

26th August 2021

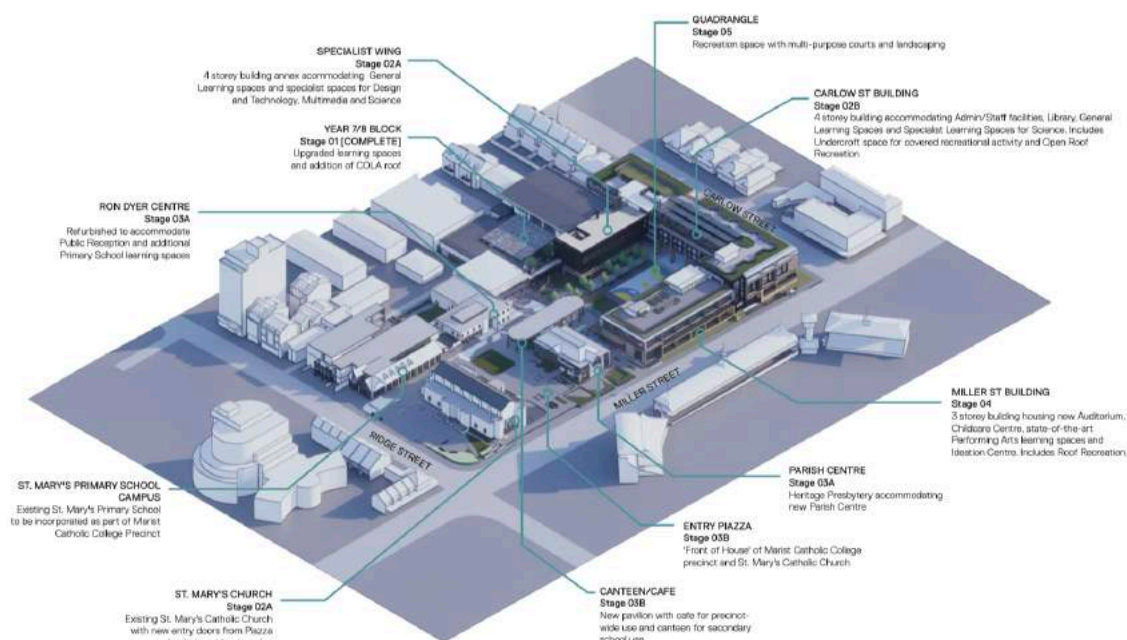
J4293

Director, Social and Infrastructure Assessments
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Response to Submissions (RtS) – Marist Catholic College North Shore (SSD-10473)

This Heritage Impact Statement (HIS) letter has been prepared to the Response to Submissions (RtS) of SSD-10473, Marist Catholic College North Shore, as set out in the Department of Planning, Industry and Environment letter dated 29/03/2021. Within the RtS documentation the HIS specifically responds to Heritage issues outlined in the Heritage NSW letter dated 3/03/2021 and should be read in conjunction with the HIS prepared for the original submission dated, December 2020.

2.0 ARCHITECTURAL RESPONSE PROPOSED MASTERPLAN



14 | MARIST COLLEGE NORTH SHORE | DESIGN STRATEGY REPORT | 20 AUGUST 2021



Figure 1: Marist Catholic College North Shore proposed perspective, amended. WMK Architects August 2021.

The principal significance of St Leonards Park as outlined in the State Heritage Inventory listing sheet is as:

- *a largely intact Victorian era park designed in the gardenesque style with its original layout still appreciable.*
- *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.*



Figure 2: The subject site is highlighted in Blue. Heritage items in the vicinity of the site are highlighted in brown and are labelled. Site outlined in Blue.

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

- There is no physical impact to the Park. The proposed works do not impact on the ongoing enjoyment and appreciation of the significant gardenesque style of the Victorian Park. The Park is enjoyed from being within the Park setting and observing and appreciating its historic gardens, the Cricket Oval and WW11 Music Shell and Bowling Club.
- The proposed works at the College are distanced from the open garden section of the Park and are located directly opposite the rear elevation of the contemporary three storey, North Sydney Oval grandstand. The grandstands are contemporary structures with integrated commercial tenancies, signage and colonnade to Miller Street which form a clear delineation and buffer between the Park and the site and detract from the heritage significance of the Victorian garden character of the item.
- The view corridors along the east west axial path running through the Park are unaffected by the proposal when looking into the park. The axial view corridor out of the park will look toward a well designed and highly considered education building. Views to the building will be mitigated by the existing trees in the Park and an extension of Councils street tree planting program along Miller and Carlow Street.



Figure 3: Multi-tiered Grandstand of North Sydney Oval and commercial tenancies on Miller Street opposite the site.

- The older North Sydney Oval grandstand is set diagonally to Miller Street and the site, behind a forecourt grid of tall palms trees that obscures the view corridors to and from the site.



Figure 4: Miller Street looking south. Site on the right outlined.

- The principal view corridors to this section of the Park are from Miller Street, the proposed works are set behind and to the west of Miller Street and will not obscure view corridors to the park.
- The Park, set diagonally north of the site and below the Miller Street road level is bounded by mature, dense and established trees along Miller Street, which creates a visual screen and buffer between the Park and the site. The trees delineate and define the boundary of the park and contain the character of the park within it.
- Miller Street is five lane carriage way which creates a physical, visual and acoustic barrier between the Park and the site. The separation is further accentuated by the mature and dense Brush Box and London Plane Trees to either side of the street.

Weir Phillips Heritage and Planning

- The proposed works are similar in height to the existing contemporary Marist College building on Miller and the North Sydney Oval grandstand.
- The form bulk and scale of the proposed building to Miller Street has been reduced in the amended architectural drawings for the RtS. One storey of the building, adjacent to the Presbytery and Church, has been deleted, which provides a building height more in keeping with the removed school building on the site and heritage items.
- The proposed works retain the existing character of the area north of the CBD through to Falcon Street and Crows Nest, as defined in The Civic Precinct Study. The majority of the older education institutions, Victorian terraces, St. Leonards Park and Civic are retained. The principal significance of the Marist College site is retained and enhanced with the restoration of the Presbytery and removal of the intrusive and unsympathetic carpark that dominates the heritage items. The proposed replacement piazza and increased landscaping between the Church and Presbytery building will enhance the setting of the heritage items and create open park space and '*low density green break*' to the wider community.

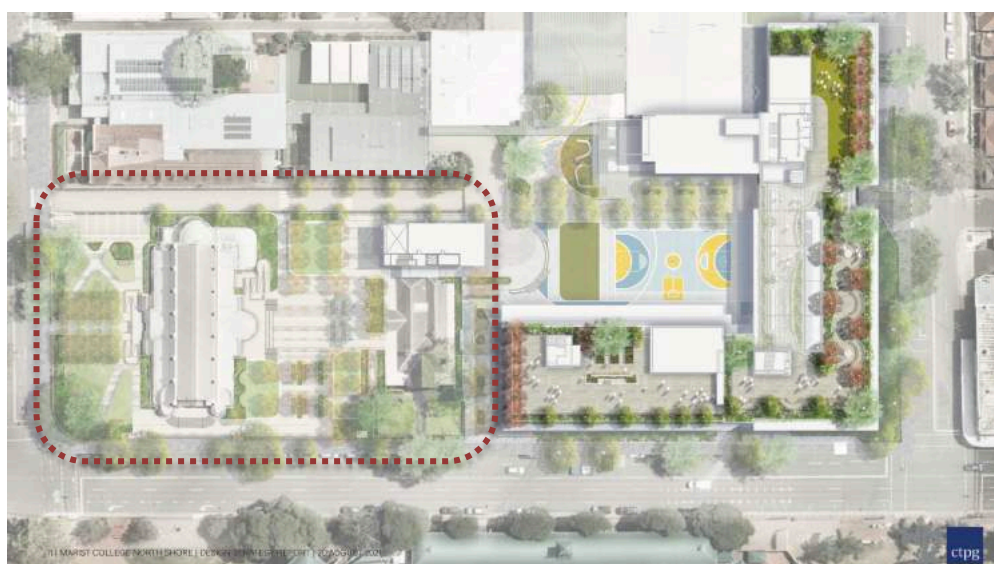


Figure 5: Proposed site plan. Proposed landscape piazza and open space outlined. WMK Architects, August 021.

- The buildings proposed to be removed from the site at the corner of Miller and Carlow Street are not listed as heritage items by the North Sydney LEP 2012. The work will involve the removal of the small area of green space on these sites, which is poorly used, privately owned and inaccessible to the community. The green space is minor in scale in comparison to the landscaped piazza created through the removal of the carpark between the Church and Presbytery. The landscape area will provide a visual and physical amenity to the area and enhance the site's contribution to the precinct as a '*lower density, green break between the two high density areas of North Sydney CBD and St Leonards*'.

CONCLUSION

The letter has carefully considered the impact of the proposed building, on the corner of Miller Street and Carlow Street at the Marist Catholic College, North Sydney and its impact on the heritage significance of St Leonards Park and issues outlined by Heritage by NSW in the letter dated 3/3/2021.

The proposed three storey education building on Miller Street, will replace non significant buildings on the site including an existing three and four storey education building, a pair of two storey terraces and a single storey cottage.

The impacts of the proposal to St Leonards Park are mitigated by:

- The form bulk and scale of the contemporary North Sydney Oval grandstands and integrated commercial tenancies on Miller Street, directly opposite the site.
- The visual and physical buffer of the Miller Street carriageway, high volume traffic and associated street trees.
- The principal significance of St Leonards Park, as a gardenesque style Victorian Park is diagonally north of the site. The subject site more closely relates to the contemporary grandstands and integrated commercial tenancies of the North Sydney Oval on Miller Street than the green open space of the park.
- Any removal of small, privately owned green space is offset by the proposed landscape piazza. The piazza will reinvigorate the site with the removal of the carpark between the Church and Presbytery, enhance the setting of these heritage items and create a valuable 'green break' for the wider community.

The ongoing pressure of population growth and school accommodation is a statewide concern. There are many issues at play to arrive at a suitable and effective solution. The Marist Catholic College, North Shore has amended the proposal inline with the advice from the RtS and provides a high quality, articulated and informed proposal that responds appropriately to the heritage significance of the site and heritage items in the vicinity.

Yours faithfully,



James Phillips | Director