings are also clad in Colorbond sheeting. A number of brick-masonry retaining walls have been utilised as garden beds positioned in front of the building's entrance to the west. A set of concrete steps and a separate concrete ramp leads down to the entrance of the building. The western façade features glazing and brick-masonry columns.

Internally, the western end of the building is fit-out with multiple rooms used for girls and boys bathrooms, change rooms, and storage. The eastern end of the building is an open-plan hall space with a stage and backstage areas positioned along the northern end of the hall.

3.3 Condition and Integrity

The building appears to have retained legibility of the original scale and character of the development. Overall, as a 1970s hall and school building, the building is in good condition.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 21 February 2025.



Figure 39. External view to the northern façade of McGrath Hall, facing south.



Figure 40. External view to the western façade of McGrath Hall, brick-masonry retaining walls and mature trees, facing south.

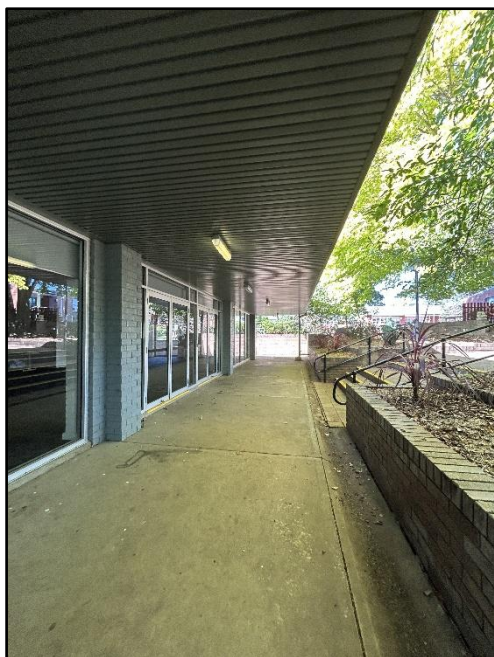


Figure 41. External view to the undercover passageway along the western façade, facing south.



Figure 42. External view to the western façade of the building, concrete walkway and brick-masonry retaining walls, facing north.



Figure 43. External view to the mature trees and brick-masonry garden beds near the south-western portion of McGrath Hall, facing north-east.



Figure 44. External view towards the Riversdale Chapel from the southern end of McGrath Hall, facing south.



Figure 45. External view to the southern façade of McGrath Hall and planting along the southern elevation, facing north.



Figure 46. External view to the north-western corner of McGrath Hall, facing east.

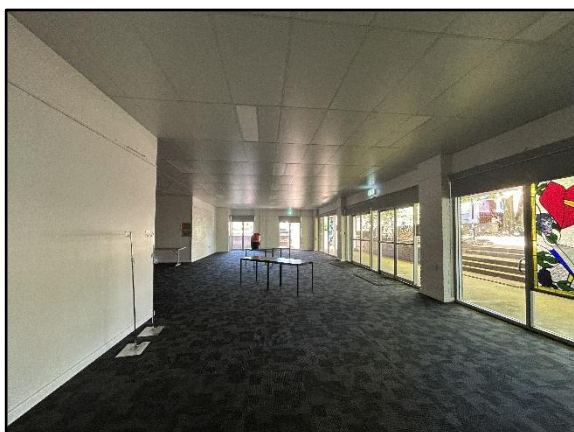


Figure 47. Internal view to the McGrath Hall foyer, facing south.

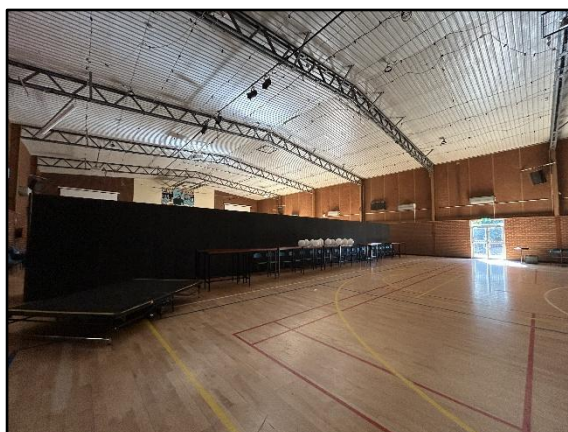


Figure 48. Internal view to the hall within the subject building, facing north-east.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, it is necessary to first ascertain the heritage significance of this place. Accordingly, a Statement of Significance for the subject site (refer to Section 4.1.1) and the McGrath Hall (refer to Section 4.2) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 Chevalier College (former Riversdale group of buildings and garden) (Item I189)

The following Statement of Significance is available for the site on the State Heritage Inventory:

Chevalier College's Riversdale House is significant in its associations with the Osbornes; descendants of early settlers in the district. Is significant within the State as a fine and relatively rare example of the smaller scale domestic buildings of the eminent architect John Horbury Hunt using the somewhat "showy" (ref. JM Freeland) and elaborate "Arts & Crafts" style detailing made famous by his own house "Cranbrook Cottage" at Rose Bay (now demolished). More generally it has significance as an early, well crafted and somewhat idiosyncratic example of a style made popular during the Federation period and here characterised by a high degree of integrity and individual flair in its aesthetic qualities.³⁷

4.2 Assessment of Significance

4.2.1 The Subject Site – McGrath Hall

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the McGrath Hall located at 11 Charlotte Street, Burradoo, constructed in the 1970s, demonstrates any of the criteria against which heritage significance is assessed. While the subject building was commemoratively named for renowned Australian tennis player Vivian McGrath, honouring his connection to Chevalier College as a tennis teacher, Heritage 21 found no evidence to suggest that McGrath operated from the subject building, in particular as it was dedicated posthumously. As such, Heritage 21 believes that the site cannot be considered to hold associative significance, being immaterial to Viv's achievements during his lifetime.

³⁷ Heritage NSW, "Chevalier College (Former Riversdale Group of Buildings and Garden)," State Heritage Inventory, Heritage Item ID: 2680189, accessed 30 October 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2680189>.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include:

Demolition

- Demolition of the westmost portion of McGrath Hall, comprising the lean-to roof form and awning.
- Demolition of the stage inside McGrath Hall.
- Demolition and removal of the brick retaining walls along the western entrance to the building.
- Demolition of pathways and paving, predominantly to the northern and western portions of McGrath Hall.
- Demolition of plant enclosure and egress stair.

Tree Removal

- Removal of two trees.

Construction/Alterations and Additions

- Construction of addition along the western portion of McGrath Hall.
- Addition of generator along eastern façade of the building.

5.2 Background

5.2.1 Pre-lodgement Consultation

The applicant's project team attended a Pre-Lodgement Meeting to discuss Wingecarribee Shire Council's concerns and recommendations regarding the development of McGrath Hall. A number of recommendations contained within the Pre-Lodgement Advice, issued 26 March 2025, have been incorporated into the development to address the preliminary design concerns.

5.2.2 Considerations of Alternatives

Heritage 21 provided heritage advice to the applicant. In conjunction with the Pre-Lodgement Advice, the following recommendations were made and have been incorporated in the final proposal, including:

- Deletion of the proposed parapet along the northern façade of McGrath Hall. Council has argued that this element makes an attempt to align the subject building with the design of the adjoining contemporary building. Heritage 21 agrees and would encourage the removal of this element to maintain the original roof form of the hall.
- Amendment of the column spacing along the northern façade to create a symmetrical appearance on either side of the proposed doors presenting to Charlotte Street.

- Changing the existing painted brickwork of the original hall building to a light grey colour to complement the JFC building. Dulux *Grey Wisp* or *Lexicon Half* would be complementary options for the building.

Some advice was discounted in the final design. This regarded:

- Consideration of painting the verandah columns an earthy tone to complement the JFC building, such as Dulux *Terracotta Chip*. While this was not implemented, it should be noted that the verandah columns in the current design feature timber elements, which respects the request for earth tones to complement the adjoining building.
- Additional plantings along the southern façade of the building were encouraged to further obscure the AC condenser units along this elevation. This was not incorporated into the final design.

5.3 Drawings

Our assessment of the proposal is based on the following drawings by Leaf Architecture dated 7 April 2025 and received by Heritage 21 on 7 April 2025. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

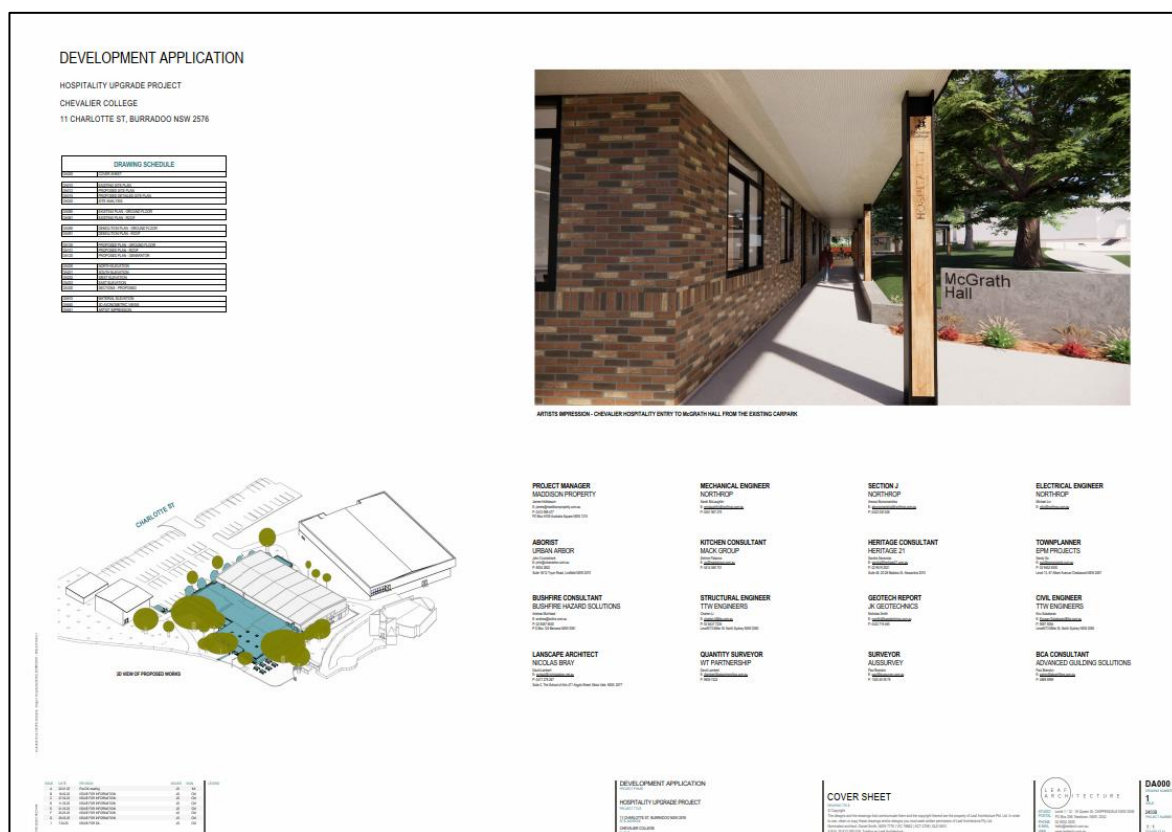


Figure 49. Cover Sheet.



Figure 50. Existing Site Plan.

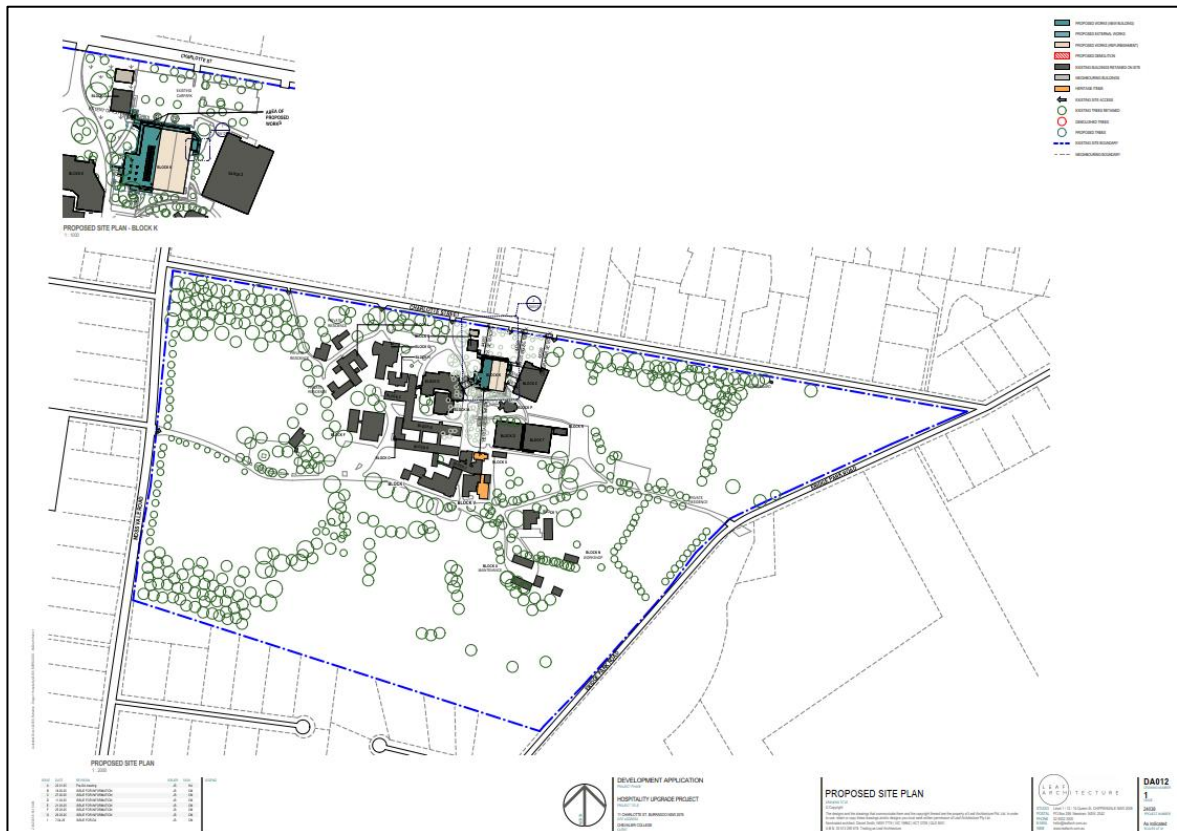


Figure 51. Proposed Site Plan.

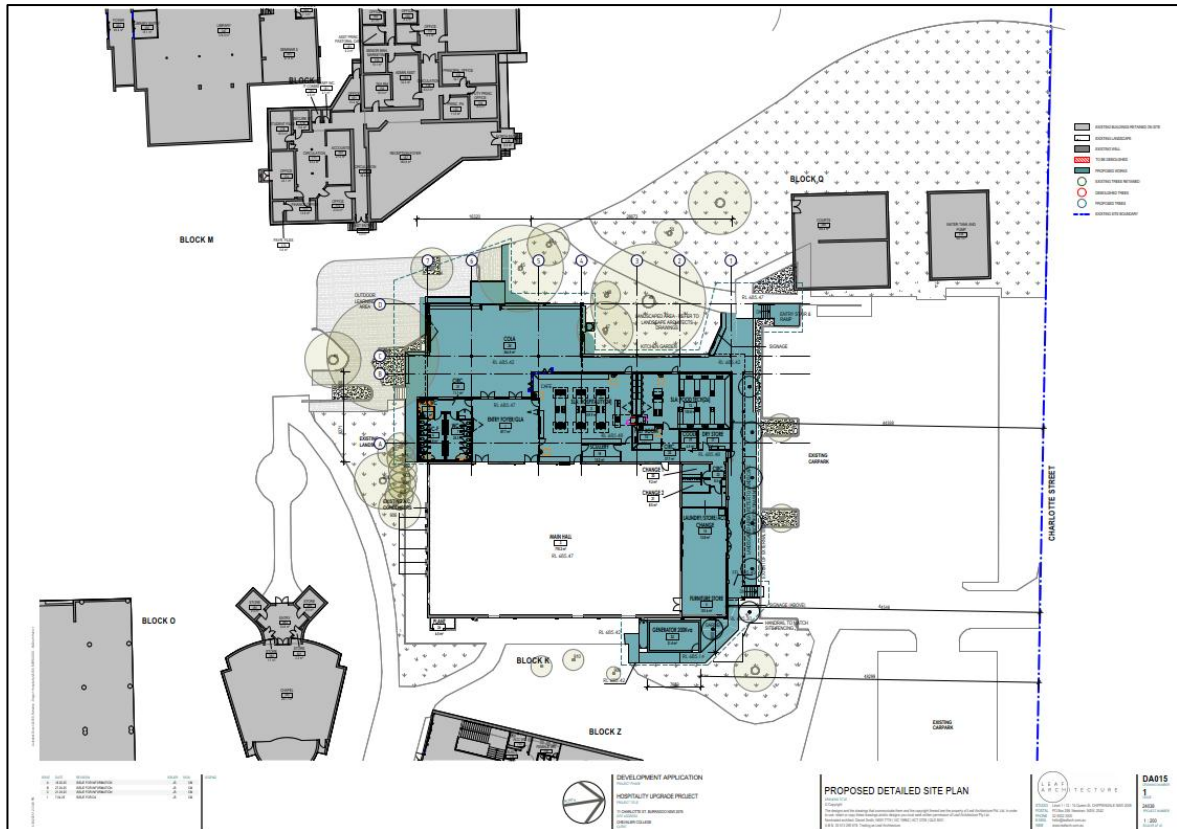


Figure 52. Proposed Detailed Site Plan.

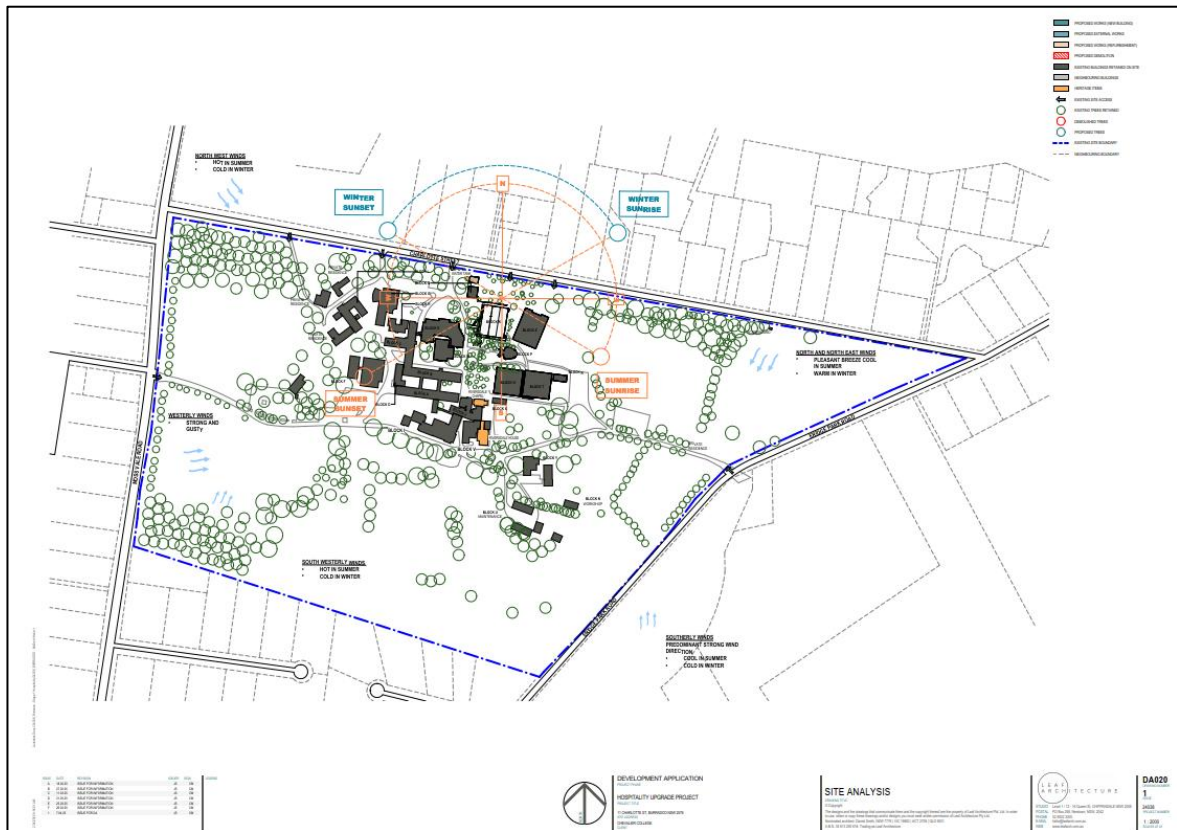


Figure 53. Site Analysis.

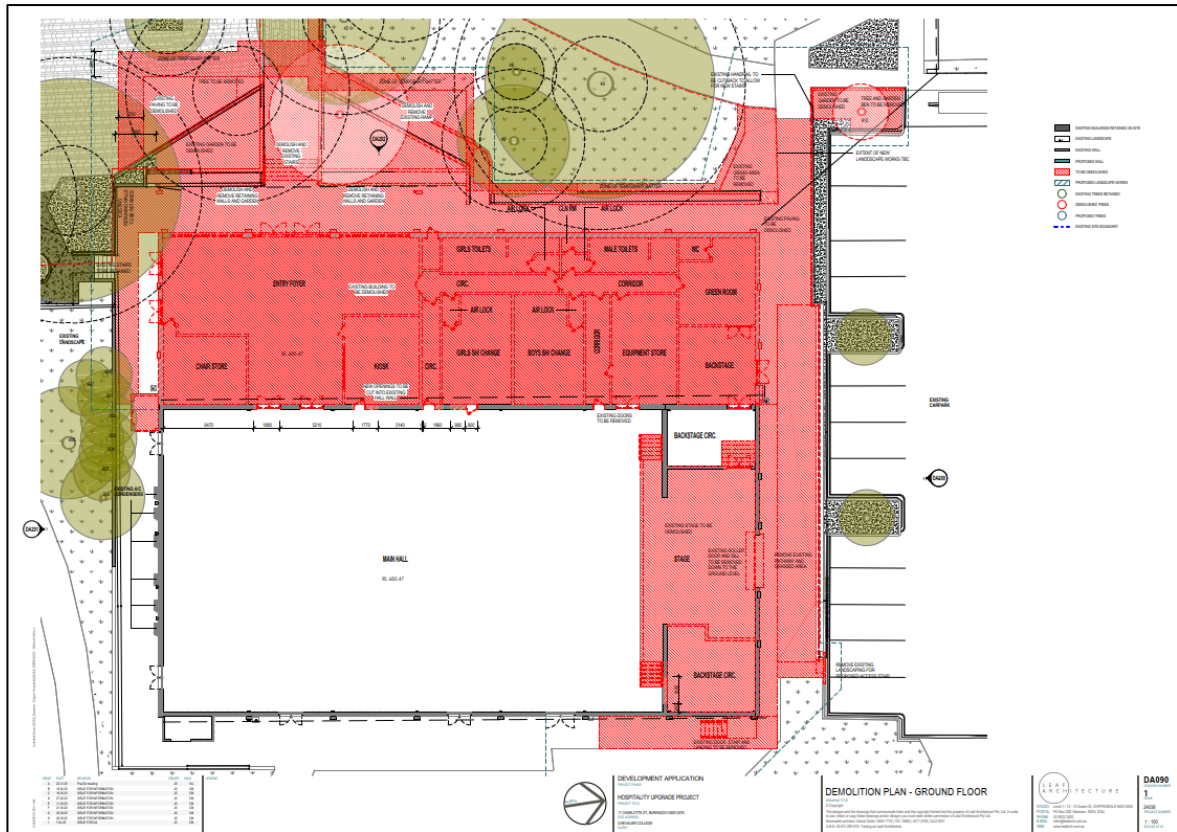


Figure 56. Demolition Plan – Ground Floor.

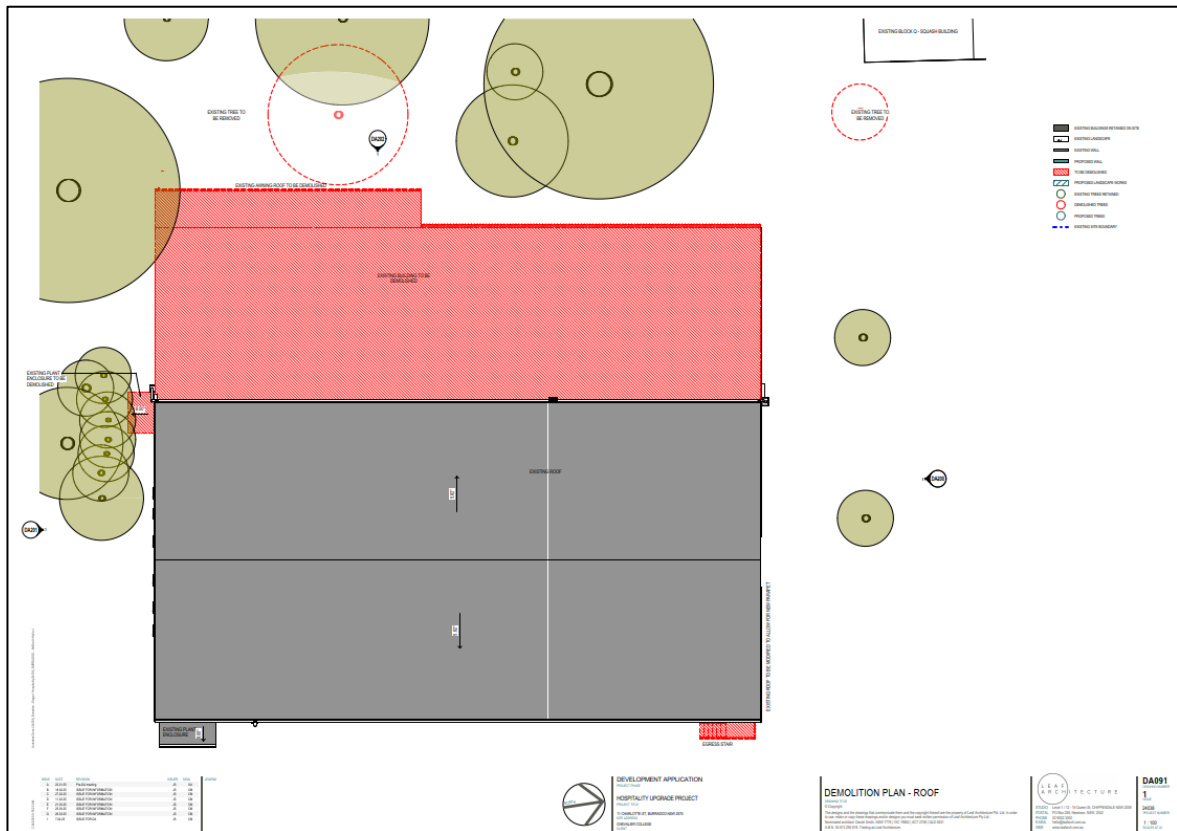


Figure 57. Demolition Plan – Roof.

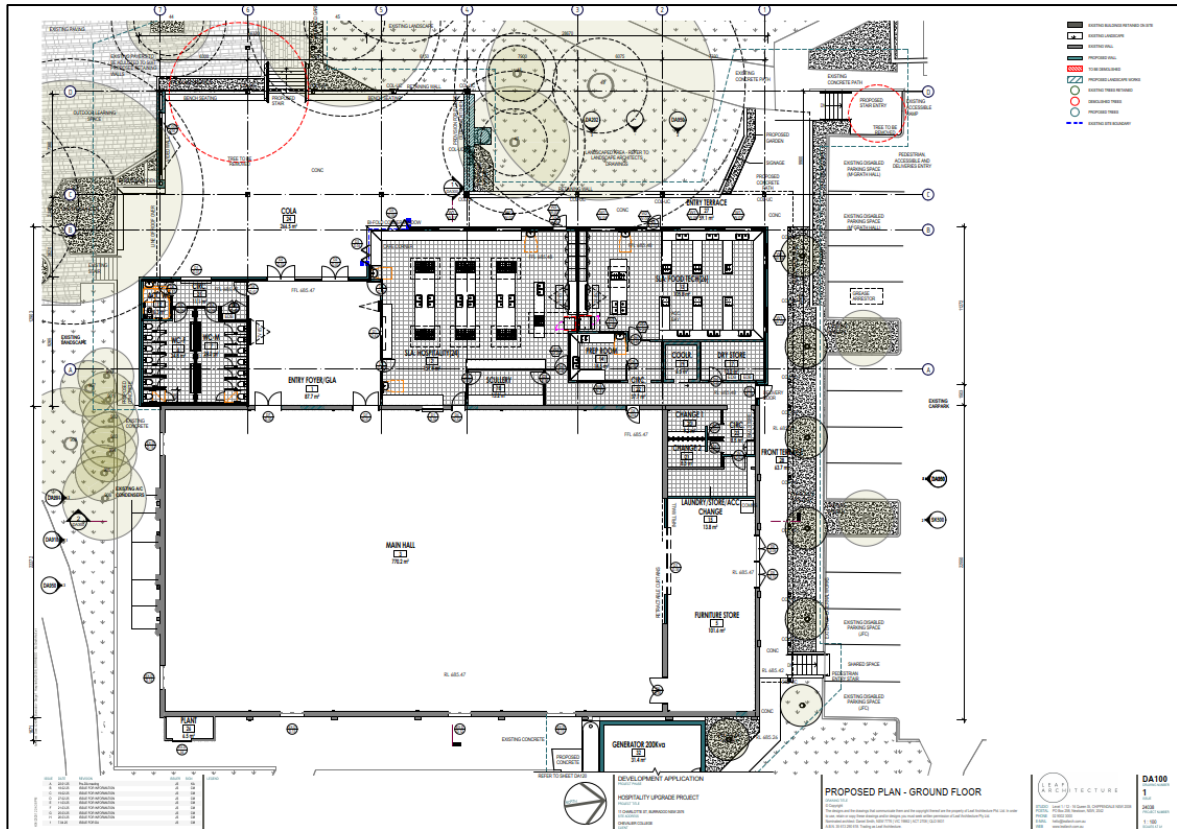


Figure 58. Proposed Plan – Ground Floor.

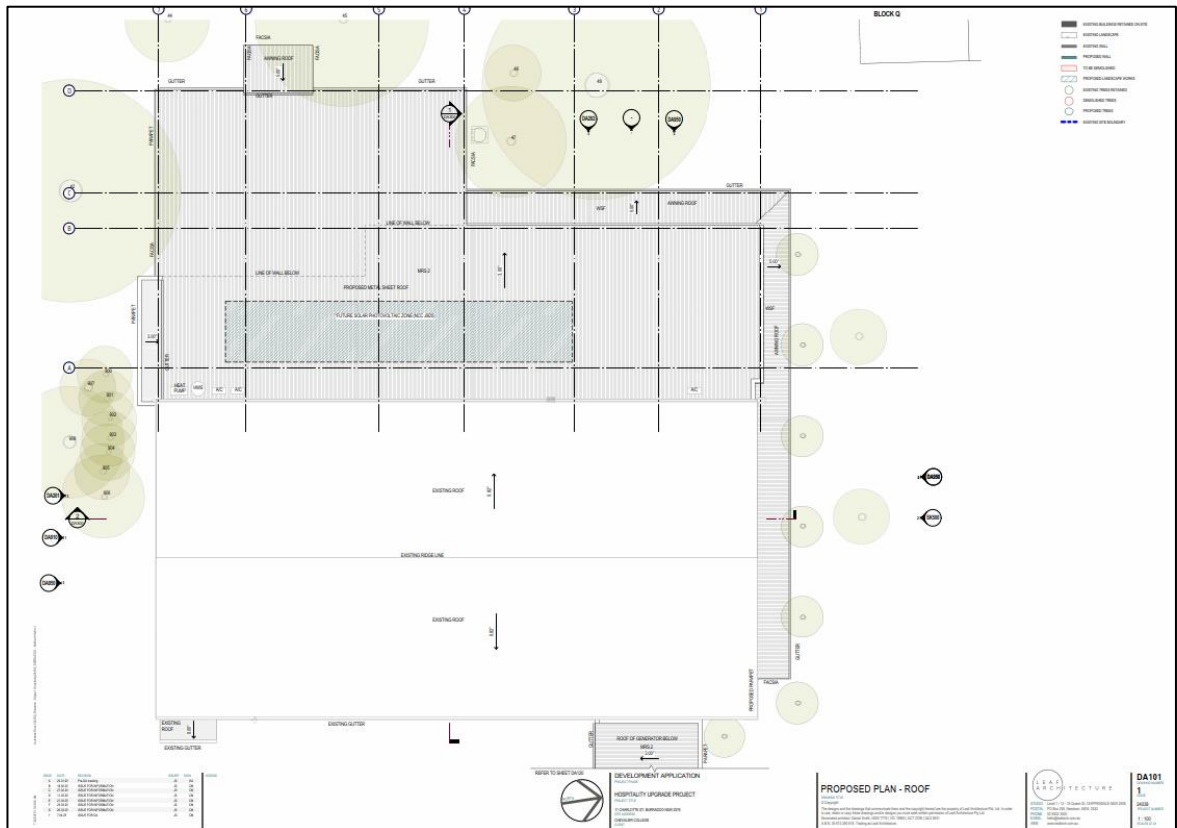


Figure 59. Proposed Plan – Roof.

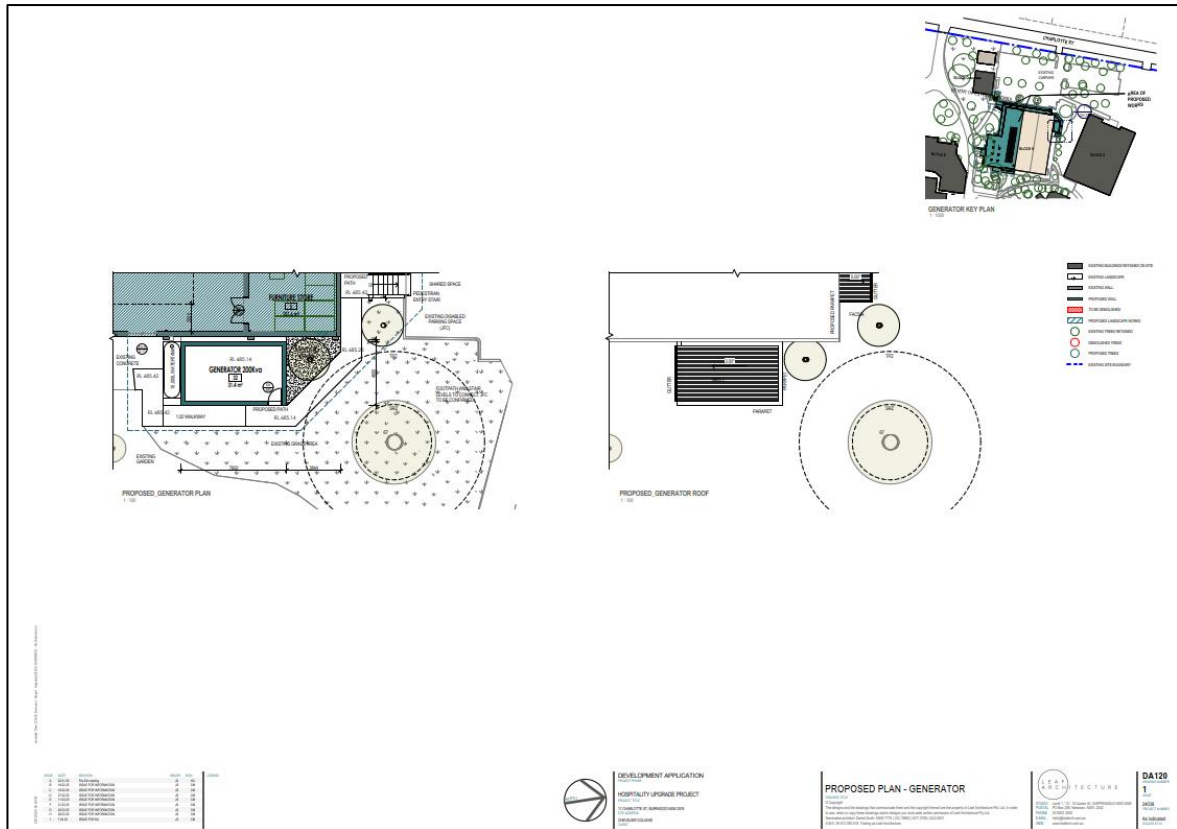


Figure 60. Proposed Plan – Generator.

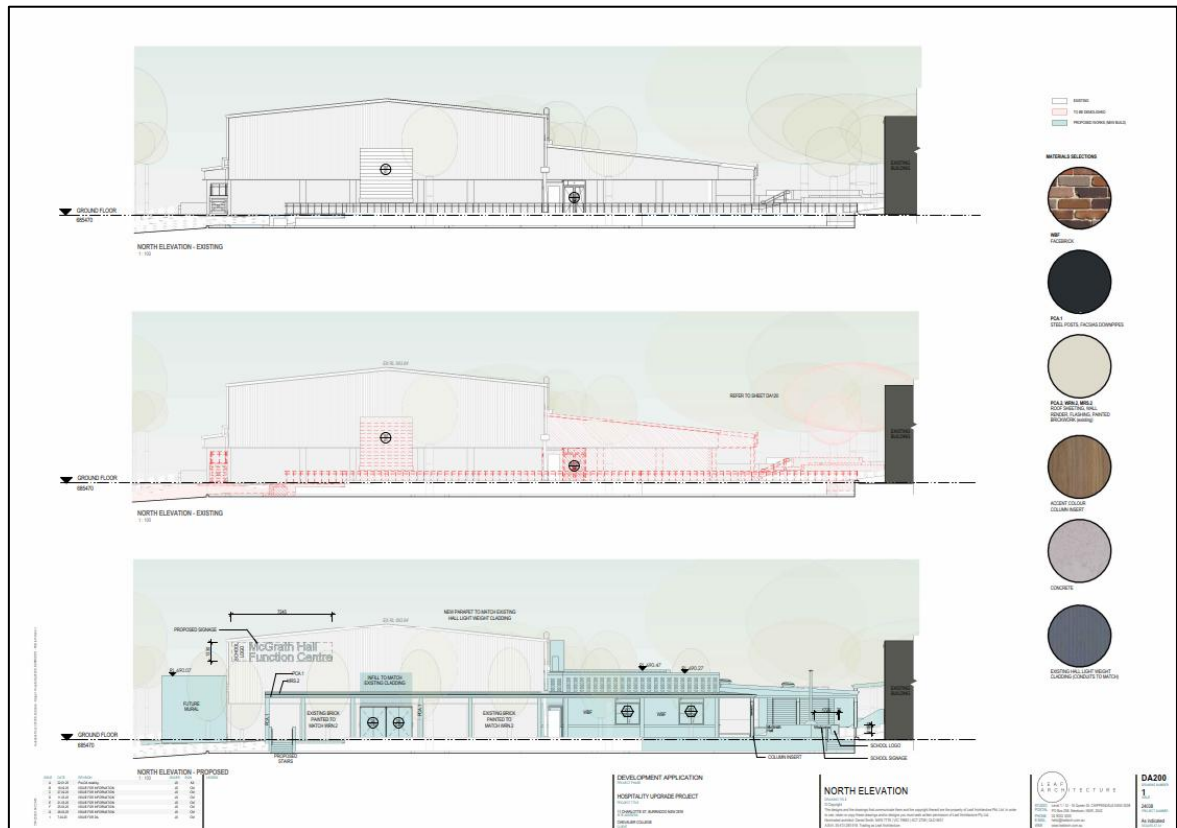


Figure 61. North Elevation.



Figure 64. East Elevation.

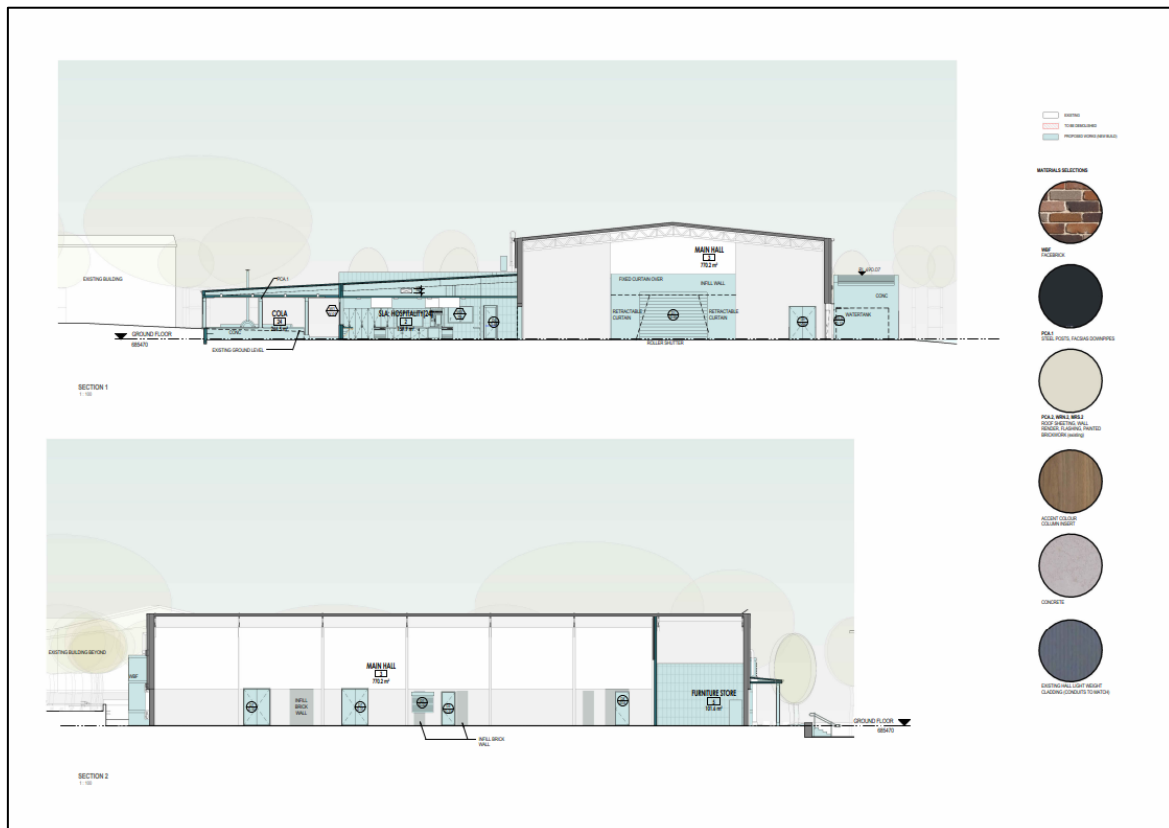


Figure 65. Sections.



Figure 66. Material Elevation.

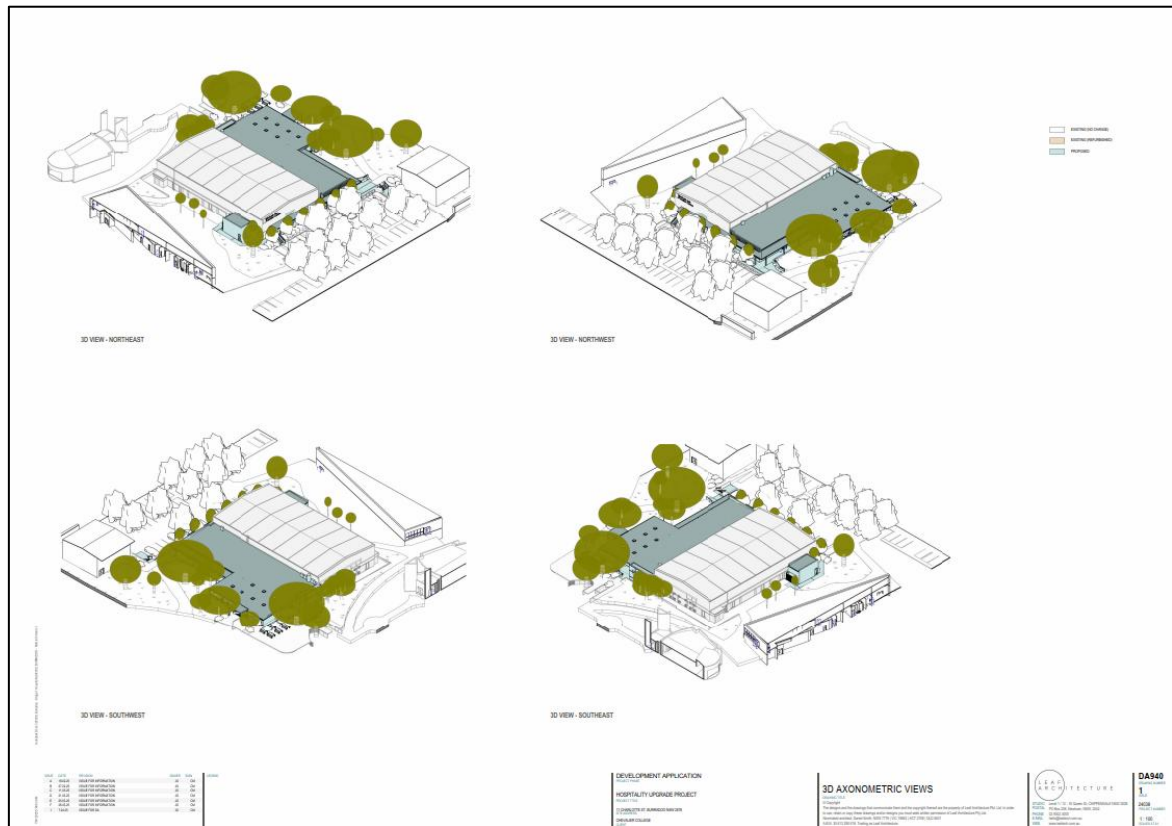
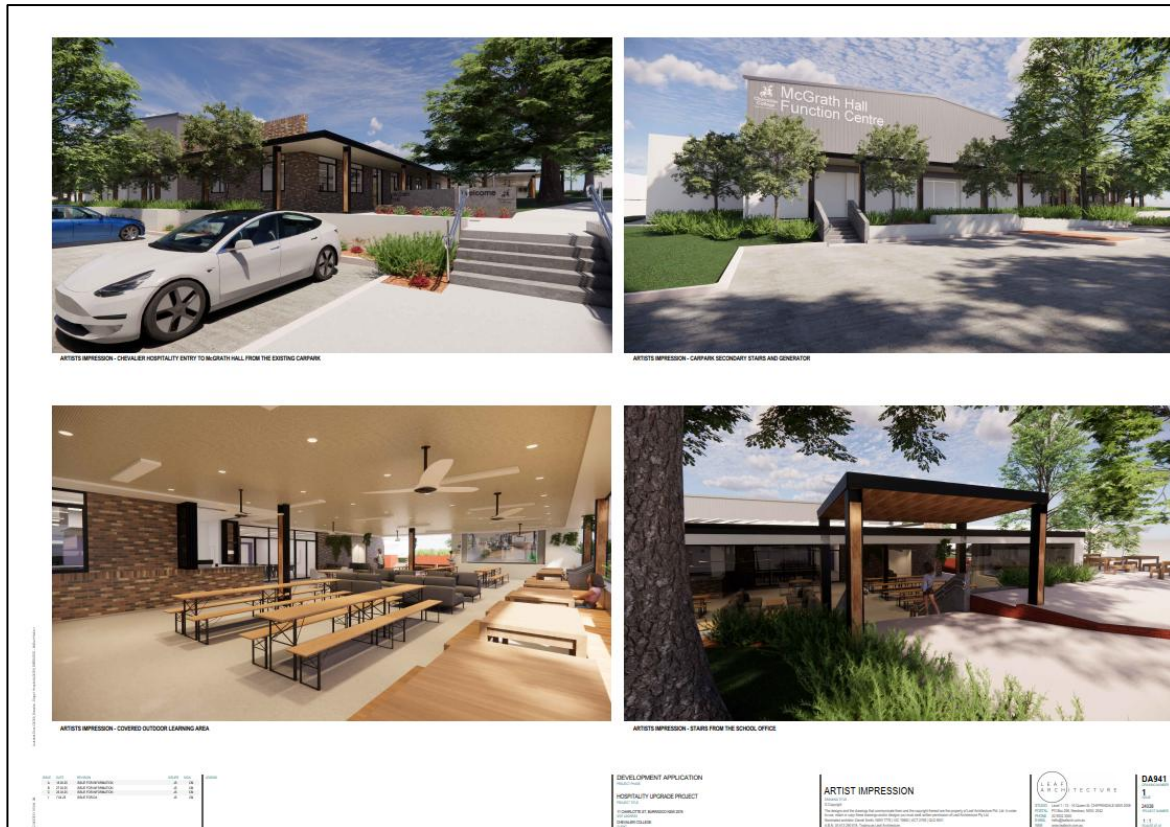


Figure 67. 3D Axonometric Views.



6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Wingecarribee Local Environmental Plan 2010

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

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

6.1.2 Bowral Township Development Control Plan 2021

Our assessment of heritage impact also considers the heritage-related sections of the Bowral Township Development Control Plan 2021 (“BTDCP”) that are pertinent to the subject site and proposed development. These include:

PART A – ALL LAND

Section 2 – General Objectives

A2.2 Objectives of this Plan

Section 7 – Subdivision, Demolition, Siting and Design

A7.2 Demolition

A7.9 Alterations to Items of Heritage

Section 10 – Signage & Outdoor Advertising

A10.2 Objectives

A10.3 General Requirements for All Signage

6.1.3 NSW Department of Planning and Environment Guidelines

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

directing and triggering heritage impact assessments.³⁸ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Partial demolition of a heritage item (including internal elements)

- *Is the partial demolition essential for the heritage item to function?*
- *If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?*
- *Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?*
- *Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?*
- *Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.*

Alterations and additions

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

Painting

- *Will repainting affect the conservation of the significant fabric of the heritage item?*
- *Does the existing colour scheme contribute to the heritage significance of the heritage item? If yes, will the same scheme be used in the proposed painting works? If not, why not?*
- *Have previous (including original) colour schemes been investigated? Is an earlier scheme being reinstated?*

³⁸ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

- *Is the proposed paint type chemically compatible with existing materials? Will it affect the breathability of the heritage fabric?*
- *Will the existing paint finish be removed from the originally unpainted brick and stone surfaces? If not, why not? If yes will the process for paint removal avoid/minimise damage to the fabric?*

New services and service upgrades

- *Are any of the existing services of significance? In what way are they affected by the proposed works?*
- *How have the impacts of the installation of new services on heritage significance been minimised?*
- *Are any known or potential archaeological deposits affected by the proposed new services?*
- *Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?*

New landscape works and features

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

New signage

- *How has the impact of the new signage on the significance of the heritage item been minimised?*
- *Have alternative signage forms been considered (e.g. free-standing)? Why were these alternatives rejected?*
- *Is the signage in accordance with required local planning provisions?*
- *Will the signage visually dominate or obscure the heritage item or streetscape of a heritage area?*
- *Can the signage be externally illuminated rather than internally illuminated?*

Tree removal or replacement

- *Does the tree proposed to be removed contribute to the heritage significance of the heritage item?*

- *Why is the tree being removed?*
- *Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?*
- *Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?*
- *Is the tree being replaced? Where will it be replaced and with what species? Why?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), and a review of the Heritage Management Framework (refer to Section 6.1).

6.2.1 Summary

The subject site at 11 Charlotte Street, Burradoo is a heritage item, which is listed under Schedule 5 of the *Wingecarribee LEP 2010*. The site comprises two historically-significant buildings along the southern boundary of the lot – however, the proposed works would be limited to McGrath Hall, located north of these significant buildings. The subject building, McGrath Hall, is a late-1970s building and has been subject to minor alterations since its construction. The proposal involves alterations and additions within the interiors and exteriors of the building, located predominantly along the western elevation of the building. The building does not feature any significant fabric, nor does it contribute to the significance of the subject site.

The proposed works would include demolition of the western portion of the hall, comprising the lean-to roof form and the existing awning. The internal stage, external brick retaining walls, pathways, paving, plant enclosure, and egress stair would also be demolished. These elements do not contribute to the heritage significance of the heritage items at Chevalier College. The subject building is a later addition structure at the site for school and educational purposes, possessing little heritage significance.

Two trees would be removed as a result of the proposal. Heritage 21 provided advice to the applicant and requested that minimal trees and mature plantings be removed to ensure the heritage item retains its landscaped setting. The removal of two trees would be acceptable in this context. The retention of the remaining landscaping at the site would ensure the existing building and new elements would be sheltered from view from the heritage buildings at Chevalier College. The landscaping would act as a screen to ensure the new development would not dominate the site or detract from its heritage significance. A generator would also need to be accommodated at the site, which would be located along the northern elevation. While the generator would be sited within a primary view line, additional plantings have been introduced to screen views to the generator from Charlotte Street, as well as painted the proposed colour for the brickwork of the subject building, to remain recessive in appearance.

The proposed works would involve the construction of a new addition in the area of the site proposed for demolition. The new addition would be connected to the hall of the building, providing a hospitality and food tech space for the students at Chevalier College. The addition would present similarly to the existing wing of the Hall, engendering minimal impact on the view to the building. The additions to the building would improve its presentation to Charlotte Street and introduce more compatible and sympathetic finishes to the site, including timber, face brick work, and a neutral colour palette. In conjunction with the simple design, the addition would improve functionality of

the building and encourage use of the building for school and educational purposes. The applicant has implemented much of the Wingecarribee Shire Council Heritage Advisor's recommendations, as issued in the Pre-Lodgement advice. The incorporation of these comments has ensured that the proposed works would be compatible with the site, contribute positively to its presentation, and increase use of the existing building.

Heritage 21 is of the opinion that the proposed works would not impact the heritage values of the site for the following reasons:

- The proposed works would be sufficiently distanced from the heritage-significant buildings at the site, with minimal impact to view lines to and from these buildings, which would maintain their existing setting;
- The proposed materials and finishes would comprise a mixture of traditional and contemporary materials;
- The proposal has aimed to retain much of the existing mature trees surrounding the subject building;
- The proposal would ensure the continued use of the building as a key space for student engagement and learning.

Heritage 21 is therefore of the opinion that the proposed works to McGrath Hall, located at 11 Charlotte Street, Burradoo would have a neutral impact on the heritage significance of the significant heritage buildings at Chevalier College and wider site.

6.2.2 Impact Assessment Against the WLEP 2010

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

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

6.2.3 Impact Assessment Against the BTDCP 2021

PART A – ALL LAND	
Section 2 – General Objectives	
A2.2 Objectives of this Plan	
A.2.2.3 Heritage Conservation	
Objectives	Assessment
<i>(a) Preserve and protect buildings of heritage and cultural value.</i>	Compliant. The proposed works to refurbish McGrath Hall would preserve the heritage and cultural value of the broader Chevalier College campus. The proposed works would be largely sheltered from views to and from the buildings of heritage significance, namely Riversdale House and Riversdale Chapel. The chosen materials and finishes have considered the heritage context of the site, implementing fabric that would be sympathetic to the buildings at the College.
<i>(b) Ensure that redevelopment immediately adjacent to buildings of heritage or cultural value in no way detracts from the visual quality or amenity of heritage buildings.</i>	Compliant. The proposed works would not be located immediately adjacent to the heritage significant buildings. McGrath Hall is sufficiently distanced from those buildings to have minimal impact on views to and from those buildings.
<i>(c) Ensure that redevelopment within or immediately adjacent to Conservation Areas reflects the high heritage value of the Area and contributes to that value.</i>	Not applicable. The site is not located within a Conservation Area.
Section 7 – Subdivision, Demolition, Siting and Design	
A7.2 Demolition	
Objectives	Assessment
<i>(a) No demolition may occur on property which is an Item of Heritage, or is located within a Heritage Conservation Area, without the consent of Council.</i>	Noted and included for information. This Statement of Heritage Impact has been prepared to accompany a Development Application lodged with Wingecarribee Shire Council, as the consent authority, to assessment the impact of the proposed works to a heritage item.
<i>(b) An application for such demolition shall be accompanied by a Landscape Plan, prepared by someone considered by Council to be suitably qualified for such a task, which:</i> <i>(i) maps and identifies the plantings of any private open space on the development site.</i>	Compliant. A proposed detailed site plan has been included with the Architectural Drawings set for DA submission. An arborist has been engaged to assessment the impact of the proposed tree

(ii) Identifies the heritage significance of each planting. (iii) Indicates which, if any, plantings may be removed from the garden without any adverse impact on the heritage significance of the garden. (iv) Indicates the extent to which any environmental weeds form an integral part of the heritage value of the property. (v) Offers potential alternative plantings to replace environmental weeds which are not considered an integral part of the heritage value of the property.	removal, and Heritage 21 has not been made aware of any significant trees at the site through historical research.
A7.9 Alterations to Items of Heritage	
Objectives	Assessment
To protect and enhance the heritage value of the town, Council shall not grant consent to the carrying out of development on any land to which this Clause applies unless it is satisfied that the development: (a) Is sympathetic to the retained elements of the Heritage Item and its setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings, to achieve a subtle contrast between old elements and new. (b) Retains as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance. (f) Retains natural surface finishes, or applies colour schemes for external painting which reflect the relevant historical period. Cladding with modern finishes is not permitted.	Compliant. (a) The proposed works would be sympathetic to the heritage item. Impact to views to the proposed works from the heritage significant buildings would be minimal, due to the placement of existing landscaping at the site. The proposed works would also be sufficiently distanced as to not dominate or overwhelm the significant buildings at Chevalier College. (b) Heritage 21 has conducted a significance assessment of McGrath Hall, finding that the building did not meet any of the pertinent criteria for heritage significance. As such, Heritage 21 has deemed the building as not possessing heritage value. However, the proposal would retain existing fabric of the building, including fabric comprising the main hall and its built form. The proposal does not seek to alter the heritage significant buildings at the site. (f) The existing brickwork of McGrath Hall has been painted following previous alterations at the site. However, the proposed works would seek to repaint the existing brickwork in a neutral colour to complement the adjoining contemporary building at the site, replacing the existing grey paint. The proposed painting would also complement the colour palette of the heritage significant buildings at the site.
Section 10 – Signage & Outdoor Advertising	
A10.2 Objectives	
Objectives	Assessment

<i>c) Signage shall respect and complement the heritage integrity of the locality.</i>	Compliant. The proposed signage would be limited to building identification signage along the northern façade of the building. The signage would align with the existing signage of the adjoining building at the site.
<i>h) Signage shall not offend or adversely affect in any way the amenity of the people who live in, work in, or visit the locality, particularly with regard to, but not restricted to, location, size, bulk, scale, appearance (including colours), wording, illumination or overshadowing.</i>	Compliant. As stated above, the signage would serve to identify the building at the College. The signage would not be illuminated, would be modest in scale, and would blend with the existing development at the site.
A10.3 General Requirements for All Signage	
Objectives	Assessment
<i>c) Signs shall relate to the architectural detailing design lines of the building on which it is to be located, and of adjacent buildings, particularly those constructed prior to 1950.</i>	Compliant. The proposed signage would align with the architectural detailing of the building. The building was constructed in the 1970s and has been contemporarily altered in recent years. The proposed signage would align with the alterations at the site, particularly with the adjoining contemporary building to the east of McGrath Hall.
<i>d) Signs shall maintain the existing architectural 'balance' of the building.</i>	Compliant. As above.
<i>e) Signs shall be of a high quality design and finish.</i>	Not applicable. Heritage 21 has not been provided with a detailed schedule for the proposed signage.
<i>f) Signs shall complement the finishes and colours of the building/place to or in which it is attached/erected.</i>	Not applicable. Heritage 21 has not been provided with a materials and finishes schedule for the proposed signage.

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

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

Question	Assessment
Partial demolition of a heritage item (including internal elements)	
<i>Is the partial demolition essential for the heritage item to function?</i>	The proposed demolition would be limited to McGrath Hall – a 1970s building with little heritage significance. The partial demolition of the existing building would facilitate the

Question	Assessment
	construction of a new wing, accommodating a hospitality and food tech space for the students at Chevalier College. While the demolition is not essential for the dwelling to function, the partial demolition would improve the functionality of the building and create additional educational spaces required for the College.
<i>If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?</i>	The partial demolition has not been proposed because of the condition of the fabric.
<i>Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?</i>	The building does not have significant features or elements.
<i>Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?</i>	Heritage 21 is of the opinion that McGrath Hall does not possess heritage significance. As such, the proposed partial demolition of the building would not have a detrimental effect to the heritage values of the site.
<i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i>	Significant elements would not be removed as part of the proposal.
Alterations and additions	
<i>Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?</i>	The proposed works would comply with Article 22 of The Burra Charter by ensuring the additions would be easily distinguishable as new work through their form, materials and finishes. The siting and scale of McGrath Hall and the proposed addition would ensure that the building would be visually recessive and viewed as a later addition to the site.
<i>Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?</i>	As mentioned above, the proposed alterations would be sympathetic to the subject site and the adjoining contemporary building. The proportion, scale, design and materials of the alterations would complement the heritage significant buildings located at Chevalier College.
<i>Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?</i>	The proposed works would not impact any significant fabric, design, layout, garden setting, landscape, or trees pertinent to the heritage significance of the buildings at the College.
<i>How have the impact of the alterations/additions on the heritage item been minimised?</i>	Heritage 21 provided the applicant with advice, considering the comments issued following the Pre-Lodgement meeting with Wingecarribee Shire Council. Heritage 21 recommended the following amendments to the proposal to protect the heritage significance of the buildings at the site: • Deletion of the proposed parapet along the northern façade of McGrath Hall. Council has argued that this element makes an attempt to align the subject building

Question	Assessment
	with the design of the adjoining contemporary building. Heritage 21 agrees and would encourage the removal of this element to maintain the original roof form of the hall. • Amendment of the column spacing along the northern façade to create a symmetrical appearance on either side of the proposed doors presenting to Charlotte Street. • Changing the existing painted brickwork of the original hall building to a light grey colour to complement the JFC building. Dulux <i>Grey Wisp</i> or <i>Lexicon Half</i> would be complementary options for the building. • Consider painting the verandah columns an earthy tone to complement the JFC building, such as Dulux <i>Terracotta Chip</i>. • Additional plantings along the southern façade of the building are encouraged to further obscure the AC condenser units along this elevation. Most of these recommendations were implemented in the final design, minimising the potential impact of the development to the significance of the heritage buildings at Chevalier College.
<i>Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?</i>	An archaeological assessment is outside the scope of this report.
Painting	
<i>Will repainting affect the conservation of the significant fabric of the heritage item?</i>	The existing painted brickwork of McGrath Hall has not been identified as significant fabric.
<i>Does the existing colour scheme contribute to the heritage significance of the heritage item? If yes, will the same scheme be used in the proposed painting works? If not, why not?</i>	The proposed colour scheme would complement the adjoining contemporary building at the site, as well as the heritage significant building at Chevalier College. A neutral colour palette has been chosen to allow the building to be read as visually recessive, blending with the existing development at the campus.
<i>Have previous (including original) colour schemes been investigated? Is an earlier scheme being reinstated?</i>	Previous colour schemes have not been investigated.
<i>Is the proposed paint type chemically compatible with existing materials? Will it affect the breathability of the heritage fabric?</i>	McGrath Hall does not feature heritage fabric.
<i>Will the existing paint finish be removed from the originally unpainted brick and stone surfaces? If not, why</i>	The existing paint finish has not be proposed for removal as McGrath Hall is not a significant building at Chevalier Campus. The

Question	Assessment
<i>not? If yes will the process for paint removal avoid/minimise damage to the fabric?</i>	building was constructed in 1970s, comprising contemporary fabric.
New services and service upgrades	
<i>Are any of the existing services of significance? In what way are they affected by the proposed works?</i>	The existing services at the site do not possess heritage significance.
<i>How have the impacts of the installation of new services on heritage significance been minimised?</i>	The new air conditioning condensers would be sited in the location of the existing units, hidden from public view. Wingecarribee Shire Council recommended painting the new condensers the same colour as the southern façade to blend with the proposed finishes of the building. This advice has been implemented in the proposal. A new generator has been proposed for the north-eastern corner of the building, along the eastern façade of McGrath Hall. The generator would be painted the same colour as the painted brickwork of the building to ensure it is a recessive element at the site. While the generator would comprise a large structure along this façade, plantings have been proposed in front of the generator to shield it from public view.
<i>Are any known or potential archaeological deposits affected by the proposed new services?</i>	An archaeological assessment is outside the scope of this report.
<i>Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?</i>	Advice from the relevant specialists and consultants has been sought to inform the design of the proposed works.
New landscape works and features	
<i>How has the impact on the heritage significance of the existing landscape been minimised?</i>	Heritage 21 recommended that most trees be retained at the site, with two trees being proposed for removal. While the trees have not been identified as possessing heritage significance, many of the trees at the site would be retained, maintaining the landscaped character and setting around the building. The existing brick retaining walls and garden beds would be removed to construct steps leading down to the entrance due to the difference in floor level at the site. Retention of these trees would permit the new addition to fit in with the contributory landscaping around McGrath Hall.
<i>Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?</i>	New pathways would be introduced to improve accessibility to McGrath Hall.
<i>Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?</i>	The existing landscaping around McGrath Hall has not been identified as significant to the site.

Question	Assessment
<i>Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?</i>	An archaeological assessment is outside the scope of this report.
<i>Do the proposed works impact views to, from and within adjacent heritage items?</i>	The retention of the existing landscaping at the site would prevent views to the addition from the heritage buildings.
New signage	
<i>How has the impact of the new signage on the significance of the heritage item been minimised?</i>	Signage has not been proposed for heritage significant buildings.
<i>Have alternative signage forms been considered (e.g. free-standing)? Why were these alternatives rejected?</i>	As above.
<i>Is the signage in accordance with required local planning provisions?</i>	The signage has been designed in accordance with local planning provisions.
<i>Will the signage visually dominate or obscure the heritage item or streetscape of a heritage area?</i>	The signage would not be seen from the heritage buildings at the site. The signage would be located along the northern façade of McGrath Hall, presenting Charlotte Street.
<i>Can the signage be externally illuminated rather than internally illuminated?</i>	The signage would not be illuminated.
Tree removal or replacement	
<i>Does the tree proposed to be removed contribute to the heritage significance of the heritage item?</i>	Heritage 21 has not identified the existing landscaping around McGrath Hall to be significant to the site.
<i>Why is the tree being removed?</i>	Two trees have been proposed for removal to accommodate the proposed works. At present, McGrath Hall is positioned at a lower floor level than the pathways at the College. The removal of the first tree would facilitate the demolition of the existing brick retaining walls and garden beds, make good of the paving at the site, and the construction of a small COLA along the western façade of the building. The removal of the second tree would facilitate the construction of steps leading from the primary carpark along the northern façade of the site, to the McGrath Hall entrance.
<i>Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?</i>	An arborist has been engaged to assess the retention value of the existing trees at the site and provided recommendations regarding the removal of the two trees.
<i>Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?</i>	The existing trees at the site have not been identified as possessing heritage significance.

Question	Assessment
<i>Is the tree being replaced? Where will it be replaced and with what species? Why?</i>	The trees will not be replaced.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.³⁹

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- The proposed works would be limited to McGrath Hall, a 1970s building which possesses little heritage significance in the context of the subject site, Chevalier College. The proposal does not involve works to the heritage-significant Riversdale House or Riversdale Chapel.
- The proposed works would be sufficiently distanced from the heritage-significant buildings at the site, with minimal impact to view lines to and from these buildings, which would maintain their existing setting.
- The proposed materials and finishes would comprise a mixture of traditional and contemporary materials.
- The proposal has aimed to retain much of the existing mature trees surrounding the subject building.
- The proposal would ensure the continued use of the building as a key space for student engagement and learning.

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

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

7.2 General Conclusion

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

³⁹ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

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