

HERITAGE IMPACT STATEMENT



Marist Catholic College North Shore SSDA-10473

No. 270 Miller Street, North Sydney

August 2021 | J4293

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Phillips**
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and Planning

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) assesses the detailed design of a State Significant Development Application (SSD-10473) for a proposed masterplan of the Marist Catholic College, North Shore at No. 270 Miller Street North Sydney, New South Wales.

The site is located within the North Sydney Council. The principal planning controls for the site is the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (SEPP 2017)* and the North Sydney Local Environmental Plan 2013. Part of the subject site, is listed as a heritage item. The site is also in the vicinity of other heritage items listed by Schedule 5 Part 1 of the *LEP 2013*.

Under Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) alterations and additions to an existing school with a capital investment value (CIV) of more than \$20 million is considered State Significant Development (SSD).

Future development of the Precinct will likely have a CIV of \$20 million or more. As such, development would constitute SSD and approval would be sought via a SSD Development Application (SSD DA).

It is noted that under clause 11 of the SRD SEPP 'Development control plans (whether made before or after the commencement of this Policy) do not apply to State significant development'. As such, the North Sydney Development Control Plan 2009 would not apply to future SSD DAs pertaining to the site.

Further, under clause 42 of the Education SEPP, 'consent may be granted for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument'. That is, future SSD DAs could be approved even if they contravene a development standard in the North Sydney Local Environmental Plan 2013 (NSLEP 2013).

Under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act) development consent may be granted for SSD despite the proposed development being partly prohibited by an environmental planning instrument (EPI). On this basis, uses that would ordinarily be prohibited in the SP2 Infrastructure 'Educational Establishments' zone, may be permissible if proposed as part of an SSD DA.

The SSD DA seeks approval for:

- Retention of key buildings including St Mary's Church and Parish Centre, the former Presbytery and Monastery, St Mary's Primary School and some existing buildings on the western boundary.
- Demolition of existing buildings along Miller Street and Carlow Street, including the childcare centre and terrace houses.
- Construction of a mixed-use education precinct comprising a high school and early learning centre, including:
 - adaptive reuse of the existing Presbytery, and alterations and additions to retained educational buildings;

- construction of a multistorey educational building on the corner of Miller Street and Carlow Street;
- construction of a multistorey mixed-use building along Miller Street, accommodating teaching facilities, an early learning centre and an auditorium.
- construction of a new basement car park; and
- provision of ancillary canteen/café uses.
- Landscaping and public domain works, including the creation of a new plaza along Miller Street, adjoining St Mary’s Church.

In order to assess the heritage impact of the detailed design on heritage items on the site and in the vicinity of the site, a heritage management document must be submitted with the SSD Application. The appropriate heritage management document in this instance is a HIS. This statement has also considered the Planning Secretary’s Environmental Assessment Requirements (SEARS), Application Number SSD-10473 for Marist Catholic College North Shore, provided on the 21st July 2020. The following table outlines the SEARs heritage requirements and where they are addressed in this document:

SEARs Requirement	Response
<i>9. Submit a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:</i>	This document has been prepared in accordance with the guidelines in the NSW Heritage Manual guidelines. Details of the methodology used to form this assessment are in Section 1.4.
<ul style="list-style-type: none"> • <i>all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance.</i> 	
<ul style="list-style-type: none"> • <i>compliance with any relevant Conservation Management Plan.</i> 	
<ul style="list-style-type: none"> • <i>the impacts of the proposal on heritage item(s) including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services.</i> 	
<ul style="list-style-type: none"> • <i>the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items.</i> 	

<ul style="list-style-type: none"> justification for any changes to the heritage fabric or landscape elements including any options analysis. 	
<p><i>If the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the heritage guidelines 'Archaeological Assessment' 1996 and 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme</i></p>	

1.2 Authorship

This statement was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env. Des.), B.Arch., Grad. Dip.Herit.Cons. and James Phillips, B.Sc.(Arch.), B.Arch, M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

No provision was made for a history and assessment of the existing building on the site.

An Aboriginal history and assessment was not provided for.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

As site visit was undertaken in October 2020. Unless otherwise specified, the photographs contained in this statement were taken by the authors on this occasion.

1.5 Documentary Evidence

The following references were used in the preparation of this statement:

1.5.1 Heritage Inventory Listing Sheets

- St Mary's Catholic Church. No.264 Miller Street, North Sydney. Database No.2180841.

- St Mary's Catholic Primary School. No.264 Miller Street, North Sydney. Database No.2180840.
- St Mary's Catholic Presbytery. No.264 Miller Street, North Sydney. Database No.2186324.
- St Leonards Park. No.283A Miller Street, North Sydney. SHR: 2265-2267.Database No.5062353.
- Trewyn Terraces. No. 240- 248 Miller Street, North Sydney. Database No.2180871.
- Ridge Street House. No.45-51 Ridge Street North Sydney. Database No.2181719.
- North Sydney Hotel. No.292miller Street, North Sydney. Database No.2181013.
- The Independent Theatre. No. 269 Miller Street, North Sydney. No. 2180843.

1.5.2 Planning Documents

- *North Sydney Development Control Plan (DCP) 2013*
- *North Sydney Local Environmental Plan (LEP) 2013*
- *State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 (SEPP 2017).*

1.6 Site Location & Description

The Marist Catholic College North Shore site is located at No. 270 Miller Street, North Sydney and is comprised of multiple lots that have amalgamated over time. See **Figure 1**.

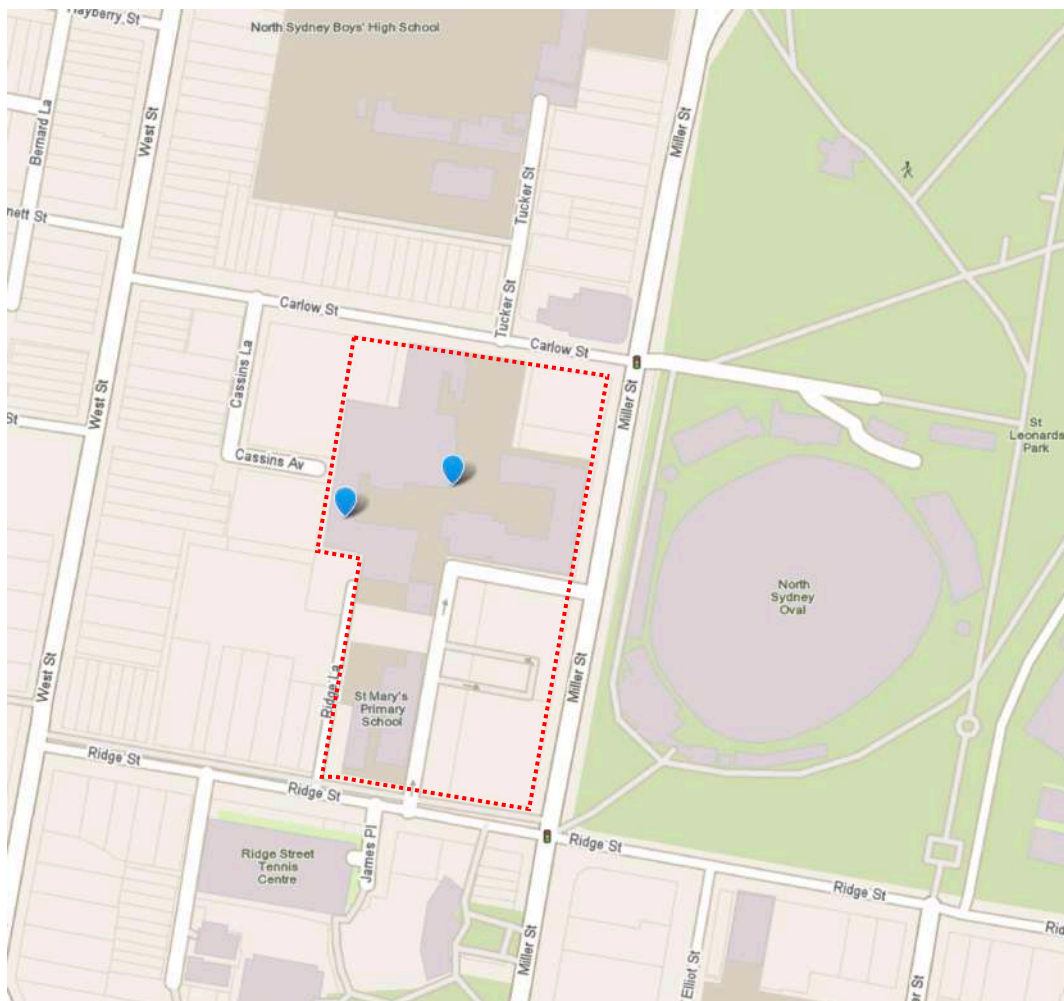


Figure 1: Location of the Marist Catholic College North Shore. Site outlined in red.

Source: Whereis.com

3.1.1 Legal Description

This site comprises of 26 individual lots across 12 Deposited Plans and has a combined area of 22,005m². The Deposited Plans and Titles for the above lots have been provided at **Appendix A**. It is noted that a number of the lots are subject to existing reservations, easements and lease agreements.

1	264 Miller Street	DP1137247	8,235m ²
2	34-36 Ridge Street	DP64401	930m ²
3	40 Ridge Street	DP782363	930m ²
4	270 Miller Street	DP176556	786m ²
5	270 Miller Street	SP1860	2,410m ²
6	270 Miller Street	DP312439	880m ²
7	270 Miller Street	DP1133414	2,733m ²
8	270 Miller Street	DP747691	240m ²
9	270 Miller Street	DP86012	1,085m ²
10	270 Miller Street	DP56243	2,765m ²
11	270 Miller Street	DP310326	710m ²
12	270 Miller Street	DP110805	696m ²
13	270 Miller Street	DP18153	20m ²
Total Site Area:			22,420m ²

SCALE 1:1000 @ A3

Note
The drawings in this document were prepared without topographical survey data.

Legend

- DP Boundaries
- Site Buildings
- Context Buildings
- Lot Boundaries



Figure 2: The site. Ethos Urban. North Sydney catholic Schools Precinct, Urban Design and Planning Report. February 2018.

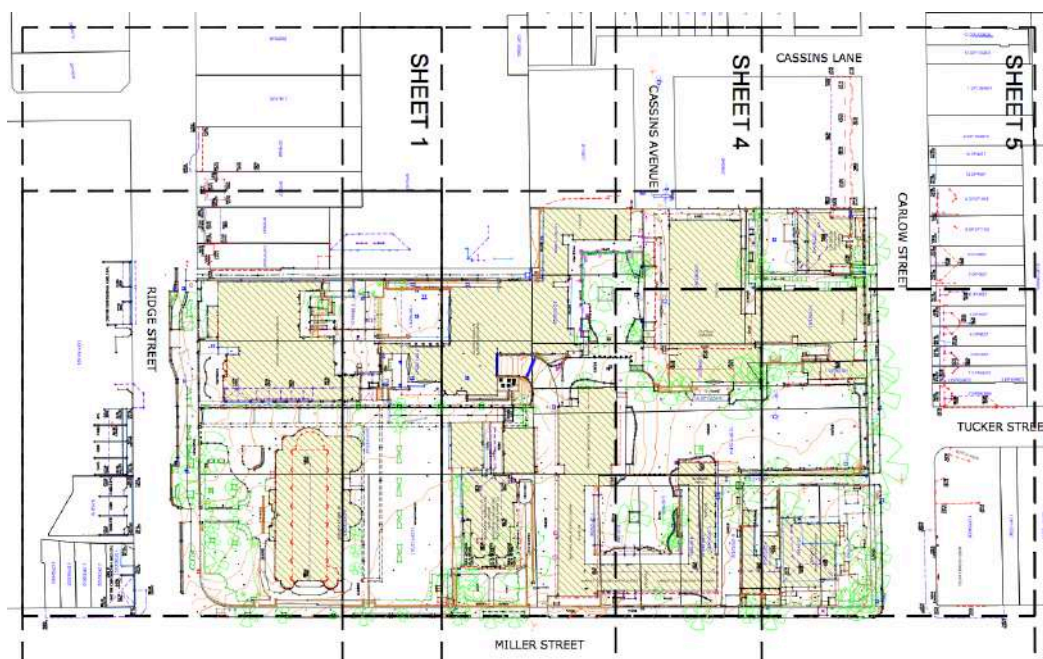


Figure 3: Survey of subject site. RPS Surveyors. Dated 27.11.2018.

2 Heritage Management Framework

2.1 The Site

The subject site has the following heritage item located on it by the LEP 2013.

- St. Mary's Primary School, 40 Ridge Street, North Sydney (I0970).
- St Mary's Catholic Church, 264 Miller Street, North Sydney (I0971).
- St Mary's Catholic Presbytery, 264 Miller Street, North Sydney (I0972).

The subject site has no heritage items listed on the National or Commonwealth Heritage List, or State Heritage Register.

The site is not located in a heritage conservation area as defined by Schedule 5 Part 1 of the LEP 2013.

2.2 Relevant Heritage Legislation

In Australia and NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works on a heritage item. The following requirements are relevant to any works being proposed to the subject site.

2.3 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. The EPBC Act enables the Australian Government to join with the states and territories in providing a truly national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. This Act is the statutory instrument for implementing Australia's obligations under a number of multilateral environmental agreements including the World Heritage Convention. Note that Part 1 (4) states that The Act binds the crown. As such, Parramatta City Council is subject to the requirements set out herein.

The National Heritage List and the Commonwealth Heritage List is created under the *EPBC Act* and the Australian items listed on the World Heritage List are protected under the Act.

No items listed on the National, Commonwealth or World Heritage Heritage List are located within the study area.

The proposal will be assessed under Part 4, Division 4.1 of the EP&A Act, which establishes an assessment and approval regime for State Significant Development (SSD). Part 4, Division 4.1 applies to development that is declared to be SSD by a State Environmental Planning Policy (SEPP). Section 4.41 (previously section 89J(c)) of the EP&A Act specifies that approvals or permits under section 90 of the National Parks and Wildlife Act 1974 (NPW Act) are not required for approved SSD.

2.4 NSW Heritage Act 1977

The *NSW Heritage Act 1977* provides statutory obligations for the conservation of items of heritage significance in NSW. Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register

(SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items. Any alterations to these assets are governed by heritage guidelines and works cannot be carried out without prior approval from the Heritage Council of NSW.

The proposal does not require assessment under the *NSW Heritage Act 1977* as no part of the site is listed within curtilage of the heritage items listed in the vicinity. Consideration of the impact of the proposal has been included in Section 5.2 of the report below.

3 Site Description

The site is located at 270 Miller Street, North Sydney within North Sydney LGA. It is bound by Carlow Street to the north, Ridge Street to the south, Miller Street to the east, and Ridge Lane to the west. It is surrounded by a mix of civic, residential and commercial uses. The site comprises 26 lots and has a total area of 22,420m².

It is approximately 700m north of the North Sydney CBD and located opposite St Leonards Park and North Sydney Oval. The site is strategically located between the Crows Nest and North Sydney, which will soon be connected by the Sydney Metro. The site is approximately 250m to the north of the future Sydney Metro Station at the corner of Miller and McLaren Streets.

Existing development on the site includes St Mary's Primary School, Marist College North Shore, St Mary's Church and Parish Centre, the former Presbytery and Monastery, as well as the two acquired terraces along Miller Street and a childcare centre known as the Jacaranda Cottage.



Figure 4: Aerial photograph of the site from Ethos Urban North Sydney catholic Schools Precinct, Urban Design and Planning Report. February 2018.



Figure 5: The site viewed from the corner of Miller and Ridge Street



Figure 6: The site, St Mary's Catholic School, viewed from Ridge Street.

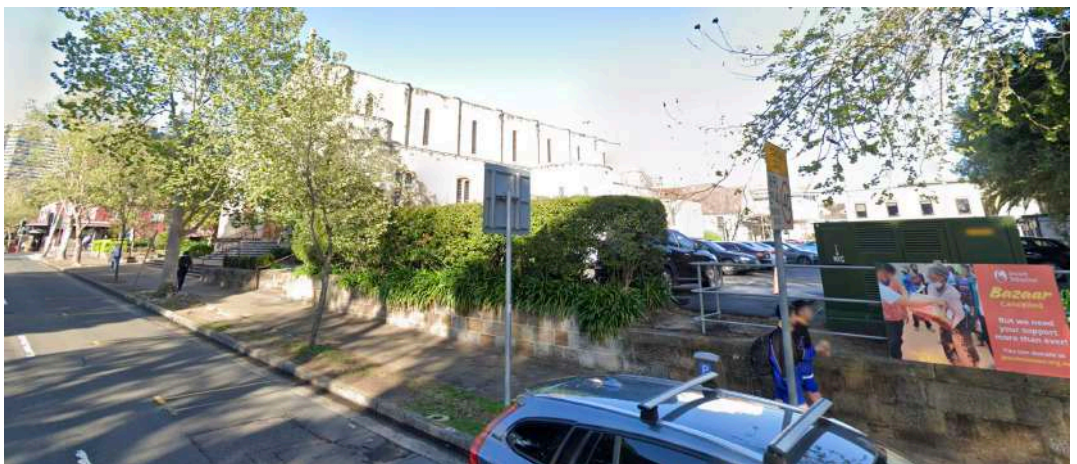


Figure 7: The site, St. Mary's Catholic Church viewed from Miller Street



Figure 8: The Site, The Presbytery, from Miller Street.



Figure 9: The Site, The Marist College North Shore, from Miller Street.



Figure 10: The Site, from Carlow Street.



Figure 11: The site from the corner of miller and Carlow Street looking south west.



Figure 12: The site from Carlow Street.



Figure 13: The site from Carlow Street.



Figure 14: The site from Carlow Street.

3.1 The Surrounding Area

For the following, refer to **Figure 15**, an aerial photograph over the site and the surrounding area.

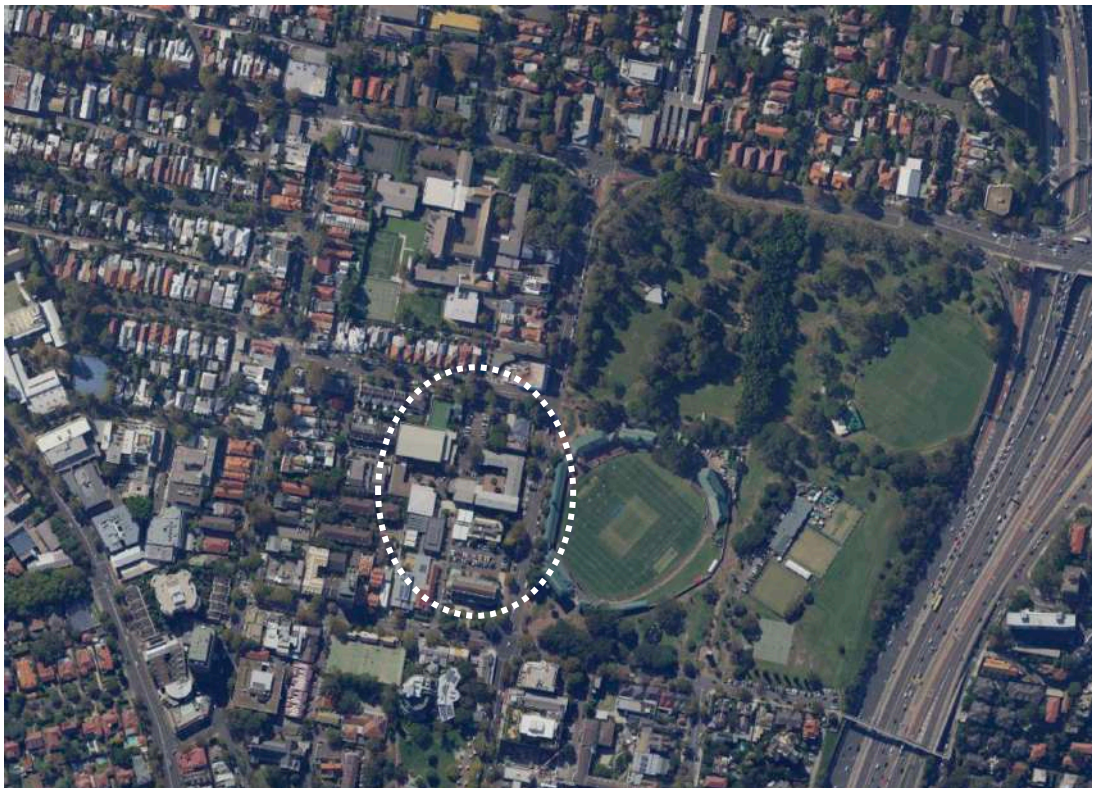


Figure 15: An aerial photograph showing the site and the surrounding area. Approximate site outlined in white.

Ethos Urban in their North Sydney Catholic Schools Precinct, Urban Design and Planning Report, February 2018 provided the following description of the surrounding area:

Miller Street is the centre of community activities in North Sydney. The adjacent blocks are occupied by council, educational and recreational facilities.

The site is surrounded by community and recreational facilities. North Sydney Oval and St Leonards Park are located directly east of the site, while to the south, sits Tennis World and a number of local restaurants characterised by a traditional corner shop and shop-top typology.

Stanton Library, Northside Produce Market, North Sydney Community Centre, and North Sydney Council are accessible through a pedestrian link, James Place, south of the site.

West of the site generally comprises of residential properties of a traditional terrace house style and 3-4 storey walk-ups.

A number of educational facilities also lie within close proximity of the site including Wenona School, North Sydney High School and TAFE NSW Crows Nest.

The site itself offers access to key facilities including St Mary's Primary School, St Mary's Catholic Church and Parish Centre, St Mary's Catholic Presbytery, Marist College North Shore, as well as the Jacaranda Cottage Child Care centre.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site


The Marist Catholic College, North Shore:

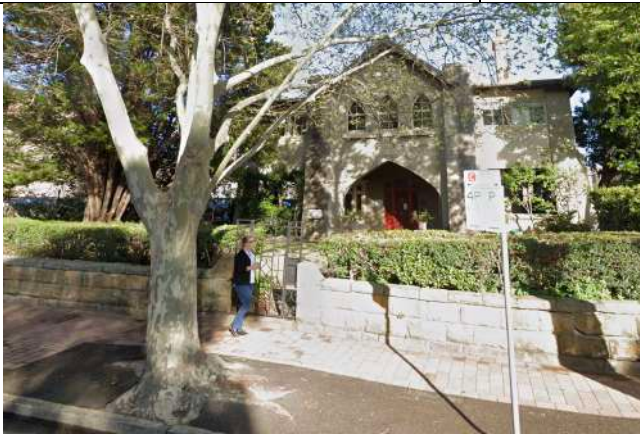
- Is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2013*.
- Is located in the vicinity of a number of items listed by *LEP 2013*.
- Is located within the vicinity of heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not located within a heritage conservation area as defined by Schedule 5 Part 2 of the *LEP 2013*.

4.2 Heritage items on the Site

There are three heritage items on the site :


- St. Mary's Catholic Church
- St Mary's Catholic Presbytery
- St Mary's Catholic Primary School

<i>St Mary's Catholic Church (10971)</i> <i>No. 264 Miller Street, North Sydney.</i>	
<p>The State heritage Inventory provides the following statement of Significance this item:¹ Database number: 2180841.</p>	<p><i>The prime Catholic church in North Sydney and the direct successor to the original Catholic church on this site. An impressive and remarkable building of monumental scale in a prominent location.</i></p>
	
St Mary's Catholic Church	

<i>St Mary's Catholic Presbytery (10972)</i> <i>No. 264 Miller Street, North Sydney.</i>	
<p>The State heritage Inventory does not provide a statement of Significance this item:² Database number: 2186324.</p>	
	
St Mary's Catholic Presbytery	

¹ *Hotel Gosford | NSW Environment & Heritage* . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620059>


² *Hotel Gosford | NSW Environment & Heritage* . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620059>

<i>St Mary's Primary School (10970)</i> <i>No. 40 Ridge Street, North Sydney.</i>	
The State heritage Inventory provides the following statement of Significance this item: ³ Database number: 2180840.	Important local school and associated with St. Mary's Church, the main parish church for North Sydney. Important relic of divergence of Protestant/Catholic educational systems in Australia. Direct successor to first Catholic school on the North Shore.
	
St Mary's Primary School	

4.3 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works. **Figure 16** below shows the subject site, highlighted in Blue and heritage items are coloured brown and labelled.

³ *Hotel Gosford | NSW Environment & Heritage . (2019). Environment.nsw.gov.au. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620059>*

	<p>of an Inter war Free Classical style hotel on a prominent corner site on Miller Street and Carlow Street opposite St Leonards Park and North Sydney Oval.</p>
	
<p>The North Sydney Hotel</p>	
<p>The North Sydney Hotel is located directly opposite the site to the north on the corner of Carlow and Miller Street. There are direct view corridors between this item and the proposed works on the site along Miller and Carlow Street.</p>	

<p><i>Trewyn Terraces. (10911, 10906, 10907, 10909, 10910)</i> 240-248 Miller Street North Sydney</p>	
<p>The State heritage Inventory provides the following statement of Significance this item:⁵ Database No.2180871.</p>	<p><i>One of a fine example of a late-nineteenth century corner shop and residence in an important location on Miller Street. Indicative of local development trends of the late nineteenth century, being opposite former tram terminus. The 'Trewyn terraces', Nos. 240-248, which are the surviving five of the original seven terraces, demonstrate the scale and character of the former streetscape of Miller Street in the 1880s, and have continuously provided community retailing services since the 1880s. The terrace is also associated with James Taylor, Mayor of North Sydney 1877-1878, who was the original owner and builder.</i></p>

⁵ Building - Mitre 10 | NSW Environment & Heritage . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620248>



No. 240-248 Miller Street, North Sydney

The Trewyn Terraces are located directly opposite and south of the site on the corner of Ridge and Miller Street. There are only distant view corridors between these items and the proposed works on the site along Miller Street. The distance between the terraces, intervening buildings on the site and landscape all reduce any significant view corridors between the terraces and the proposed works on the site.

No.45-51 Ridge Street, North Sydney. (10973, 10974, 10975, 10976)

The State heritage Inventory provides the following statement of Significance this item:⁶ Database No: 2181791.

One of a fine, characteristic row of four substantial late-nineteenth century terrace houses (nos. 45, 47, 49, 51 Ridge Street) whose recent renovation has enhanced their strong streetscape presence. Important group for establishing the street character and an important relic of the early development of this street.



No. 45-51 Ridge Street, North Sydney

The Ridge Street Terraces are located directly opposite and south of the site on Ridge Street. There are no direct view corridors between these items and the proposed works on the site.

⁶ Building - Mitre 10 | NSW Environment & Heritage . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620248>

<p><i>St Leonards Park, 283A Miller Street, North Sydney. Heritage Act 1977. SHR:)(01941). NSLEP 2013. (10916). National Trust of Australia Register: (9878). Register of the National Estate: (19563).</i></p>	
<p>The State heritage Inventory provides the following statement of Significance this item:⁷ Database No:5062353.</p>	<p><i>St Leonards Park is of state heritage significance for its historical values as one of the earliest established public parks in NSW being set aside as a recreation reserve in 1838 and gazetted as a public park in 1867. It also contains one of Australia's oldest, continuously used cricket grounds and bowling clubs established in 1867 and 1887 respectively.</i></p> <p><i>St Leonards Park is of state heritage significance as a surviving and relatively intact example of a Victorian public park in the gardenesque style. It retains many of its original aesthetic characteristics including an axial layout, formal pathways culminating in memorials, including an ornate Victorian style memorial fountain to Mayor William Tunks, and picturesque vistas. The park also includes distinctive examples of early 20th century architecture and Modern Movement architecture which are aesthetically distinctive and demonstrate a high level of creative and technical achievement.</i></p> <p><i>St Leonard's Park has state significant historic associations with Mr Edgar Herbert a noted pioneering specialist in physical education who was involved in the establishment of the playground and educational programs at the park in the 1930s and early 1940s.</i></p> <p><i>The site is of state heritage significance as a rare and representative example of a largely intact Victorian era park designed in the gardenesque style with its original layout still appreciable. It is also rare as a continuously used cricket ground and bowling club dating from 1867 and 1887 respectively. The post WWII music shell and Modern movement style Bowling Club are rare surviving examples of these types of structures</i></p>

⁷ Building - Mitre 10 | NSW Environment & Heritage . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620248>



<i>The Independent Theatre</i> No. 269 Miller Street North Sydney	
The State heritage Inventory provides the following statement of Significance this item: ⁸ Database No:2180843.	An impressive building with a long history of varied uses, the most important being as the original tram depot and the later use as the Independent Theatre. Important early theatre as the Coliseum. Important streetscape item and rare example of this style locally.

⁸ Building - Mitre 10 | NSW Environment & Heritage . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620248>



The Independent Theatre. No. 269 Miller Street, North Sydney

The Independent Theatre is located diagonally opposite and south of the site on Miller Street. There are no direct view corridors between this item and the proposed works on the site. The location of the theatre is on the opposite site of Miller Street, the distance between the theatre, intervening buildings on the site and landscape all reduce any significant view corridors between the theatre and the proposed works on the site.

5 SCOPE OF WORKS

The SSD DA seeks approval for:

- Retention of key buildings including St Mary's Church and Parish Centre, the former Presbytery and Monastery, St Mary's Primary School and some existing buildings on the western boundary.
- Minor alterations to St. Mary's Catholic Church including the removal of the confessional bays to create two openings in the northern elevation of the church out to the proposed plaza.(Refer to figures 17-32):
 - Each confessional bay originally contained three booths each with an ornate, timber panelled door. The confessional wall and doors sit within and below an arched wall. The arch is retained and the walls made good to match the

- existing. The walls and doors within the arch are removed as is the remaining wall between the booths.
- Two new openings in the northern elevation of the Church are made and enclosed by reusing the confessional doors. The sides of the new opening are made good to match the existing. The proposed doors open out to a terrace that steps and ramps down to the plaza area.
 - Minor internal alterations and additions the St. Mary's Catholic Presbytery including (Refer to figures 17-32):
 - The removal of some internal walls and doors on both levels.
 - Reinstall the first floor open verandah on the north, south east elevations of the Presbytery.
 - Remove the demountable buildings at the rear of the Presbytery and provide a new two storey addition on this western elevation that connects lightly to the presbytery building

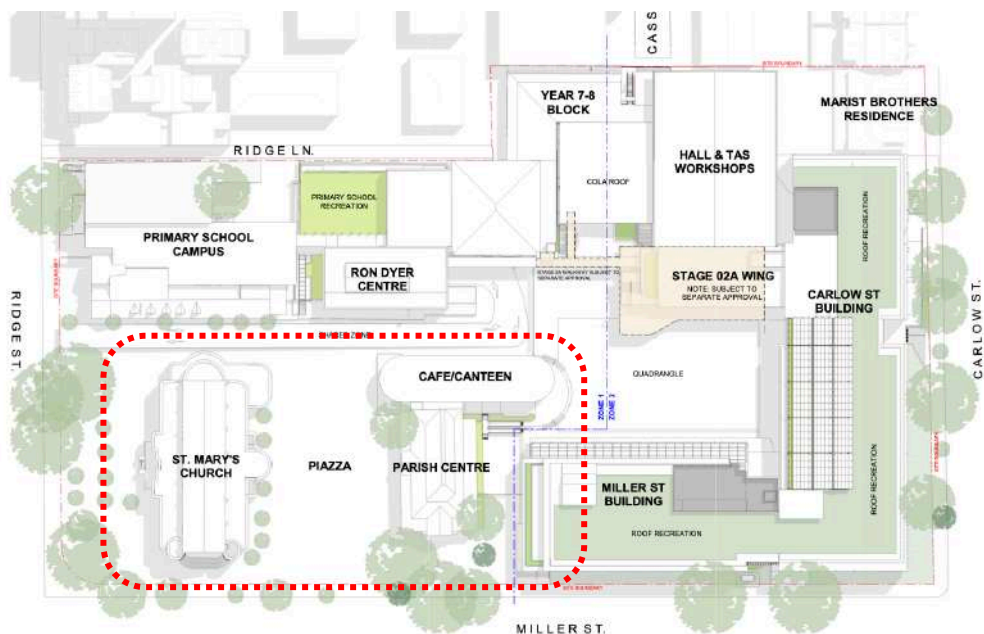


Figure 17 : Marist Catholic College North Shore, Proposed Site /Roof Plan. St. Mary's Church and Presbytery outlined in red. WMK Architects 2020.

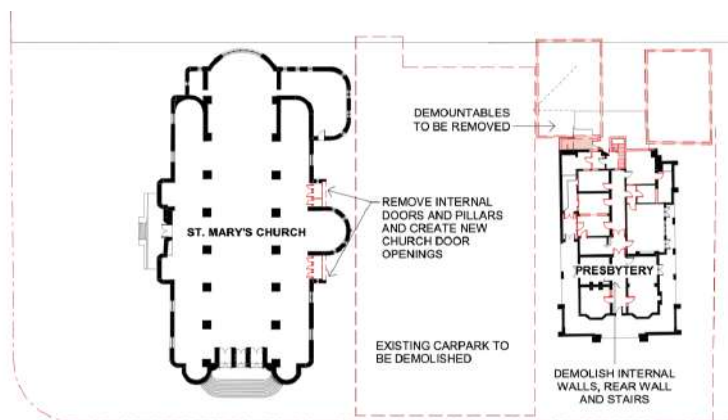


Figure 18 : Marist Catholic College North Shore, Ground floor Demolition Plan to St. Mary's Church and presbytery. WMK Architects 2020.

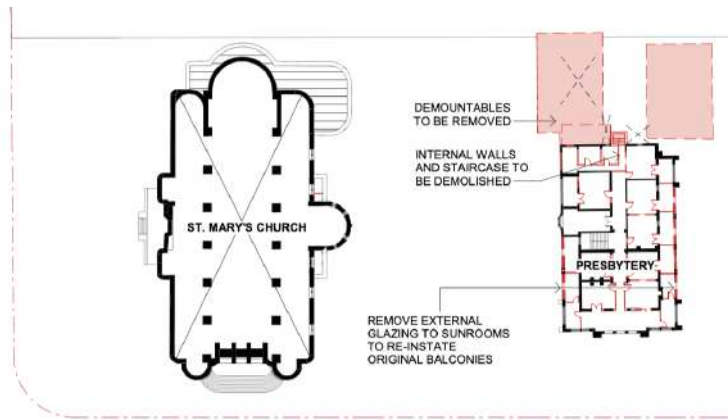


Figure 19 : Marist Catholic College North Shore, First floor Demolition Plan to St. Mary's Church and presbytery. WMK Architects 2020.

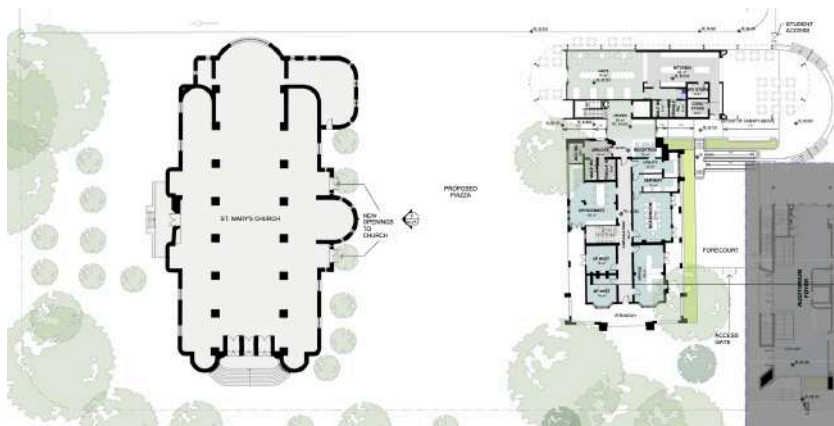


Figure 20 : Marist Catholic College North Shore, Proposed Ground Floor Plan. St. Mary's Church and presbytery. WMK Architects 2020.

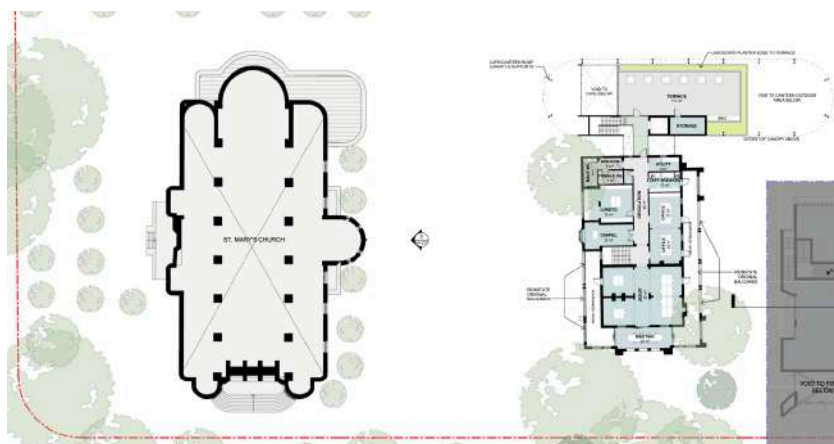


Figure 21 : Marist Catholic College North Shore, Proposed First Floor Plan. St. Mary's Church and presbytery. WMK Architects 2020.

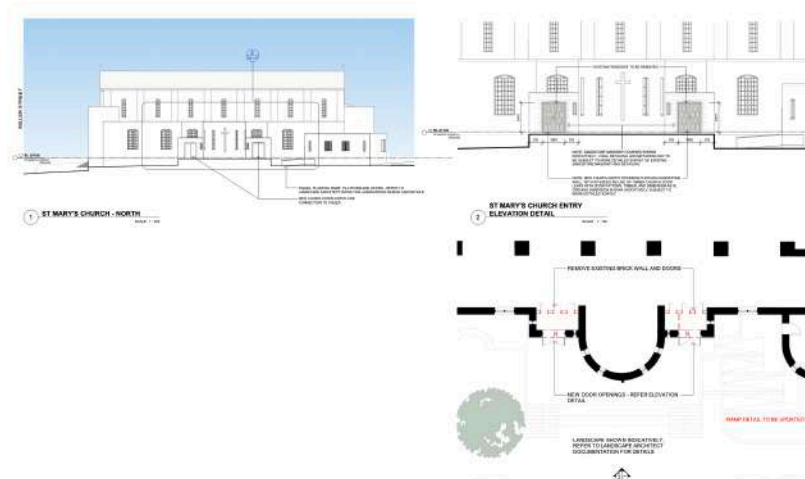


Figure 22 : Marist Catholic College North Shore, Proposed work to St. Mary's Church. WMK Architects 2020.



Figure 23 : Marist Catholic College North Shore, St Mary's Church and Presbytery Landscape Plan. Oculus 2020.

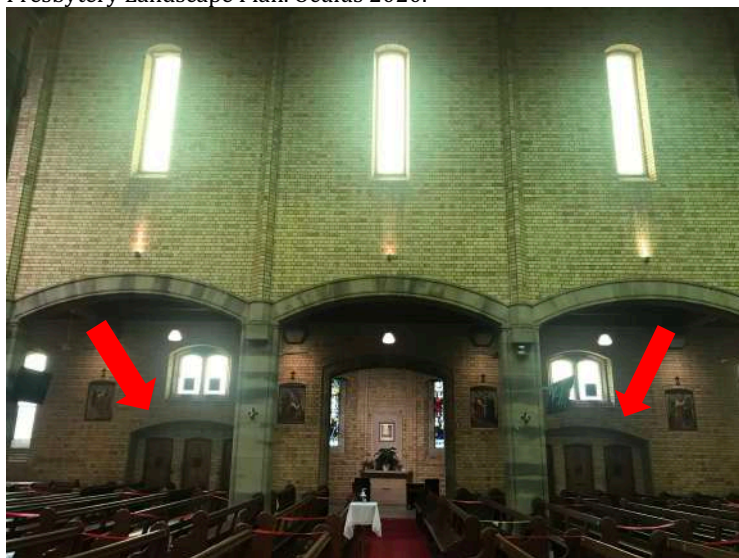


Figure 24: Marist Catholic College North Shore, St Mary's Church interior. The Confessionals to be removed, indicated with arrows, arches above doors retained, wall and doors below removed.



Figure 25 : Marist Catholic College North Shore, St Mary's Church, confessional to be modified into an opening out to the proposed plaza. Arch as outlined to be retained. Three confessional doors and wall below The arch to be removed for proposed opening.



Figure 26 : Marist Catholic College North Shore, St Mary's Church proposed door openings in northern elevation indicated by arrows.



Figure 27 : Marist Catholic College North Shore, St Mary's Presbytery. Demountable buildings to rear of Presbytery to be removed.



Figure 28 : Marist Catholic College North Shore, St Mary's Presbytery.
Demountable buildings to rear of Presbytery to be removed.



Figure 29 : Marist Catholic College North Shore, St Mary's Presbytery.
Demountable buildings to rear of Presbytery to be removed.



Figure 30: Marist Catholic College North Shore, St Mary's Presbytery.
Enclosed verandahs to be re-opened and restored.



Figure 31 : Marist Catholic College North Shore, St Mary's Presbytery.
Enclosed verandahs to be re-opened and restored.



Figure 32 : Marist Catholic College North Shore, St Mary's Presbytery.
Enclosed verandahs to be re-opened and restored.

- Demolition of existing buildings along Miller Street and Carlow Street, including the childcare centre and terrace houses.
- Construction of a mixed-use education precinct comprising a high school and early learning centre, including:
 - adaptive reuse of the existing Presbytery, and alterations and additions to retained educational buildings;
 - construction of a multistorey educational building on the corner of Miller Street and Carlow Street;
 - construction of a multistorey mixed-use building along Miller Street, accommodating teaching facilities, an early learning centre and an auditorium.
 - construction of a new basement car park; and
 - provision of ancillary canteen/café uses.
- Landscaping and public domain works, including the creation of a new plaza along Miller Street, adjoining St Mary's Church.

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Figure 35: Marist Catholic College North Shore, Proposed Site (Roof) Plan. WMK Architects 2020.



Figure 36: Marist Catholic College North Shore, Basement Plan. WMK Architects 2020.



Figure 37: Marist Catholic College North Shore, Ground Plan. WMK Architects 2020.



Figure 38: Marist Catholic College North Shore, Level 1 Plan. WMK Architects 2020.



Figure 39: Marist Catholic College North Shore, Level 2 Plan. WMK Architects 2020.

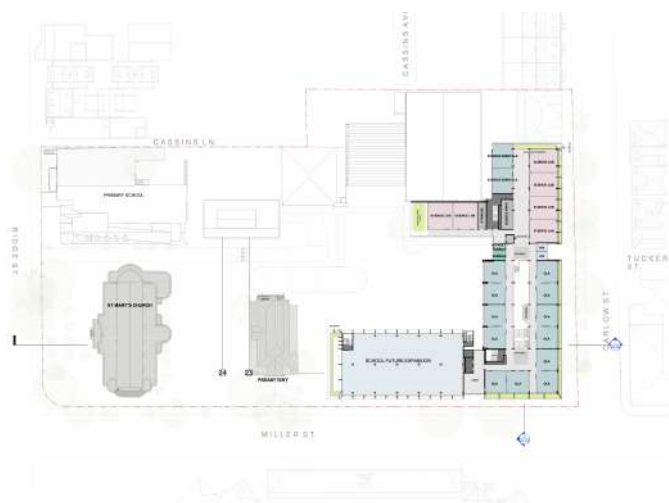


Figure 40: Marist Catholic College North Shore, Level 2 Plan. WMK Architects 2020.

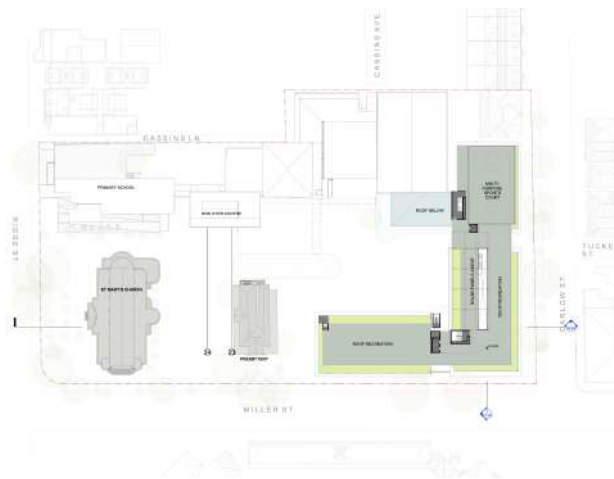


Figure 41: Marist Catholic College North Shore, Level 4 Plan. WMK Architects 2020.

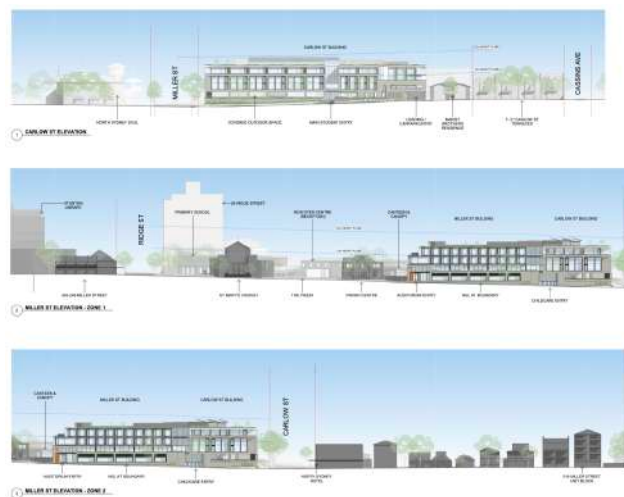


Figure 42: Marist Catholic College North Shore, Elevation. WMK Architects 2020.

6 EFFECT OF WORK

6.1 Method of Assessment

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact.

The proposal is assessed against the relevant controls with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication Statements of Heritage Impact (2002 update).

6.2 Effect of Works on the Heritage Items on the site

- The heritage items are retained on the site.

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- The proposed works to the St Mary's Church are minor in Scale and will have an acceptable impact on the Church for the following reasons:
 - The small amount of heritage fabric removed for the building will be reused in the proposed design including the confessional doors and stonework.
 - The proposed works do not include any additions to the Church, the existing footprint and curtilage of the heritage item is retained.
 - The proposed works to the Church works enable a greater use and compliant wheelchair accessibility to the church and allow it to open out onto the proposed Landscaped plaza.
 - The proposed works to the St Mary's Presbytery will have an acceptable impact on the Presbytery for the following reasons:
 - The proposed works will remove intrusive additions to the building such as the demountable buildings located at the rear/ western elevation and replace them with a well considered high quality design that aligns with the proposed suite of buildings for the site. The proposed building connects lightly to the presbytery, is located on the less significant elevation and is not visible from the public domain.
 - The proposed additions will provide greater flexibility and usability of the building and enable code compliance and accessibility.
 - The intrusive infill fabric to the enclosed verandahs on the north, south and east elevations of the building will be removed. The proposed works will reopen and restore the verandahs in keeping with the original intent of the architectural style.
 - The proposed work removes some internal wall and doors on both levels of the Presbytery. The doors will be reused where possible. Where walls are removed, walls nibs and a section of the overhead wall will be retained, so an understanding of the floor plan can be understood.
 - Significant features and architectural details of the interior, such as fireplaces, architraves, skirtings and decorative ceilings will be retained.
 - The proposed works will help restore and conserve the presbytery which is currently in a dilapidated and poor condition.
 - The buildings proposed to be demolished are not part of the heritage listed buildings of the site.
 - The proposed contemporary building which wraps around the corner of Miller and Carlow Street replaces a contemporary school building of a similar form bulk and scale which currently addresses Miller Street.
 - The proposed works will have no impact on the ability to understand the significance of the group of religious buildings on the site, including St. Mary's Primary School, St Mary's Church and Presbytery.
 - The proposed works will have no impact on the existing setting and curtilage of the heritage items on the site and their relationship to each other. The proposed contemporary school buildings are appropriately distanced from the heritage buildings on the site.

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- The primary significance of the site is the external presentation of the religious buildings to Miller Street, which is retained.
 - The proposed works do not impact on view corridors to or from the site.
 - The proposed materials and finishes of the proposed building adjacent to the heritage items are recessive to the heritage items
 - The contemporary architecture of the proposed works will be clearly read as new work and recessive to the more ornate and decorative style of the heritage items.
 - There is no particular significance to the existing landscaping. It does not provide evidence of how the site was used in the past. Landscaping does not appear to have been a significant characteristic of this site in terms of its past use or presentation to the public domain.
 - The removal of the carpark and the proposed landscape work and plaza between the St. Mary's Church and Presbytery will enhance and restore the heritage curtilages and settings of these building.

6.3 Effect of Works on the Heritage Items in the Vicinity

The effect of works on the heritage items in the vicinity have been assessed individually as follows:

The Independent Theatre. No. 269 Miller Street North Sydney.

The proposed works will have a minimal and acceptable impact on the independent Theatre for following reasons:

- There are no direct view corridors between this item and the proposed works on the site. The theatre is located south of the site on the opposite side of Miller Street. The physical and visual distance between the theatre, the Miller Street carriageway, the intervening buildings on the site and landscape elements all reduce any potential view corridors between the theatre and the proposed works on the site.

St Leonards Park, 283A Miller Street, North Sydney.

The proposed works will have a minimal and acceptable impact on St. Leonards Park for following reasons:

- The section of St. Leonards Park that is directly opposite the site is the rear wall and colonnade of the North Sydney Oval multi- tiered stadium seating. The proposed works does not address open parkland areas of the park.
- The North Sydney Oval stadium seating presents as a high wall and colonnade to Miller Street where the proposed works are being undertaken as such the seating turns its back on the site to reduce the impact of any view corridors between it and the site.
- St Leonards Park and the subject site are visually and physically separated by the six lane carriageway of Miller Street and the substantial street tree Brush box and London Plane tree canopies to either side of Miller Street.

- The proposed works are similar in height to the existing contemporary Marist College building on the site and the multi-tiered stadium seating of the North Sydney Oval.

No.45-51 Ridge Street, North Sydney. Row of Terraces.

The proposed works will have a minimal and acceptable impact on St. Leonards Park for following reasons:

- There are no direct view corridors between these items and the proposed works on the site.
- The heritage row of terraces are located on Ridge Street at the southern end of the site opposite the St Mary's Catholic primary School. The proposed works are being carried out at the opposite and northern end of the site which is physically and visually removed from the terrace row.
- The physical and visual distance between the terrace row, the Ridge Street carriageway, the intervening buildings on the site and landscape elements all reduce any potential view corridors between the theatre and the proposed works on the site.

Trewyn Terraces. 240-248 Miller Street North Sydney.

- There are no direct view corridors between this heritage row of terraces and the section of the site where the proposed works are being undertaken.
- The heritage row of terraces are located on Miller Street at the corner of Ridge Street opposite southern end of the site and the St Mary's Catholic Church. The proposed works are being carried out at the opposite and northern end of the site which is physically and visually removed from the terrace row.
- The physical and visual distance between the terrace row, the Ridge Street carriageway, the intervening buildings on the site and landscape elements all reduce any potential view corridors between the theatre and the proposed works on the site.

North Sydney Hotel. No. 292 Miller Street, North Sydney.

- The North Sydney Hotel is located directly opposite the site to the north on the corner of Carlow and Miller Street.
- There are direct view corridors between this item and the proposed works on the site along Miller and Carlow Street.

7 CONCLUSION

This Heritage Impact Statement has been prepared to examine the heritage impact of a SSDA for alterations and additions to the Marist Catholic College, North Shore at No. 270 Miller Street North Sydney.

The heritage items on the site are retained and restored. The proposed works demolish non significant buildings on the site to construct new and refurbished school campus buildings. The

proposed new buildings do not encroach on the existing setting or principal view corridors of the heritage items or heritage items in the vicinity.

The proposed new buildings replace buildings on the site with forms of a similar bulk and scale. The proposed works, materials and finishes are contemporary in style and approach and will read as well designed, new built forms in contrast to the ornate and decorate architecture of the heritage items.

The proposed works fulfil the *SEARs* requirements objectives for works in the vicinity of heritage items .