



ST STANISLAUS' COLLEGE ALTERATIONS

Heritage Impact Statement

DEVELOPMENT APPLICATION

December 2022



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DEVELOPMENT APPLICATION

Prepared by

Umwelt (Australia) Pty Limited

on behalf of

St Stanislaus' College, Bathurst

Project Director: **Tim Adams**

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Report No. **1**

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North Sydney Office



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1.0 Introduction

1.1 Background

This Heritage Impact Statement has been prepared for St Stanislaus' College, Bathurst to accompany an application for alteration works at 220 Bentinck Street, Bathurst. The statement follows the format of the Heritage NSW publication, 'Statements of Heritage Impact'. The site comprises a secondary boarding school for boys on a hill on the southern edge of the Bathurst urban area.

The proposed work involves alterations across the school buildings from the nineteenth and twentieth centuries to achieve a greater sense of openness and amenity.

Details of the development proposal have been prepared by Stanton Dahl Architects.

The school is listed as an item of local heritage significance, and it is located within the Bathurst Conservation Area C1 and is in the distant vicinity of several heritage listed items, as identified in Schedule 5 of the *Bathurst Regional Local Environmental Plan (LEP) 2014*.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Bathurst Regional LEP 2014* and the requirements of the Bathurst Regional Development Control Plan (DCP) 2014, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 Methodology

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage NSW) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 Site Location

The site is located on the southern corner of Bentinck Street and Brilliant Street, Bathurst. The site is prominent on the rolling hills. It is identified as including Lot 249 DP820952, Lot 161 in DP132171, Lot 118 in DP758065, Lot 1 in DP132171 and Lot 171 in DP758065 by the NSW Land Registry Services (LRS).

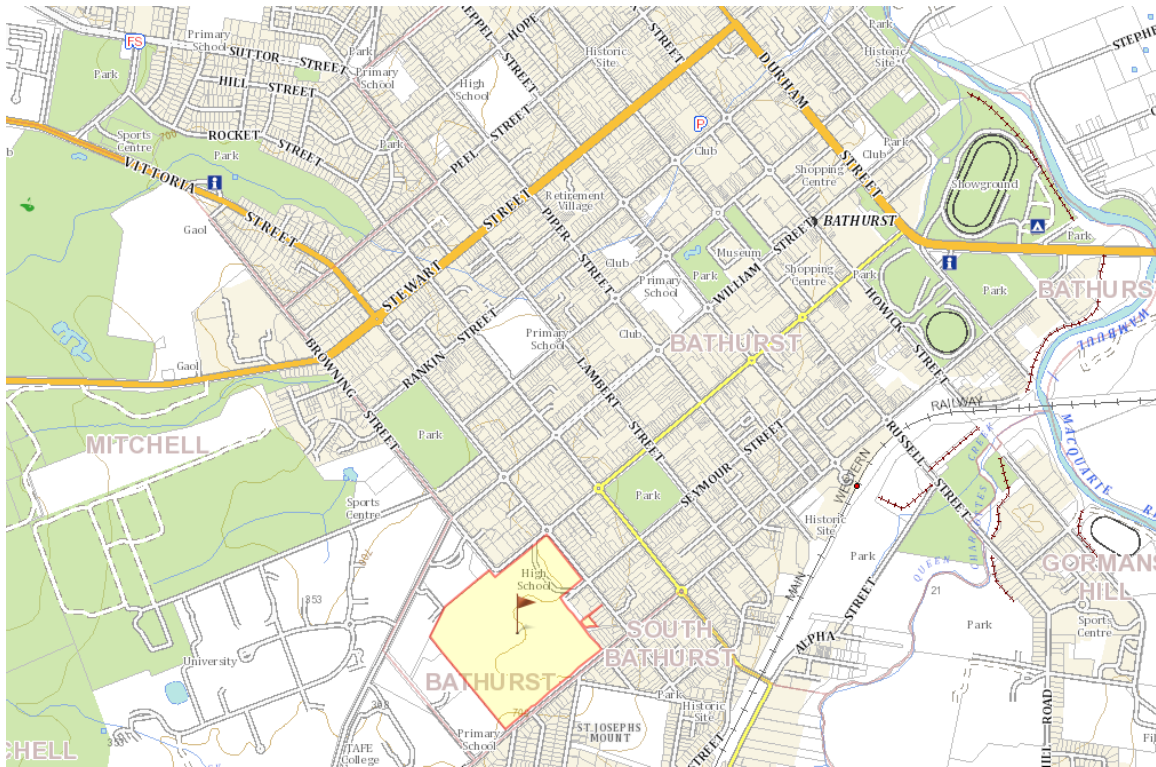


Figure 1.1 The site location is outlined in red

Source: NSW Spatial Information Exchange (SIX Maps)



Figure 1.2 aerial photograph showing the subject site outlined in red

Source: NSW Spatial Information Exchange (SIX Maps)

1.4 Authorship

This report was prepared by Brad Vale, Principal Heritage Consultant of Umwelt Australia.

1.5 Limitations

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal or European archaeological assessment. This report addresses only the relevant planning provisions that relate to heritage.

1.6 Copyright

Copyright of this report remains with Umwelt Australia Pty Ltd. Each photograph was taken by the author except where noted.

2.0 Documentary Evidence

2.1 Pre-European History

The Wiradjuri people are the traditional owners of the land upon which Bathurst stands.¹ The Wiradjuries of Dulin (the Goanna Totem) are the people of the three rivers - the Wambool (Macquarie), the Calare (Lachlan) and the Murrumbidgee Rivers. They have lived near these rivers for more than 40,000 years. It is estimated that 12,000 people spoke the Wiradjuri language prior to white settlement. The Bathurst Wiradjuri people were the most easterly grouping of the Wiradjuri nation.

The Wiradjuri lived in family groupings of around thirty men, women and children, moving between different camp sites across their traditional lands, which covered an area of approximately 40 miles (or 64 kilometres) square. They made periodic journeys throughout this well-watered country around the Wambool River.

2.2 History of the St Stanislaus' College Site

2.2.1 Establishing the School

The first Catholic Bishop of Bathurst, Matthew Quinn believed strongly in his mission for Catholic education of children in the Central West of NSW. He first established a boys' school in another building designed by Edward Gell, the 1864 Denominational School for boys, girls and infants at the corner of Keppel and George Streets, Bathurst. This was on the site of the old St Michael's Church, which had housed a school since 1842. It was decided to build the present St Stanislaus' College when the 1864 building was handed over to the nuns to become the Girls' and Infants' School. Initially from January 1867, the boys' school was run by Michael Mullins McGirr, who had run the Catholic Boys Primary School in Bathurst for the preceding nine years. A few months after that January, the school admitted boarders who slept in a nearby house managed by Mrs McGirr. At this time, the school acquired the name of St Stanislaus. Bishop Quinn chose to name the school after Stanislaus Kostka, a Polish prince who committed to join the Jesuits, and died in Rome faithfully aged 17.

The Bishop was ambitious for St Stanislaus' and sought a grander setting. He obtained a grant of 5 acres (2 hectares) from the Department of Lands, he bought a further 5 acres, swapped land with the Anglican Bishop of Bathurst, and thus achieved 10 acres on the hill overlooking Bathurst.

The foundation stone of the college was laid in January 1872 by Bishop Polding and it opened in September 1873, with 4000 people attending. This was a grand occasion to rally the faithful, seven years after the *NSW Public Schools Act* was passed. The act was a challenge to denominational schools by favouring state education. St Stanislaus' was the second Catholic secondary school in NSW, and is now the oldest. The school was constructed by James Douglass for a cost of £4,000.

¹ Bathurst Regional Council: <https://www.bathurst.nsw.gov.au/community/arts-and-culture/bathurst-200/394-community/bathurst-200/3220-aboriginal-history.html>

2.2.2 Designing the First Building

The design of St Stanislaus' College was produced by Edward Gell, a pupil of Pugin, who had arrived in Bathurst in 1858 to supervise the building of the Cathedral of St. Michael and St. John. He remained in Bathurst as a practicing architect for 25 years and in that time was responsible for many important church and secular buildings.

As a newly-certified architect, Gell had been invited to the colony of New South Wales by the Archbishop of Sydney, John Bede Polding (1794-1877), to supervise construction of a new church in Bathurst, then a remote town 125 miles west of Sydney. That Polding would invite a young and relatively inexperienced architect like Gell for a substantial commission, introduces the circumstance of the early building needs of the Catholic Church in NSW.

Polding was ordained a bishop in London in 1834, and then became Vicar Apostolic of New Holland, Van Diemen's Land and adjoining islands. He arrived first in Hobart and arrived in Sydney on 13 September 1835. Polding's mission was to establish the Catholic faith throughout the huge region of NSW.

In this task Polding found invaluable assistance in another Benedictine monk, William Bernard Ullathorne (1806-89). Polding and Ullathorne had met in 1824 while Ullathorne was training as a priest at the Benedictine monastery at Downside Priory, near Bath in England. Polding had been at the priory since 1814 and in his role as Prefect, and Novice-Master from 1823, he mentored the young monks such as Ullathorne.² With long careers that frequently overlapped, Ullathorne and Polding were among the founders of Catholic Australia.

Ullathorne was sufficiently inspired by Polding's talk of Australia to migrate there when he was 27. He came as the Vicar General of NSW in February 1833. Ullathorne later undertook recruiting trips to England to find priests for NSW, but he had more success in Ireland. Recruiting in Ireland may have been Polding's suggestion because he knew many Irish pupils at Downside. The English Benedictine hoped to develop the Catholic Church in NSW on English models, but Irish immigration dominated the development of Catholicism in Australia. Irish immigrants came first as convicts after the ill-fated Irish rebellion of 1798 and, later, as thousands escaped the Irish Potato Famine of 1845-49.

Bishop Polding had an early preference to use Augustine Pugin's designs for churches, but as Pugin's career became stellar following his work on the Palace of Westminster and many Catholic Churches in England, Pugin had become expensive. Polding turned to the very competent architect in the Gothic style, Charles Hansom. Hansom designed numerous churches in the West Country of England, most notable among them St John's in Bath, built 1861-63. Hansom knew Ullathorne. Hansom prepared designs for St Michael's Catholic Church in Bathurst.

² Frances O'Donoghue, *The Bishop of Botany Bay: The Life of John Bede Polding* (Sydney: Angus & Robertson, 1982)



Figure 2.1 photograph of Edward Gell, annotated by himself

Source: Collingridge Family collection

Mr Gell was born at Hull in Yorkshire, England. Gell's father, Edward senior (1790-1819), a shipwright, drowned when Gell was only a few months old, and so Gell's mother, Elizabeth Pickering (1788-1875), was left to bring up the family. Gell converted to Roman Catholicism aged 17. He had an older brother John, who was carpenter and then a successful builder in New Zealand. When Gell was 22, Ullathorne's brother James was courting Gell's sister Fanny. Contact between the families must have been constant, as they lived within an eight-minute walk. Ullathorne must have discussed with Bishop Polding that Gell would be in a position to emigrate to NSW to complete St Michael's Church in Bathurst. As for his qualifications, research has to date failed to establish how Gell became an architect. The 1851 census shows he was living in Morpeth, Northumberland working on the artistic decorations for a new Catholic church, St Robert's. In the census Gell gave his profession as 'artist'. Nonetheless, Gell was always a forthright man in managing building projects. Gell was connected to the more influential Benedictines in England by familiarity, faith and family. Gell's wife Elizabeth was very involved in Catholic education of children.

Gell personally supervised buildings closer to Bathurst. During the years spent in Bathurst, Gell was the town's first City Surveyor in charge of sanitation and improving the town's appalling roads and footpaths. He was an active alderman for nine years, eventually becoming Bathurst's sixth Mayor in 1867. In the same year, on 3 April, The Government Gazette announced that he had been appointed a magistrate of the colony. Gell was also a trustee on the board of the Bathurst Hospital and the Bank of NSW, and a life member of the School of Arts.

Gell Settled in Bathurst in 1858 and accepted the limitations of a country practice. He did not benefit from the opportunities of his better-known Sydney-based peers, such as Edmund Blacket, Benjamin Backhouse, George Allan Mansfield or Thomas Rowe, who each designed grand buildings for Bathurst and district. Gell brought an idiosyncratic style from Yorkshire, which was heavy with a non-academic contemporaneous craft approach to the Gothic style, but nevertheless distinctive.

One example is his use of unique brickwork patterns known as diaper work. Originating from medieval Hanseatic (north-eastern) Germany, diaper patterns in architecture derive from the patterns women embroidered into babies' diapers utilising the warp and weft of the linen. The not dissimilar chequered coursing of brickwork lends itself to similar patterning using different coloured bricks. The influence spread to Britain, including Yorkshire where Hull was a major trading port with northern Europe. Most of Gell's ecclesiastical buildings between 1858 to about 1876 feature diapers, with darker bricks being created by simply dipping a heated brick into hot tar - the resulting uptake of tar produced a contrasting black brick that was more waterproof. Although others, such as Benjamin Backhouse, used diaper patterning, Gell's use made his work distinctive in the remote Bathurst region. The oldest external walls at St Stanislaus include these black bricks.

In her 1977 doctoral thesis, 'Designing a Colonial Church', Joan Kerr describes Gell as '...the most interesting of the Catholic architects working in NSW in the 1870s, and it is a pity that the Bathurst diocese only offered limited opportunities for experiment. He was at least fortunate in his main patron, Bishop Quinn of Bathurst.'

As for the 'limited opportunities', in his twenty-two years in Bathurst, Gell managed to complete at least 162 buildings, including alterations and additions and those few buildings which can only be attributed. Of this total number, fifty-seven known buildings were designed for the Catholic Church. These include minor projects such as a number of sepulchral monuments, and planning the layout of the Catholic Section of Bathurst Cemetery in 1862. In addition, like most architects and builders of the day, Gell worked for other denominations on at least fourteen occasions, more frequently the Anglicans and rarely the Presbyterians.

Most of Gell's important buildings were built in Bathurst. While many private commissions, such as the impressive row of shops, Britannia House, at 55-61 William Street Bathurst, built for Thomas Kite in 1871. The convent of the Good Samaritan 1879-81 at Queanbeyan has some detailing in common with St Stanislaus.

Amongst the other buildings designed by Gell in Bathurst are the Convent, School of Arts, and the residence of Messrs Rutherford, Suttor and Busby (this last residence is now the Novitiate of the Sisters of Mercy under the name of St Joseph's Mount). He also designed the Catholic churches at Mudgee and Carcoar.

2.2.3 Education at St Stanislaus after Establishment

Joseph Patrick Slattery was born in Waterford Ireland and later became a Vincentian Priest and teacher at this college, St Stanislaus' from 1889 to 1911. Bishop Matthew Quin had asked the Vincentians to send him teachers for the college as he was having trouble recruiting staff and in 1883 Father Duff in Ireland agreed to do so. However, it was not until his successor, father Byrne took up negotiations in 1887 that the recruitment proceeded. Consequently Joseph Slattery, father Lowe and three lay brothers, in the company of Father Byrne sailed for Australia in 1888 aboard the 'RMS Cusco'. Another priest, Father Dowling, joined them in Naples. In Jan 1889 the Vincentians were in Bathurst and took over the staffing of the college. The Rev. Mr. Joseph Slattery was a teacher, the very Rev. James Byrne was president and there were another nine staff or administrators. Joseph Slattery developed a physics and chemistry laboratory and was to become a leader in the science of the day. He carried out much private research in physics during his time at the college and became a world leader in the science of X-ray and Radiography.

Bishop Quinn planned extensions for a seminary at St Stanislaus. Construction began in 1872 and was completed in 1875. The seminary closed in 1891, two years after St Patrick's Seminary at Manly opened. Father Horan was the second and forth President of the School. Dr McAuliffe was the third President of the

school 1874-78. He set up the school band and saw the school reach new levels of success in sports. A teacher Mr Covey reported on life at the school in the 1870s in letters to his sisters. He wrote about the “huge fireplace, in which a little stunted grate stands ... It is fed damp wood in winter and I suppose it spends the summer trying to shake off the chill. A very thin high-shouldered window is squeezed into a wall at one end ... The door is a very handsome yellow one. Its only drawback is that it won’t shut. I forgot to say that window won’t shut either. There is a lath and plaster partition between my room and the next.”

The student numbers at St Stanislaus declined in the 1880s as the Marist Brothers and Jesuit Fathers set up boarding schools in Sydney. Bishop Joseph Byrne wished to reinvigorate the school, and while he was in Europe, he encouraged the Vincentian Fathers to migrate to Bathurst from Ireland. They arrived in January 1889.

Gell's masterplan for St Stanislaus was completed in 1905-07 by Bathurst architect John Copeman and the builder William McLean. Copeman faithfully extended Gell's overall design, including the diaper patterns. Although the college has continued to expand, Gell's original design remains the heart of the complex, and his materials palette dominates the site for one and a half centuries.



Figure 2.2 Undated photograph showing the original section of St Stanislaus, likely 1880s

Government Printing Office 1 - 05482, Original negative held by State Archives & Records Authority of New South Wales.



Figure 2.3 Pen and ink drawing by G Simkey in 1882 showing St Stanislaus' College

NSW Mitchell Library – PXB 1328 – Item 14. Note the building was called St Charles (Borromeo) and St Stanislaus at the time because a seminary was part of the college until 1891.



Figure 2.4 St Stanislaus' College Stage three completed by architect John Copeman in 1907 to Gell's original design, seen here in 1915

Source: Catholic Diocese Archives, Bathurst



Figure 2.5 St Stanislaus College, Bathurst looking west across the main front in April 1948, before the chapel extension of 1952

Government Printing Office 1 - 45426, Original negative held by State Archives & Records Authority of New South Wales.



Figure 2.6 St Stanislaus' College looking north-west, in February 1963

Government Printing Office 2 - 18535, Original negative held by State Archives & Records Authority of New South Wales

2.2.4 The Expanding College

The main college building was extended during and after World War II to drawings approved in 1940 prepared by Ernest A Scott, Green & Scott as part of application BAB1940/0057. Surprisingly, the work was designed in a very late instance of a Federation Free Gothic style, with materials that matched the original Victorian phase. The approved fleche (spire) was not built. The chapel was extended from 1953 designed by Edward R Green & Son, following approval in 1951. This was also done in a late instance of early twentieth-century Free Gothic. The work introduced new traditional elements that sit harmoniously next to the Victorian Free Gothic work of the 1870s phase; the new design did not attempt to pursue Modernism in the exterior.

In the 1940s St Stanislaus' College had twelve priests, two brothers and three lay teachers to educate about 200 boys. Over the 1960s, the number of students increased from the early 200s to over 400, while the staff was twelve priests, two brothers and nine lay teachers. The Father John Hall Memorial wing was completed in 1962 to the design of Edward R Green & Son. When St Patrick's Intermediate High School closed at the end of 1962, its students moved to St Stanislaus. The Bathurst Diocese had built the Father Slattery Wing by 1962 to enable this expansion of students. A Parents and Friends Association at St Stanislaus was formed in 1963, which raised money for school facilities, including the swimming pool as its first large project. Science became a necessary subject to offer in the syllabus in the 1960s. Science was offered in the Father Slattery Wing, opened by Prime Minister Sir Robert Menzies in 1965. The building cost £90,000, including £20,000 from the Commonwealth government. The cost of over \$4,000 for an annual salary in the late 1960s for a lay teacher challenged the school's finances.

The formerly famous DH-9 aeroplane flown by former student Ray Parer from England to Australia in 1920 was housed in a machine shed in the school grounds in the 1960s, during the presidency of Father Keady.

In the early post-war period, boarding boys typically rose at 6am in summer, and 7am in winter. They took mass each morning in the chapel, followed by 30 minutes of religious instruction in the classroom.

The science laboratories were constructed in 1971, at a time when Commonwealth government funding for science blocks became available to non-government schools. Further extensions were made through the 1970s, with the library and more classrooms approved in 1973 and again in 1982, temporary classrooms were approved in 1974, and the art department was extended in 1978. The boarding spaces were extended in 1980, and altered with upgraded egress in 1982. The mid twentieth-century swimming pool was upgraded in 1986 with a springboard and fencing. In 2004, an auditorium in the Horan building was converted to dormitory accommodation. New classrooms, a workshop and a refurbishment of the kitchen were approved in 2010. Further alterations to the boarding facilities were undertaken in 2010 and 2012. The new scoreboard was constructed in 2012.

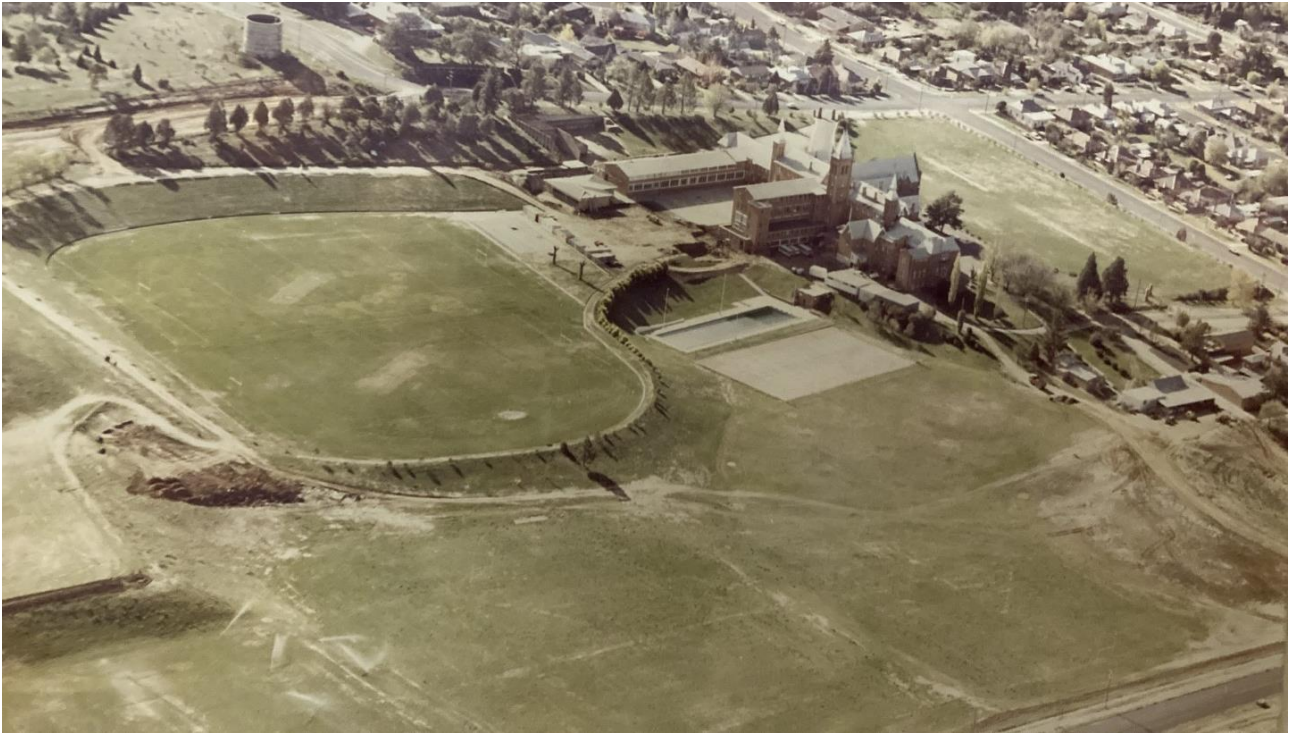


Figure 2.7 Aerial photograph c1970 of St Stanislaus's College looking north.

Source: possession of St Stanislaus's College



Figure 2.8 St Stanislaus' main front looking south-west in 2013

Source: Sandra Arrell

2.3 References

Lupp, Graham, 'Edward Gell - The Catholic Architect How a Little-Known Immigrant from Yorkshire Influenced the Emergent Catholic Church in Bathurst and Regional New South Wales', From: *Journal of the Australian Catholic Historical Society* (Vol. 41) Publisher: Australian Catholic Historical Society 2020.

Bishop James Freeman et al, 'St Stanislaus College 1867-1967 Centenary Reflections'. Mitchell Library 373.9945 -1

Ernest A Scott, Green & Scott, architectural drawings, 1940s.

Edward R Green & Son, architectural drawings, 1950s-60s

3.0 Physical Evidence

3.1 Site Context

St Stanislaus' College is located by the south-western edge of the built-up suburbs of Bathurst. The land rises with folding hills, giving the school a commanding view over the city of Bathurst. The school has a different character to the suburban landscape, with its distinctly vertical buildings of three storeys and towers looking over its main sports field and the city on a plain below. The nearby suburban landscape contains houses and corner stores from the Federation, inter-war and later periods, so the development of the nearby suburbs is contemporaneous with the various phases of extension of the original school. The school has for a long time been a barrier to township development in the south-westerly direction from Bathurst, though recent development beyond the school diminishes this township boundary character of the school.



Figure 3.1: Southerly view of St Stanislaus' College

3.2 Description of the Exterior

For coloured plans showing the periods of construction of buildings see the appendix.

St Stanislaus' College contains a set of predominantly red brick buildings arranged around a quadrangle with a western extension along the second sports field. The original 1873 boarding school for boys remains as the centre of the school complex, and it has been extended in four directions. This original section is three storeys, built in a free Gothic style typical of the mid-Victorian period. The architectural styling has a substantial input from the Arts and Crafts Movement, demonstrated by the celebration of the exposed

brickwork with complex joints, and the decoration in the carpenters' work with scalloped bargeboards. There are typical Gothic features in the use of steeply pitched roofs, three brick towers with spires and vertical windows, frequently with lancet arches. Nonetheless, the architecture is not an academic or 'archaeologically correct' Gothic; it uses different window shapes on each level and mixes curved lancet openings with obtuse pointed arches. The walls are constructed of mostly red local bricks laid in English bond. The use of black brick highlights in arches is also typical of the Arts and Crafts style. Gell frequently specified these bricks dipped in tar. The elaborate brickwork incorporates black and red banding in the window lintels and turrets.

When the chapel over the main entry was extended in the early 1950s, it was done in a very late instance of the Federation Free Gothic style. The timber bargeboards were replaced by octagonal piers at the corners and a gable parapet concealing the roof. A triple arched porch became the new main entry, leading to 1930s-style timber doors. The new main (theoretically east) window of the chapel was a new work in Perpendicular Gothic style (recalling the fifteenth century, as distinct from the thirteenth-century sources for the rest of the college buildings).

The side wings were built from drawings prepared and approved in 1941. Surprisingly, the selected architectural style is Federation Free Gothic, so a style from thirty years earlier was chosen to ensure a harmonious fit. The face brickwork and roof pitch are a near match to the original, though the gablets are more typical of the Federation period than Victorian period. The windows have a clear vertical theme, which is compatible with the Gothic style design.

The School has been extended periodically, with identifiable work from each decade or so.

Large sports fields surround the school on three sides, giving the school buildings a commanding setting. The oval at the front is the Cahill oval. The wings of the building have been named to commemorate important persons in the life of the college, including the Horan wing, the McAuliffe/ O'Reilly wing and the Slattery wing that houses science.



Figure 3.2 close range north view of the south-western wall of the McAuliffe O'Reilly Building



Figure 3.3 the south-western wall of the McAuliffe O'Reilly Building, the sandstone portal on the right is to the John Hall Building

3.3 Description of the Interior

3.3.1 Ground Floor

The main building of the McAuliffe / O'Reilly and Horan Wings has a cruciform plan with a grand entry through the marble hall under the chapel. The common floor surface in the rooms is carpet, likely to be upon timber flooring. The central corridor is paved with terrazzo, on an uncertain foundation that may be compacted earth. The walls in the central wings are rendered brickwork with a paint finish, though face brick is a common wall finish in the works designed after 1941. Ceilings are painted plaster. A few of the larger rooms on the ground floor of the earlier central wings have Victorian cornices cast in situ with drawn profile; most rooms have no cornice. The rooms with a Victorian cornice may well be lath and plaster, which is more fragile than later plastering systems. The numerous rooms with no cornice could have a plasterboard ceiling, which would not have heritage significance. Most of the internal joinery is painted, though the large timber glazed doors with sidelights across the main corridor and the main stair up to the chapel have a traditional varnish appropriate for Victorian period work.

The entry marble hall was refurnished and extended in the 1950s, though the inner section of the hall is largely original. The marble hall provides access to the wide central corridor through each of these buildings, and to the various stairs that access the two floors above. The hall has 1950s marble on the floor and a high ceiling with cornices. The bay windows are lead light set in stone frames. The remaining Victorian windows are timber framed, and some mid-twentieth-century windows are steel-framed.

The main corridor across the central wings contains many doors and internal windows. The panelled timber doors are original to the 1870s, though some have been altered slightly with the upper panels replaced with glass, and the frame given a paint finish. The ornately profiled architraves are original. A small number of original jambs hold modern door leaves with little heritage significance. There are many triangular arched narrow openings to provide light across the building with ventilation through awning sashes. The triangular arched openings match the shape of the original work, while others have a more conventional lancet arch shape. In each case, the simple profile in rendered brickwork and the steel frame of each window suggests that these windows were inserted c1950s.

The bathrooms on this level are modern and have little significance.

Images of the Ground Floor McAuliffe / O'Reilly and Horan Wings



Figure 3.4 view from the ground-floor room Wilkinson Room towards the central corridor showing typical fenestration.



Figure 3.5 North-west view along the main ground-floor corridor showing original varnished joinery.



Figure 3.6 The entry marble hall under the chapel in the McAuliffe O'Reilly building. The displays would be removed and replaced with two set of swing doors into the new café.



Figure 3.7 typical central corridor scene in the central building, ground floor, showing original door frames, door leaves altered with glass panels, and a c1950s triangular arched steel-framed window.

3.3.2 First Floor

The first floor of the McAuliffe O'Reilly building has a similar plan to the ground floor, except that the rooms off the main corridor are commonly smaller and used as accommodation for staff at the south-eastern end, and boys at the north-western end.



Figure 3.8 typical scene of the first floor of the older central buildings (McAuliffe O'Reilly) showing original timber doors to the sides, and a modern door set across the corridor.



Figure 3.9 The original marble mantelpiece in the Vincentian Library, first floor Horan Building



Figure 3.10 First floor inside the norther-western wing of the McAuliffe O'Reilly building showing two evidently original 1870s doors on the left and a modern one on the right. The choice of flat arch and pointed top-lights in the original windows likely indicated different room functions.



Figure 3.11 First-floor Vincentian dining room showing original door jamb, infilled fireplace with staff moulds, and Victorian style cornice.

3.4 The Second Floor

The second floor of the McAuliffe O'Reilly building has similar planning to the first floor. The architectural detailing is simpler to the extent that in many rooms, the window frames are the only original decorated fixture (they have decorated profiles in the joinery).



Figure 3.12 A boarding room on the second floor of the McAuliffe O'Reilly building. The staff mould around the arches seen here, and the window frames are the only decorated original finishes.

3.5 Views

The main views are from the front façade looking north-east over the school's main oval, and then onto the city of Bathurst. The elevated location of the school gives it some of the best views in Bathurst, and the relatively tall scale of the school enhances these viewing opportunities.

4.0 Statutory Heritage Status

4.1 Heritage Status

'St Stanislaus' College and curtilage' is listed as an item of local heritage significance on Schedule 5 of the *Bathurst Regional Local Environmental Plan (LEP) 2014*, heritage item number I9'. It is also located within the Bathurst Conservation Area C1. The College is in the vicinity of the local heritage item Bishop's Court, but the works would not be visible from Bishop's Court.

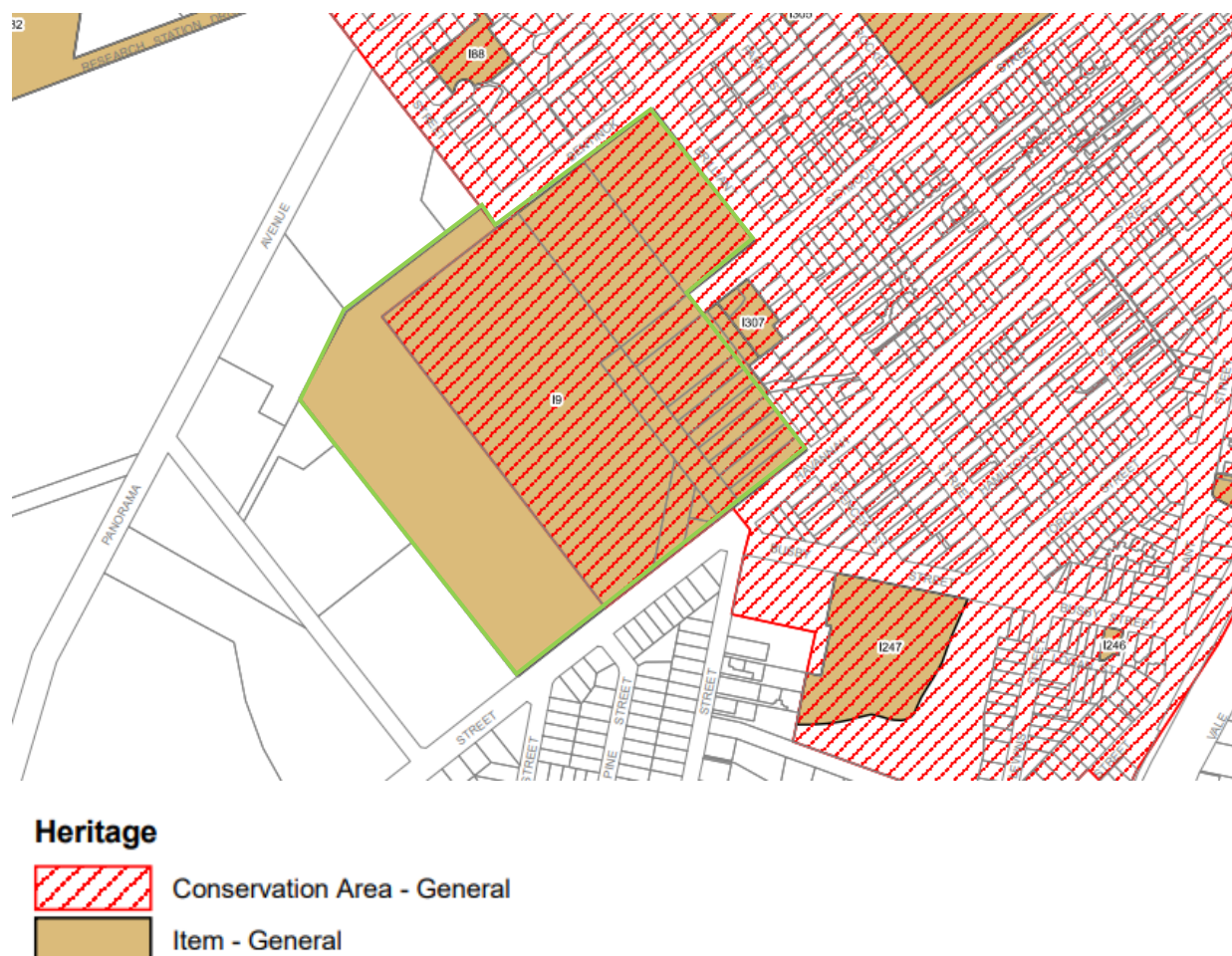


Figure 4.1 extract from Heritage Map 011BB showing St Stanislaus' College outlined in green by Umwelt. All heritage listed items other than the college site itself are visually and physically separated from the site by intervening development and local topography.

4.2 Significance of the Subject Site

The following statement of significance for St Stanislaus' College, at 220 Bentinck Street, Bathurst, is sourced from the NSW Heritage Database, Heritage Item ID: 1080342:

An outstanding and architecturally magnificent Catholic School college group designed by local architect Edward Gell. The early decades of teaching of the school were predominantly by fathers of the Vincentian order, most notably Father Joseph Slattery a forerunner in the science of X-rays and Radiography. A small but highly significant museum to Father Slattery is contained within a room off the School's main hall.

The main hall of the school contains photographs of many successful former students.

While the last sentence should be removed, the statement of significance is otherwise a fair statement.

4.3 The Bathurst Conservation Area C1

St Stanislaus' College is within the Bathurst Conservation Area C1. The Bathurst Regional Development Control Plan 2014 has the following statement of significance for the conservation area.

The conservation area of Bathurst City is historically significant because it includes the commercial and civic heart of Bathurst and reflects the nineteenth century development of this important NSW provincial centre. Bathurst was the first town founded west of the

Blue Mountains, and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a consequence of the gold rushes of the central west region as well as the pastoral and other industries of the Bathurst district. Additionally, much of the conservation area is of integral social importance for the community because of its lengthy association with various themes in Bathurst's history.

Incorporating a wide range of building forms, types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others.

With its historic character, the cohesiveness created by the red brick used in many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of the buildings, the inherent qualities of the architectural styles represented, and the fine parks and streets, the conservation area is a part of Bathurst that has strong streetscape and other aesthetic qualities.

The proposed works would not be visible from outside the college, so there will be no impact on the wider conservation area.

4.4 Significance of Items in the Vicinity

Bishops Court, heritage item I307 stands at 226 and 226A Seymour Street, Bathurst (Lot 1, DP 1038289; Lot 31, DP 598074). This is the former residence for Anglican bishops of Bathurst.

The following Statement of Significance for Bishops Court is sourced from the NSW Heritage Database, Heritage Item ID: 1080276:

A substantial two storey Victorian villa in a large garden. Despite some minor alterations, it remains a good example of a wealthy Victorian gentleman's villa. Has added historical significance as the former home of Bishop Samuel Marsden. The ranking of Bathurst as a cathedral city, with bishops in residence, contributed as well to Bathurst's standing as a regional centre of importance.

Comment

The proposed works would not be visible from Bishops Court and so would have no impact on that nearby heritage item.

5.0 Assessment of Cultural Significance

5.1 Assessment Against Significance Criteria

An assessment of how the subject site relates to the criteria established by Heritage NSW³ is provided below. It is taken from the State Heritage Inventory and considers the historical context and physical evidence of the subject place as detailed in sections 2.0 and 3.0 and of this report.

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

The opening of the first section of the college occurred in September 1873

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Important association with the first Catholic Bishop of Bathurst, Matthew Quinn and with the Vincentian Fathers, a teaching order from Ireland.

Important place in connection with Joseph Patrick Slattery. He carried out much private research in physics during his time at the college and became a world leader in the science of X-ray and Radiography.

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

The design of St Stanislaus college was produced by Edward Gell, a very important local architect.

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

No identified significance under this category

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Important place in connection with Joseph Patrick Slattery.

He carried out much private research in physics during his time at the college and became a world leader in the science of X-ray and Radiography.

³ NSW Heritage Office, *Assessing Heritage Significance*, NSW Heritage Manual 2, 2001

Criterion (f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).*

No identified significance under this category

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

An architecturally magnificent Catholic School college group

5.2 Statement of Significance

An outstanding and architecturally magnificent Catholic School college group designed by local architect Edward Gell. The early decades of teaching of the school were predominantly by fathers of the Vincentian order, most notably Father Joseph Slattery a forerunner in the science of X-rays and Radiography. A small but highly significant museum to Father Slattery is contained within a room off the School's main hall.

5.3 Grading of Significance

Each component of a site makes a different relative contribution to the site's overall heritage significance. Where a component has lost its integrity, or its condition has deteriorated, the element might not make a positive contribution to the heritage value of the place. This section grades the heritage significance of the various elements that make up the place. These heritage assessment gradings are based on the gradings included in the NSW Heritage Division's guideline *Assessing Heritage Significance (2001)*. These gradings are explained below.

EXCEPTIONAL - Rare or outstanding fabric.

These spaces and or elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity or intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

HIGH - High degree of original fabric.

These spaces and or elements are of High cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric from later alterations. The integrity of these elements may have been compromised by modification, however their contribution to the overall significance of the site remains strong.

MODERATE - Altered or modified elements.

These spaces and or elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play an important role in supporting the overall significance of the place.

LITTLE - Alterations that detract from the item's heritage significance.

These spaces and or elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

INTRUSIVE – Alterations that are damaging to the item's heritage significance.

These spaces and or elements are intrusive to the cultural significance of the site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces and or elements are damaging to the site's cultural significance.

5.3.1 Significance Grading Table

Provided below is an assessment of the site's various elements and their heritage significance. See section 9.0 for diagrams showing the periods of construction of the buildings that were prepared by Stanton Dahl with advice from Umwelt.

ELEMENTS OF THE EXTERIOR	GRADING
The three spires and the north-east façades of buildings built or approved for construction by 1941, including those of the Gallagher, Horan and McAuliffe O'Reilly buildings.	EXCEPTIONAL
Remaining sections of the Gallagher, Horan and McAuliffe O'Reilly buildings, including works built by 1959.	HIGH
John Hall Building Elements of the Gallagher, Horan and McAuliffe O'Reilly buildings built after 1959	MODERATE
All buildings and works built after 1963, the Slattery and McMahon buildings, swimming pool, sports fields	LITTLE
There are no entire buildings that are intrusive	INTRUSIVE
ELEMENTS OF THE INTERIOR	GRADING
There are no fixed elements of Exceptional significance	EXCEPTIONAL
Original joinery and decorative plaster, mantelpieces and fireplaces from before 1910 in the Gallagher, Horan and McAuliffe O'Reilly buildings Original timber stairway including balustrading	HIGH
Original joinery from the 1910-1959 periods	MODERATE
All fabric from 1960 onwards	LITTLE
There are no elements considered to be Intrusive	INTRUSIVE

6.0 The Proposal

The proposed development, designed by Stanton Dahl Architects, includes the following:

- Access to the Marble Hall would be altered by converting a 1950s door inserted into the lower section of an original window would be altered again into a wider opening to allow disabled access. A disabled ramp would be constructed on the outside to approach the door. The 1950s door would be removed.
- The displays of taxidermised birds on either side of the rear of the marble hall would be removed to another room in the school. The bird display would be relocated within the school. This enables the reception to be inserted in the south-eastern side, and a new opening to the proposed café to be inserted opposite. Plain painted brick walls only would be affected. No decorated/sculpted plaster or joinery would be affected.
- The ground floor of the main building stretching cross the Gallagher, McAuliffe / O'Reilly and Horan Wings would be altered internally to make for larger and more open spaces. Non-significant fabric would be removed from the Gallagher Wing to achieve this, with no adverse heritage impact. The McAuliffe / O'Reilly and Horan Wings are earlier buildings, and several original doors would be relocated to on-site storage to enable the more open plan of larger spaces to be achieved. Several non-original internal steel-framed windows would be removed in this process too. Several sections of plain rendered wall would be removed to achieve this plan. Wall nibs and bulkheads would be left to indicate the placement of the original walls.
- The upper ground floor in the Gallagher Wing (A) would be refurbished with several minor internal walls. A new lift would be built on the rear outside of the building. This would bring these rooms into current use with no adverse heritage impact. The ground and first floors of this wing would be refurbished by removing non-significant fabric. This would have no adverse heritage impact. The new fittings and fixtures would have no heritage impact.
- The works on the first floor of the north-western end of the McAuliffe / O'Reilly wing for some new partition walls, fixtures and fittings would have little heritage impact because this interior fabric has moderate heritage significance. It was built after the 1941 approval and its face brick internal walls have a different internal character to the older rendered interiors nearby. The new walls are placed to have no impact on how the windows are seen from the outside.
- The works to the first floor of the McAuliffe / O'Reilly wing for Boarding Dormitory 1 would move approximately eleven original timber panelled door leaves to on-site storage, though only four original door frames would be moved to storage. Original doors and frames would be moved within the wall as required to maximise the retention of significant fabric.
- Alterations on each level of the John Hall and McMahon Wings would have no heritage impact because these building interiors (E and F) have little heritage significance. A new terrace would be constructed on the north-western side of the John Hall Wing facing the quadrangle. This would be at a low height of approximately six steps above the quadrangle level. It would block a small area of plain brick wall, but would not interfere with the more significant sandstone dressings of the quadrangle entrance to this building.
- A steel-framed accessway with stairs and a lift would be building on the south-western side of the McAuliffe / O'Reilly wing to provide safe egress and better access to the buildings. This work would cause the removal of some original brickwork in the rear wall of this building, but no original openings.
- In phase 5, the senior refectory Annex 1 would be demolished. This is a 1960s building.

The aim of the proposal is to rationalise the educational facilities. The school desires to be able to teach and for boys to learn in a more open atmosphere. The work is intended to work within the maximum number of pupils currently permitted.



Figure 6.1: Proposed Quadrangle Elevation showing the new steel-framed walkways, stairs and lift against the rear elevation of the main buildings of the school. (not to scale)

Source: Stanton Dahl Architects

6.1 Documentation Evaluated

The following drawings, prepared by Stanton Dahl Architects, were reviewed as part of the preparation of this report:

Drawing No.	Drawing Title	Issue	Date
DA00	Cover Sheet		
DA11	Ground Floor Plan - Proposed New Works		
DA12	Detailed Ground Floor Plan - Sheet 1		
DA13	Detailed Ground Floor Plan - Sheet 2		
DA14	Detailed Ground Floor Plan - Sheet 3		
DA15	Detailed Ground Floor Plan - Sheet 4		
DA16	Detailed Ground Floor Plan - Sheet 5		
DA17	Detailed Ground Floor Plan – Sheet 6		
DA18	Upper Ground Fl. Plan - Proposed New Works		
DA19	Detailed Upper Ground Floor Plan		
DA20	First Floor Plan - Proposed New Works		
DA21	Detailed First Floor Plan - Sheet 1		

Drawing No.	Drawing Title	Issue	Date
DA22	Detailed First Floor Plan - Sheet 2		
DA23	Detailed First Floor Plan - Sheet 3		
DA24	Second Floor Plan - Proposed New Works		
DA25	Detailed Second Floor Plan - Sheet 1		
DA26	Detailed Second Floor Plan - Sheet 2		
DA27	Detailed Second Floor Plan - Sheet 3		
DA28	Elevation - Courtyard to McAuliffe O'Reilly Wing		
DA29	Elevation - Courtyard to John Hall Wing		
DA30	Internal East Elevations - Sheet 1		
DA31	Internal Elevations - Sheet 2		

7.0 Assessment of Heritage Impact

7.1 Introduction

This Heritage Impact Statement has been prepared in response to the impact assessment criteria in the following documents: the *Bathurst Regional Local Environmental Plan (LEP) 2014*, the *Bathurst Regional Development Control Plan (DCP) 2014* and the NSW Heritage Division guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

7.2 Overview of Potential Heritage Impacts

Proposed Works: Phase 1 Slattery, McAuliffe O'Reilly	Heritage Impact
Removal of the non-compliant disabled ramp on south-east side of marble hall, McAuliffe Building under chapel	<ul style="list-style-type: none"> Positive heritage impact <p>The removal of this modern element will conserve the setting of this Victorian and sensitive 1950s section of the building.</p>
Expansion of a 1950s door and building a disabled ramp on north-west side of marble hall, McAuliffe Building under chapel	<ul style="list-style-type: none"> Acceptable heritage impact <p>The ramp will be a new low-rise structure providing updated equal access to the school, including access to the existing lift. The 1950s door is inelegantly inserted into a Gothic-style window.</p>
<p>Fit-out of the north-western end of the ground floor Slattery Building for the Wellbeing Centre.</p> <p>This includes adapting two windows in the rear wall of the new library facing the quadrangle to become large access doors.</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are 1940s and unremarkable. Some of the face brick wall surface will be retained as representative samples. The interior here has moderate heritage significance and some change with no impact on the exterior would have an acceptably small impact on the significance of the place.</p> <p>The affected windows in the rear wall have square openings and are not characteristic of the early Victorian Gothic of the school.</p>
Adaptation of bathroom windows in the rear wall of the Slattery Building facing the quadrangle at first floor level they to become access doors	<ul style="list-style-type: none"> Acceptable heritage impact <p>The affected windows in the rear wall have square openings and are not characteristic of the early Victorian Gothic of the school.</p>
Fit-out of the ground floor McAuliffe O'Reilly Building for the Central Learning Hub/ Library. This involves removing several areas of the walls along the central corridor to make larger spaces, and includes removing five original windows to storage, and five out of seven original doors. Smaller openings will be made into perpendicular walls. All original joinery moved would be labelled and stored on site to enable future reinstatement. Non-original door leaves will be discarded. One door here will be retained closed.	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are Victorian and significant. The masonry walls are rendered brickwork, which is standard construction. The original joinery has high significance and all original items to taken out will be retained on site. Steel-framed windows are not original but will be retained on site as well. Wall nibs and bulkheads supported by steel beams will indicate the original form of the walls. The school has precedent for keeping original joinery in storage in good condition. The school</p>

Proposed Works: Phase 1 Slattery, McAuliffe O'Reilly	Heritage Impact
Rendered brickwork can be put back to the original appearance, so this work is intended to be reversible.	has a strong need to project an open and supervised character, which the design seeks to achieve. This is necessary to project a necessary image to ensure the continued viability of the school.
Insertion of a platform lift into the ground floor McAuliffe O'Reilly Building for the Library 2 space. This causes the removal of two doors in tall frames that appear to be original, though they have been relocated if they are not new fabric made to match	<ul style="list-style-type: none"> Acceptable heritage impact. <p>The male bathrooms here have little significance because they have been altered in several phases since the 1940s. The provision of equal access is essential for the school buildings to continue in their original function. The two Victorian style doors and frames must be retained on site.</p>
Removal of bird display cases on either side at the rear of the marble hall, removal of plain brick back walls, retention of arched openings.	<ul style="list-style-type: none"> Acceptable heritage impact. <p>The bird displays would be retained on the school site, though they are unlikely to be covered by the heritage listing. The plain walls of rendered brick are original but they have a tolerance for change since no original fixtures or finishes would be affected. The arched openings with a profiled finish facing the marble hall will be retained.</p>

Proposed Works: Phase 1 Horan Wing Ground Floor: Welcome / Finance	Heritage Impact
Removal of an original door to allow for an opening of compliant width to access the disabled toilet, adjacent to the concrete stairs.	<ul style="list-style-type: none"> Acceptable heritage impact <p>The original door would be labelled and stored on site. Umwelt recommends that the door frame be adjusted to the required width with matching additional sections of architrave to match.</p>
<p>Fit-out of the Finance section (south-west side of main corridor) will add several partition walls across the rectory and add an opening through plain brickwork. Several new partitions will create semi-private work spaces for staff. A non-original opening will be in-filled with a partition to create the meeting room.</p> <p>No original doors will be removed, but one early steel-framed window and a non-original timber-framed window in the main corridor wall will be relocated to storage.</p>	<ul style="list-style-type: none"> Neutral heritage impact <p>Several of the new partitions would be placed in the alignment of previous walls. The new partitions would be slim light-weight walls contrasting with the original heavy masonry, so they would be understood as new and could easily be removed with no adverse heritage impact.</p> <p>The insertion of a new opening in the wall to the main corridor would affect plain rendered brickwork that could be reinstated to the same appearance. Short sections of original skirting would be removed, labelled and stored on site.</p>
One original external door will be closed permanently.	<ul style="list-style-type: none"> Neutral heritage impact <p>This is appropriate to retain original fabric with a different circulation pattern.</p>

Proposed Works: Phase 1 Horan Wing Ground Floor: Welcome / Finance	Heritage Impact
<p>Fit-out of the Administration section (north-east side of main corridor) will add several partition walls across the rectory and add an opening through plain brickwork.</p> <p>No original doors will be removed, but one early steel-framed window and a non-original timber-framed window will be relocated to storage.</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The alterations here retain most significant period fixtures. New partitions and fixtures could easily be reversed.</p>

Proposed Works: Phase 5 Horan Wing Ground Floor:	Heritage Impact
<p>Demolition of the ground floor Senior Refectory Annexes 1 and 2. Annex 2 is an early building attached to the original building. Annex 1 was built circa 1962.</p>	<ul style="list-style-type: none"> Small adverse heritage impact <p>The removal of the outer room would have a positive impact. The removal of Annex 2 would have some adverse heritage impact removing an early room, though this room has been compromised by much alteration. Umwelt recommend that Annex 2 remains.</p>

Proposed Works: Phase 1 Horan Wing Ground Floor: Welcome / Administration	Heritage Impact
<p>Fit-out of the Administration section (north-east side of main corridor) will add several partition walls across the Wilkinson Room and make an opening through plain brickwork between the Wilkinson Room and the O'Reilly Room. Another two doors would be made through plain brickwork along the main corridor.</p> <p>No original windows would be removed.</p>	<ul style="list-style-type: none"> Neutral heritage impact <p>Some of the new partitions would be placed in the alignment of previous walls. The new partitions would be slim light-weight walls contrasting with the original heavy masonry, so they would be understood as new and could easily be removed with no adverse heritage impact.</p> <p>The insertion of two new openings in the wall to the main corridor would affect plain rendered brickwork that could be reinstated to the same appearance. Short sections of original skirting would be removed, labelled and stored on site. Similarly, the door between the Wilkinson and O'Reilly Rooms could be bricked up and the skirting reinstated at a later date if desired.</p>

Proposed Works: Phases 2 and 3 McAuliffe/O'Reilly	Heritage Impact
<p>Construction of a steel-framed two-storey walkway and stair set, with a lift in Phase 3, within the quadrangle. This links Block D Slattery Wing, to the rear of Block C McAuliffe, to Block D John Hall.</p> <ul style="list-style-type: none"> Two new double swing door openings at ground floor level, removing areas of wall and openings that have been changed in the post-war period and so are less significant than surrounding Victorian fabric. Of the two openings, the north-western one is an intrusive aluminium-framed window with a large hood, the south-eastern entry would remove a section of modern projecting brick wall containing a 	<ul style="list-style-type: none"> Acceptable heritage impact <p>At ground level, change is concentrated in areas of previous change. The new double door openings are necessary for the Library 2 in the Central Learning Hub. The north-western opening would replace and improve an intrusive arrangement of doors, window and hood. The south-eastern door replaces a non-original but near matching window. Most of the removed section of wall is non-original plain brickwork.</p> <p>On the upper levels, care has been taken to retain all the original windows. While the affected brickwork is face brick, this affected work in relatively plain</p>

Proposed Works: Phases 2 and 3 McAuliffe/O'Reilly	Heritage Impact
<p>near matching triangular arched window with metal framing. The wall may have been rebuilt further out to achieve compliance for the concrete stair within, at some time in the c1960s.</p> <ul style="list-style-type: none"> Two windows in the rear wall of the Slattery wing facing the quadrangle would be converted to doors. To face the external circulation system. Two new doors would be inserted at first floor level into original brickwork at the rear of Block C McAuliffe to provide necessary egress. All the windows here would be retained. Three new doors would be inserted at second floor level into original brickwork at the rear of Block C McAuliffe to provide necessary egress. All the windows here would be retained. The lift would be inserted in Phase 3 	<p>brickwork English bond brickwork could be replicated in the future to reverse this work.</p> <p>The walkway replaces an existing walkway and stairs in a similar location.</p> <p>This work is essential for this large three-storey building with timber-framed floors to be deemed to comply with the NCC for egress. This walkway and vertical links have been designed with care for the minimum heritage impact in achieving requirements.</p>

Proposed Works: Phases 1 and 3 Slattery, McAuliffe O'Reilly Buildings	Heritage Impact
<p>Fit-out of the north-western end of the first floor Slattery Building for the Wellbeing Centre in Phase 3.</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are 1940s and unremarkable. Many of the interior elements will be retained as representative samples. The interior here has moderate heritage significance and some change with no impact on the exterior would have an acceptably small impact on the significance of the place.</p>
<p>Fit-out of the first floor McAuliffe O'Reilly Building for the Boarding Dormitory 1. This involves removing several areas of the walls along the central corridor to make different spaces. Several original doors would be relocated within the central corridor walls without the loss of this original joinery. New light-weight partitions will be built to make new habitable spaces and bathrooms. The new walls will be kept away from windows. The existing bathrooms on this floor do not contain significant fabric. One timber mantelpiece would be affected and moved to safe storage on site.</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are Victorian and significant. The masonry walls are rendered brickwork, which is standard construction. The original joinery has high significance. Wall nibs and bulkheads supported by steel beams will indicate the original form of the walls.</p>

Proposed Works: Phase 2 Horan and Gallagher Wings	Heritage Impact
<p>Fit-out of the south-eastern end of the first floor Gallagher Building for the Wellbeing Centre in Phase 2. New partitions would be constructed in the rear space of the toilets for new toilets, affecting this minor space. The major space would be more open as a staff study area.</p> <p>The lift would not touch original fabric. The new verandah would cause the removal of two 1940s</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are 1940s and unremarkable. Many of the interior elements will be retained as representative samples. The interior here has moderate heritage significance and some change with no impact on the exterior would have an acceptably small impact on the significance of the place.</p>

Proposed Works: Phase 2 Horan and Gallagher Wings	Heritage Impact
windows to become a door in a rear wall that is not prominent.	
Fit-out of the first floor Horan Building B for the Boarding Dormitory 2. This involves removing several areas of the walls along the central corridor to make different spaces. Several original doors would be relocated nearby without the loss of this original joinery. New light-weight partitions will be built to make new habitable spaces and bathrooms. The new walls will be kept away from windows. The existing bathrooms and kitchenettes on this floor do not contain significant fixtures.	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are Victorian and significant. The masonry walls are rendered brickwork, which is standard construction. The original joinery has high significance. Wall nibs and bulkheads supported by steel beams will indicate the original form of the walls.</p>

Proposed Works: Phase3 and 4 John Hall	Heritage Impact
The fit-out of the ground and first floor levels of the John Hall building in Phase 3, and the second floor in Phase 4 would have no adverse heritage impact because the interiors of this early 1960s building have little heritage significance. The new partition walls have been designed to make no change to how the building is seen from the outside.	<ul style="list-style-type: none"> Neutral heritage impact <p>At ground level, change is concentrated in areas of previous change. On the upper levels, care has been taken to retain all of the original windows. While the affected brickwork is face brick, this affected work in relatively plain brickwork English bond brickwork could be replicated in the future to reverse this work.</p> <p>This work is essential for this large three-storey building with timber-framed floors to be deemed to comply with the NCC for egress. This walkway and vertical links has been designed with care for the minimum impact in achieving requirements.</p>

Proposed Works: Phase 2 Horan B, Gallagher A Wings and McAuliffe O'Reilly C Second Floor	Heritage Impact
Fit-out of the south-eastern end of the second floor Gallagher Building for the Boarding Staff Accommodation in Phase 2. New partitions would be constructed to isolate the stairs. The major space would be retained open.	<ul style="list-style-type: none"> Acceptable heritage impact <p>The interiors are 1940s and unremarkable. Many of the interior elements will be retained as representative samples. The interior here has moderate heritage significance and some change with no impact on the exterior would have an acceptably small impact on the significance of the place.</p>
The lift would cause the removal of two 1940s windows to become a door in a rear wall that is not prominent.	
Restoration of two sets of original glazed doors and side lights in timber at the ends of the central section of the main corridor. This is their original location.	<ul style="list-style-type: none"> Positive heritage impact <p>The door sets have been carefully stored in the basement. The restoration of these door sets is a very positive move and demonstrates the capacity of the school to restore removed joinery.</p>
Fit-out of the second floor Horan Building B and McAuliffe O'Reilly C for the for the Boarding Dormitories 3 and 4 would fit-out large spaces with no significant internal fabric other than window architraves and staff moulds around to arches. The new partition walls will be kept away from windows	<ul style="list-style-type: none"> Neutral heritage impact <p>The interiors are Victorian but contain few significant fixtures. The new work is largely light-weight partitions and fixtures, which could be reversed.</p>

Proposed Works: Phase 2 Horan B, Gallagher A Wings and McAuliffe O'Reilly C Second Floor	Heritage Impact
Three new egress doors in the south-western wall to access the new external circulation system	<ul style="list-style-type: none"> Acceptable heritage impact <p>The new doors would retain the original lancet windows, and affect areas of external face brickwork only. This work could be reversed</p>

Proposed Works: Phase 5 Gallagher Wing Ground Floor: Staff Development Hub	Heritage Impact
Fit-out of the Boarders' Refectory.	<ul style="list-style-type: none"> Positive heritage impact <p>The interior of this 1940s building contain no features of architectural interest other than the window frames. The removal of the relatively recent timber mezzanine would have some positive impact by unifying the space.</p>

7.3 Evaluation of the Guidelines of the NSW Heritage Division

The following assessment is based on the assessment criteria set out in the Heritage Division publication, 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- All of the works are intended to keep this heritage item operating in its original purpose as a Catholic boarding school for boys. St Stanislaus is the oldest Catholic boarding school in Australia. The school needs to project openness to its community.
- The school buildings need to comply with the National Construction Code. New means of egress are necessary. The boarding facilities for boys and staff need to be updated to meet market expectations and safety standards. The satisfaction of these requirements also assists the operation of this heritage item to continue its original function for the foreseeable future.
- Two large sets of original Victorian timber-framed doors would be restored to the second floor of the McAuliffe / O'Reilly building, demonstrating that joinery can be stored safely in the basement, and reinstated to its original position years later.

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:

- The required opening up for larger spaces on the ground floor of the McAuliffe / O'Reilly building includes removing approximately ten original door frames with seven original door leaves, though no more than five original door leaves would be moved to storage if spare original door leaves can be inserted into original door frames that remain. On the first floor of the same building, many original doors would be moved within the same floor of this building to suit a different configuration. The remaining relevant fabric is plastered brick walling with modern cornices, fittings and skirtings, which

has a greater capacity to sustain change. One original mantelpiece would be moved to storage from the first floor.

- The steel-framed walkway, lift and stair system in the quadrangle would obscure the original rear façade of the McAuliffe / O'Reilly building. New openings would be made through original brickwork and through a modern set of doors in this Victorian building, but all original doors and windows would be retained.

7.3.1 Major Partial Demolition (Including Internal Elements)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (eg fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Comment:

The removal of internal walls from the Victorian period on the ground and first floors of the McAuliffe / O'Reilly building is essential for contemporary education to take place here, and for an open character to be clear in the school community. These walls contain many original timber doors and some internal windows that are unlikely to be original with arched openings and mid-twentieth-century steel frames.

This change will be mitigated by all original and early doors and windows being retained on site to prevent the loss of this significant fabric. These original doors and windows will be reused within the same level of the early buildings wherever possible. Where original joinery cannot be reused in the same building it will be labelled and safely stored to enable reuse. Further, wall nibs and bulkheads will indicate the original placement of walls.

The removal of interior partitions and the mezzanine from Building A, the Gallagher Wing, would have a neutral heritage impact due to these elements being from recent decades and not complementing the mid twentieth-century load-bearing walls well. The toilets on the first floor would be stripped out and remodelled to accommodate emergency egress and a social space.

Two rooms at ground level forming a small wing would be removed from the rear of the Horan Building B. Of these two rooms, the front one attached to the main building is early, and the outer room was designed in 1960 and has no heritage significance. The removal of the outer room would have a positive heritage impact. The removal of the inner earlier room would have a small adverse heritage impact.

7.3.2 Minor Additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions visually dominate the heritage item?*

- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

The steel-framed external circulation system on the quadrangle side of the McAuliffe / O'Reilly and John Hall Buildings would provide essential egress from the timber-floored buildings. It would also provide necessary passageways for students to use at changes of classes, diminishing congestion in other corridors and stairs. It would also provide equal access to disabled persons using the various levels and half-levels of the school. This new circulation system would replace a smaller modern one that is no longer adequate.

The circulation system would remove a minimum of original fabric. Change is placed in areas of previous change wherever possible. This work would change the appearance of the adjacent three-storey school wall from a heavy brick wall of Gothic windows to a filigree. The retained windows would remain visible at a distance. For the first time, they would be visible at a close range as well.

The work involves little excavation for footings and the lift. No nineteenth-century structures existed at these locations, so archaeological resources have a low likelihood of being found.

7.3.3 Repainting

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*
- *Will the repainting affect the conservation of the fabric of the heritage item?*

Comment:

The interiors of the affected buildings will be repainted in similar colours where work is made necessary by building works. There are no early paint colours on the walls or ceilings, so there is no paint scheme or fabric to conserve.

7.3.4 New Services

- *How has the impact of the new services on the heritage significance of the item been minimised?*
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
- *Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?*
- *Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?*

Comment:

The fire egress circulation pattern is not compliant and must be upgraded to ensure that the heritage item can continue to operate as a school. This includes new egress doors with equal access ramps, new lifts and platform lifts. In some cases, this necessitates new openings in walls as discussed specifically in section 7.2.

7.4 Heritage Objectives of the Bathurst Regional LEP 2014

The proposed development is acceptable, from a heritage perspective, for the following reasons:

- Retains views to and from the school, which is a local heritage item and landmark.
- The external form and the outward façades will be retained and conserved. The only change is the conversion of one 1950s window into an equal access door with a low-rise ramp.
- There will be no adverse impact on the established heritage significance of the *Bathurst Conservation Area*.
- There will be no change to the appreciation or interpretation of the school as a fine Victorian Free Gothic school.

The proposal is acceptably consistent with the relevant heritage objectives of the *Bathurst Regional LEP 2014*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the Bathurst Regional local government area;*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

7.5 Heritage Guidelines of the Bathurst Regional DCP 2014

The Bathurst Regional DCP 2014 supports the *Bathurst Regional LEP 2014* by providing additional objectives and development standards for heritage items.

7.5.1 General Heritage Provisions

The most relevant objectives of the *Bathurst Regional DCP 2014* that relate to conserving the heritage significance of the school are set out in the following DCP Sections.

10.5.4 Commercial/Industrial development

Landmark sites within the CBD include: b) buildings listed as a heritage item in the LEP

Comment

The alteration works have been designed with care to have no impact on the school as a Bathurst landmark. The alterations would make no change to the major elevation facing north-east apart from the low-rise disabled access ramp.

7.5.2 Heritage Conservation Area

The subject property is located within the Bathurst Heritage Conservation Area, for which the Bathurst Regional DCP 2014 contains the following guidelines:

10.5.1 Objectives

- a) To ensure new development is designed to respect the heritage character of the area or streetscape.*
- b) To ensure new development enhances and complements the historic precinct and special character of existing buildings.*

Comment:

The alterations would have no impact on the conservation area because the appearance of the school from the public domain would be unchanged. The surrounding streetscapes and the especially significant north-east façade of the main building would remain.

The new steel-framed stair and walkway system would be located against the lesser façade of the main building, and also connecting less significant perpendicular buildings to the sides. Essential new openings would puncture through face brickwork to retain all the adjacent original windows. The English bond face brick could be reinstated if the walkway comes not to be needed.

8.0 Recommendations and Conclusion

8.1 Recommendations

To mitigate any potentially adverse impacts from the proposal, we make the following recommendations:

R1 – It is preferable to move original doors and original door frames with architraves within the walls of the same level in preference to moving the door to storage.

R2 - All steel-framed pointed windows to be removed must be labelled with their place of origin and stored securely on the school site. The storage site needs to be inside where rain is kept out.

R3 – All original joinery items from the nineteenth century to be removed must be labelled with their place of origin, and stored securely on the school site. The storage site needs to be inside where rain is kept out, but enables enough ventilation (whether natural or mechanical) to ensure that the stored joinery items do not rot or grow mould. This includes original nineteenth-century timber door frames, architraves, door leaves, skirtings and windows. It also includes steel-framed windows.

R4 – the marble mantelpiece and hearth in the Vincentian Library on the first floor of the Horan Building (proposed Year 11 Boarding Dormitory 2 lounge room) should be retained in situ.

R5 – One original timber mantelpiece would be moved to storage from the first floor of the McAuliffe / O'Reilly building to allow for the remodelling of the boarding facilities.

R6 – the proposed ramp up to the marble hall should be constructed with red brick facing to the side walls, matching the adjacent bricks as closely as possible. The masonry of the ramp should not extend any higher than 250mm above the floor level of the marble hall. The handrail should be a selected steel of simple minimal design to ensure that the new ramp has minimal visual impact on the setting of the building.

R7 – the two sets of original doors being stored in the basement should be restored to the Boarding Circulation 2 space on the second floor of the McAuliffe / O'Reilly building.

R8 – Ensure that the new steps and walkway at first floor level on the north-west side of the John Hall wing does not cut into or damage the sandstone portal around the ground-floor doorway to the quadrangle.

R9 – retain face bricks taken from nineteenth-century school buildings. These may be stored anywhere on the school site under a cover. These bricks may be used for the conservation of the early buildings of the school site.

R10 – investigate if the senior refectory Annex 2 can be retained past Phase 5. This appears to be an early phase of construction with matching brickwork in English bond.

8.2 Conclusion

The proposed alterations and addition of a circulation system in the quadrangle at St Stanislaus College will have an acceptable impact on the heritage significance of the item. The works will have no impact on the Bathurst Conservation Area, or on the landmark significance of the school or on any other heritage item.

The alterations are mostly internal and involve no additional enclosed space. The alterations are intended to improve the amenity in education for a similar number of students as attend the school presently. The school has dedicated itself to reform and an open character within the school buildings is necessary for this reform to be apparent in the external image and inward culture of the school. To achieve this, it has been necessary to move interior doors and some internal windows. The design approaches this opening up of interior rooms cautiously to ensure that the work is largely reversible. All original joinery will be retained on site.

All outward views from the heritage item towards the city will be retained unchanged. There will be no change to views in the conservation area. The courtyard will have a more filigree character with the construction of the steel walkways, lift and stair on the south-west side of the main building. This is an essential work for code compliance and is associated with minimum new openings in the original rear wall of the main building.

The proposed alterations are consistent with the heritage objectives of the *Bathurst Regional LEP 2014* and the Bathurst Regional DCP 2014. Considering the needs of the school, and the methodology for the treatment of significant fabric, Umwelt endorses the heritage impact of the proposed alterations considering the recommendations in this report to Bathurst Regional Council.

Umwelt Australia

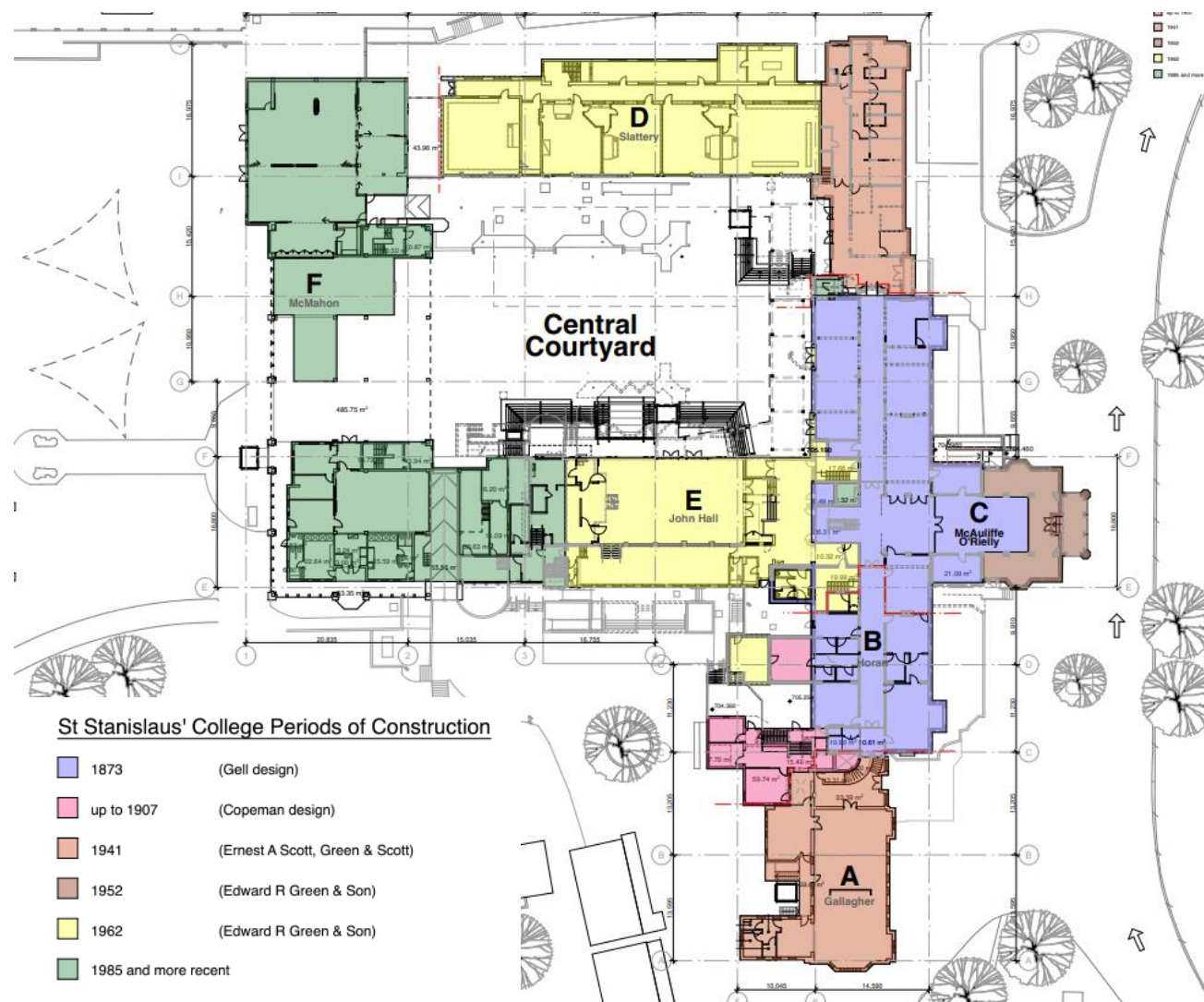
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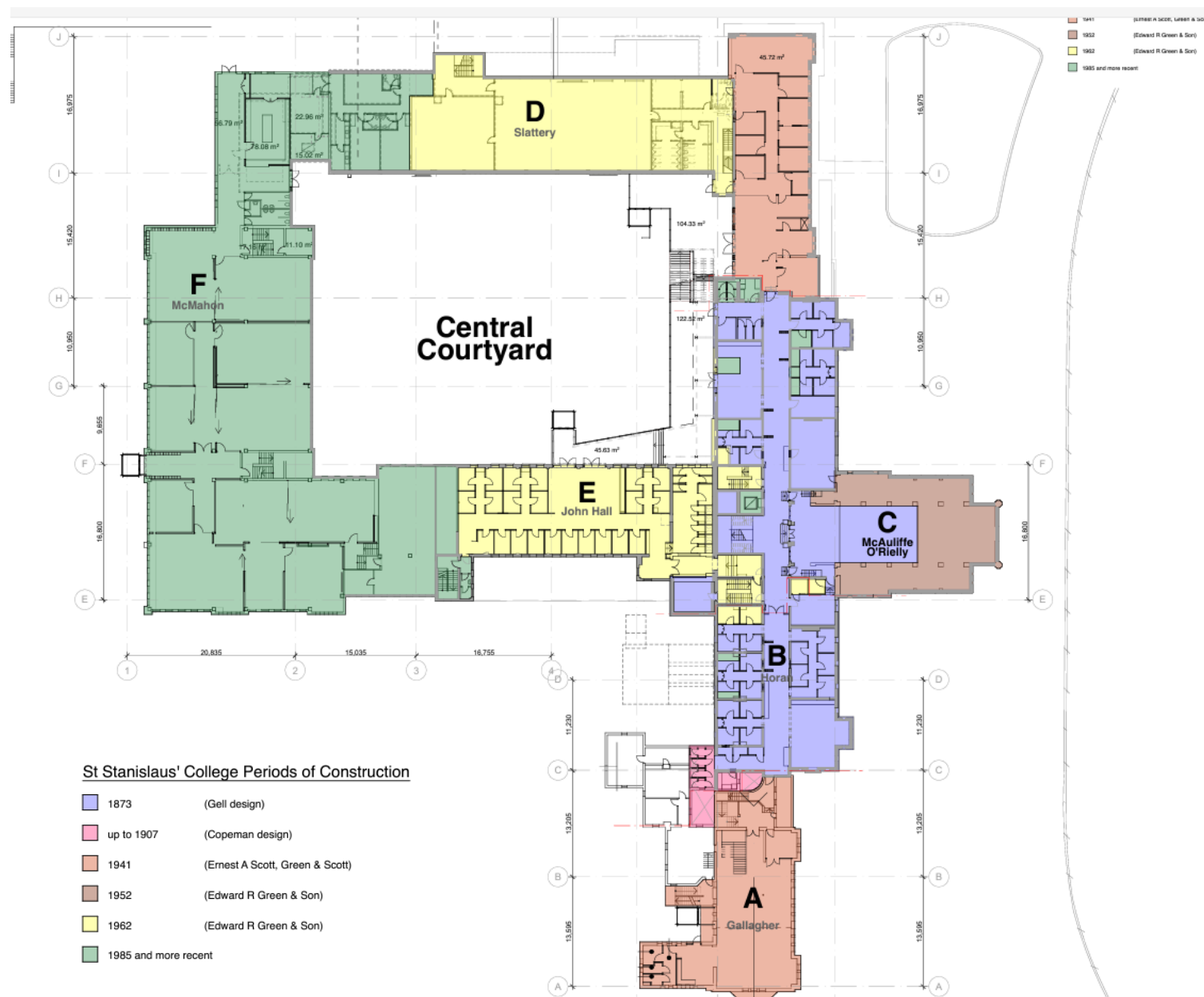
Brad Vale

Principal Heritage Consultant

The following diagrams in the Appendix were prepared by Stanton Dahl Architects with the advice of Umwelt.

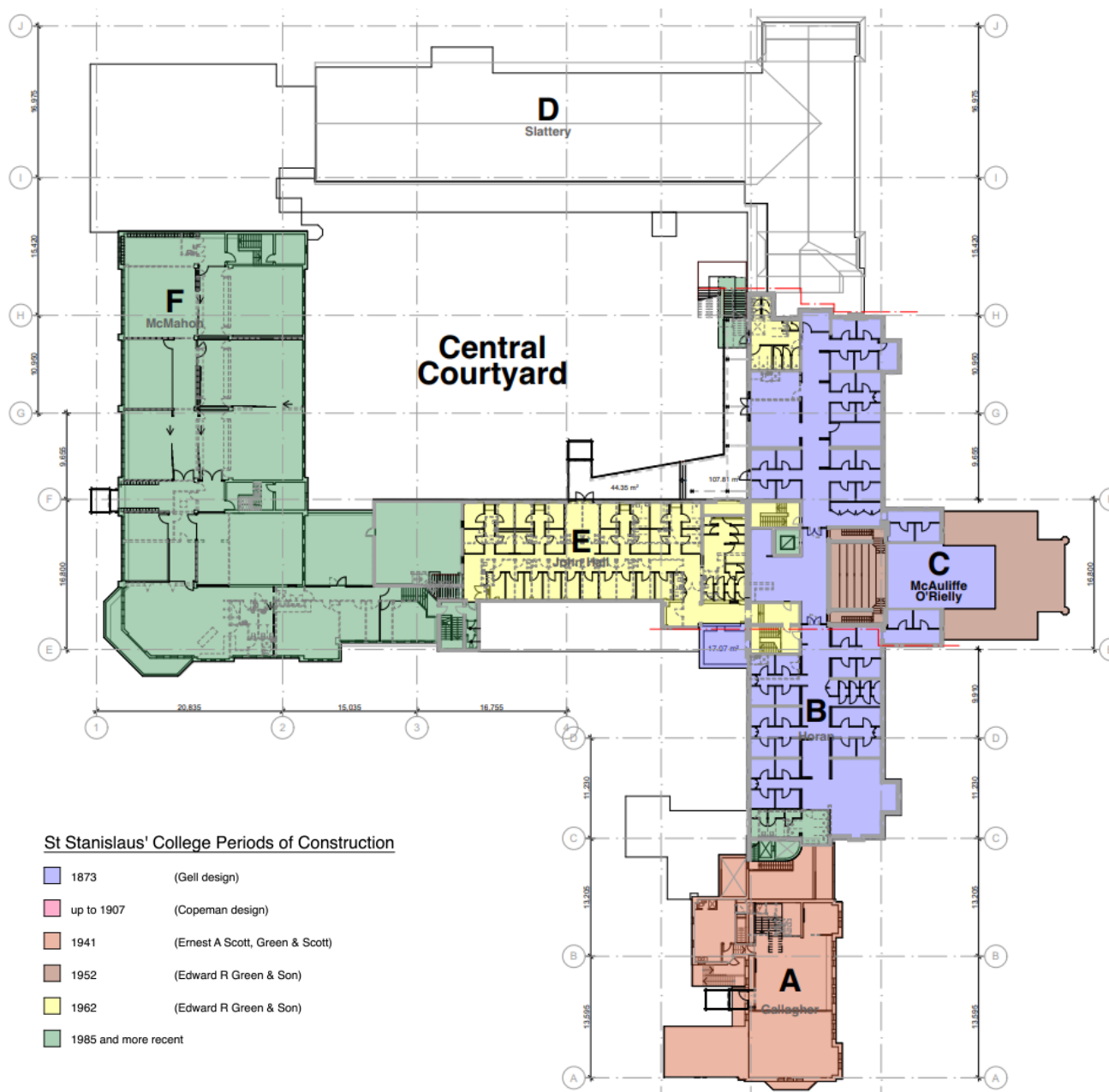
9.0 Appendix





First Floor Periods
(Stanton Dahl)

Not to scale



Second Floor Periods
(Stanton Dahl)

Not to scale

