

# HERITAGE IMPACT STATEMENT



*Marist Catholic College North Shore SSDA-10473*

No. 270 Miller Street, North Sydney

April 2022 | J4293

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Phillips**  
Heritage  
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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 21<sup>st</sup> 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.

- Weir Phillips Heritage and Planning RtS HIS Letter, dated 26th August 2021, lodged in response to the DPE RtS, dated 29 March 2021 and Hertiage NSW letter, dated 3 March 2021. Refer Appendix B.
- Heritage Impact Statement (HIS) has been prepared in accordance with the DPE Response to Submissions (RtS) for proposed alterations and additions to the Marist Catholic College North Shore (SSD-10473), dated 20<sup>th</sup> December 2021. Refer Appendix A.

## 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.

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## 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 and February 2022. 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

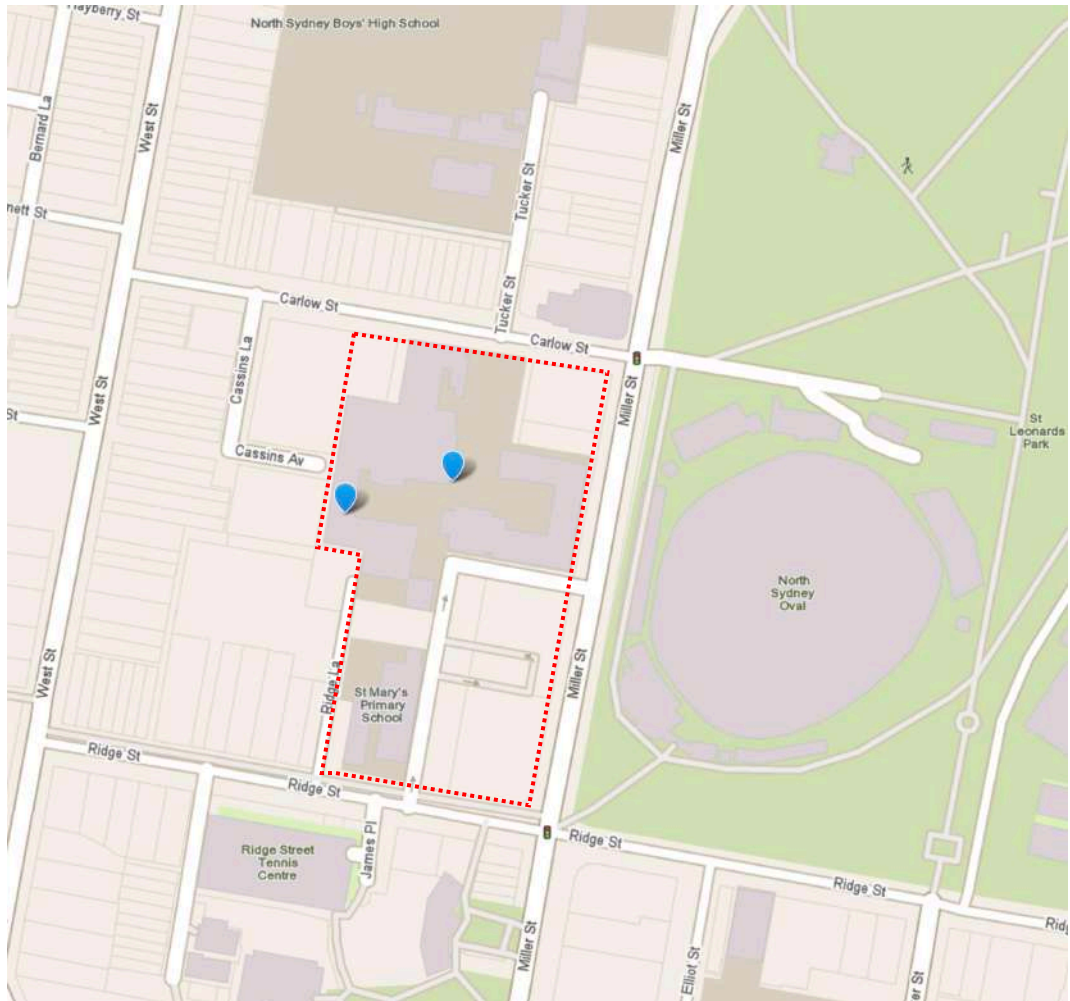
- St Mary's Catholic Church. No.264 Miller Street, North Sydney. Database No.2180841.
- St Mary's Catholic Primary School. No.264 Miller Street, North Sydney. Database No.2180840.
- St Mary's Catholic Presbytery. No.264 Miller Street, North Sydney. Database No.2186324.
- St Leonards Park. No.283A Miller 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 22,005m<sup>2</sup>.

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 <sup>2</sup>
2	34-36 Ridge Street	DP64401	930m <sup>2</sup>
3	40 Ridge Street	DP782363	930m <sup>2</sup>
4	270 Miller Street	DP176556	786m <sup>2</sup>
5	270 Miller Street	SP1860	2,410m <sup>2</sup>
6	270 Miller Street	DP312439	880m <sup>2</sup>
7	270 Miller Street	DP1133414	2,733m <sup>2</sup>
8	270 Miller Street	DP747691	240m <sup>2</sup>
9	270 Miller Street	DP86012	1,085m <sup>2</sup>
10	270 Miller Street	DP56243	2,765m <sup>2</sup>
11	270 Miller Street	DP310326	710m <sup>2</sup>
12	270 Miller Street	DP110805	696m <sup>2</sup>
13	270 Miller Street	DP181153	20m <sup>2</sup>
Total Site Area:			22,420m <sup>2</sup>

SCALE 1:1000 @ A3

#### Note

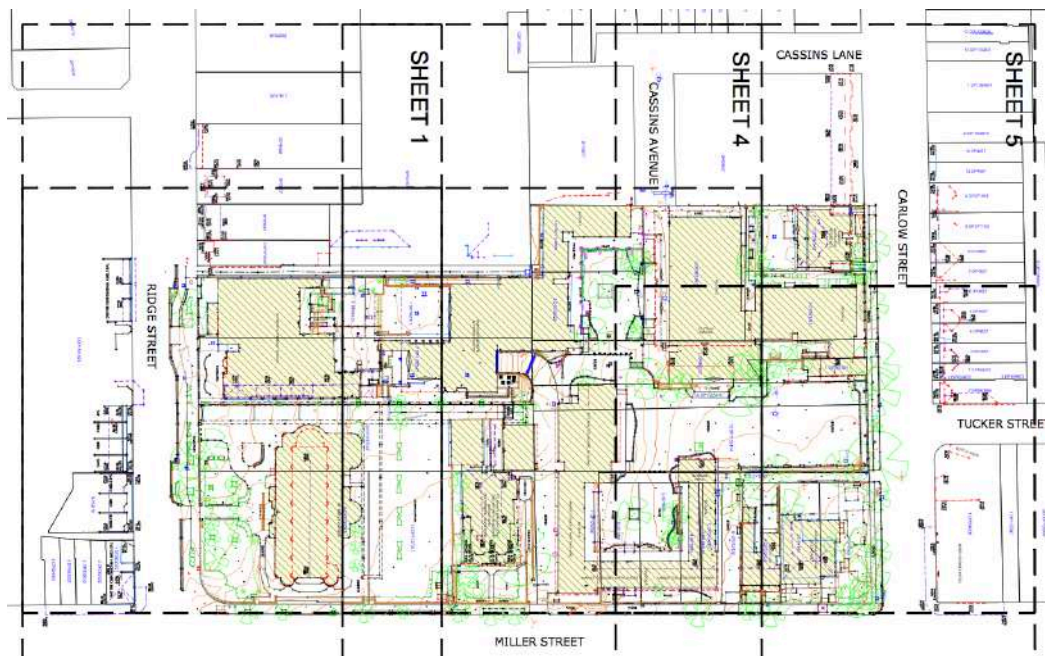
The drawings in this document were prepared without topographical survey data.

#### 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.**



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## **2 Heritage Management Framework**

### **2.1 The Site**

The subject site has the following heritage items located on it as defined 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 89)(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 22,420m<sup>2</sup>.

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.**

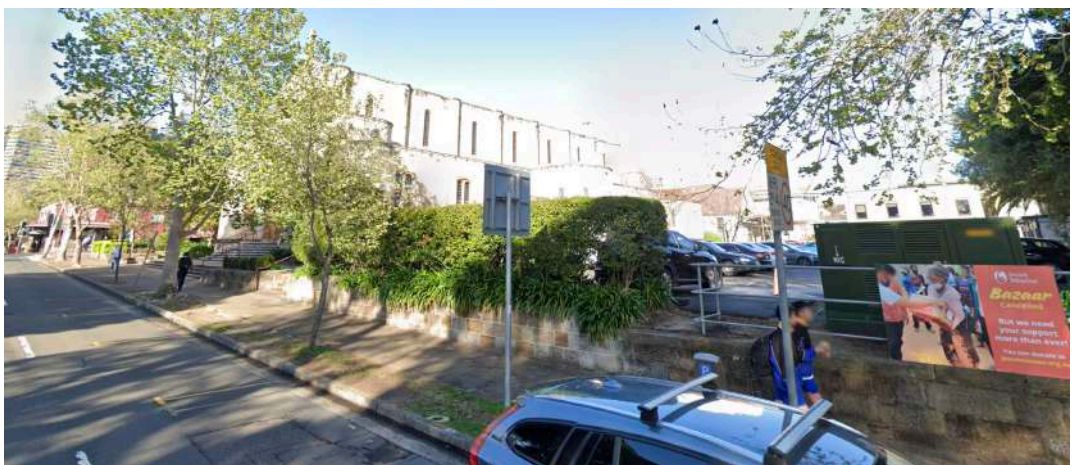




**Figure 5: The site viewed from the corner of Miller and Ridge Street**



**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.**

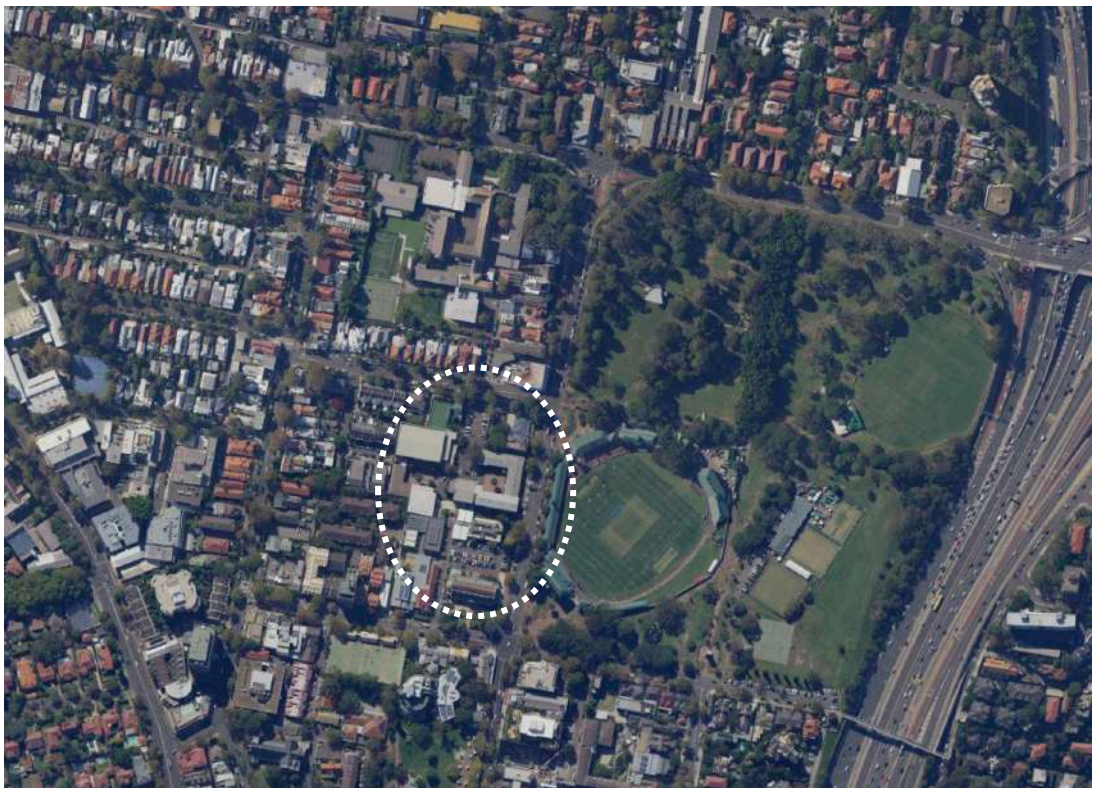




**Figure 14: The site from Carlow Street.**

### **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.**



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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:

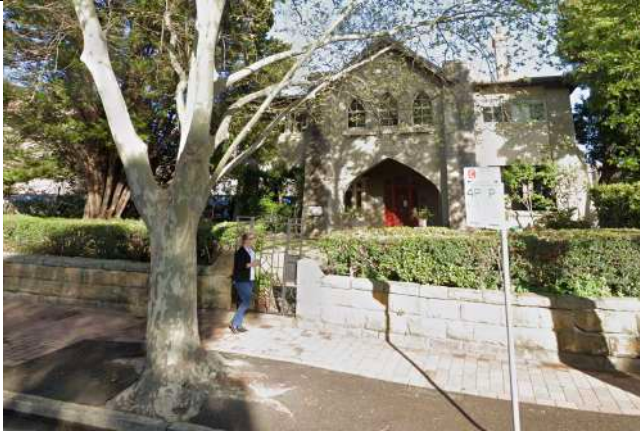
- Is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2013*.
- Is located in the vicinity of a number of items listed by *LEP 2013*.
- Is located within the vicinity of heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not located within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

### **4.2 Heritage items on the Site**

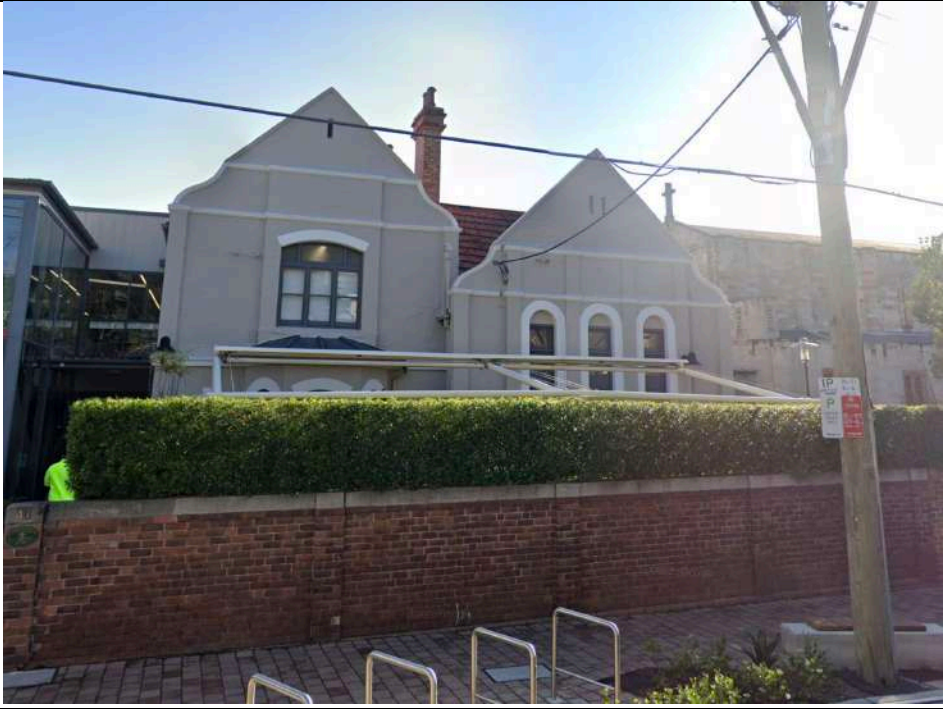
There are three heritage items on the site :

- 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: 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>
	
<b>St Mary's Catholic Church</b>	

<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 Database number: 2186324.</p>	
	
<b>St Mary's Catholic Presbytery</b>	

<i>St Mary's Primary School (10970)</i> <i>No. 40 Ridge Street, North Sydney.</i>	
<p>The State heritage Inventory provides the following statement of Significance this item: Database number: 2180840.</p>	<p>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</p>


	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.





	is of aesthetic significance as a good representative example 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.
	
<b>The North Sydney Hotel</b>	
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.	

<i>Trewyn Terraces. (I0911, I0906, I0907, I0909, I0910) 240-248 Miller Street North Sydney</i>	
The State heritage Inventory provides the following statement of Significance this item: <sup>2</sup> Database No.2180871.	<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>

<sup>2</sup> 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:<sup>3</sup> 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.

<sup>3</sup> 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:<sup>4</sup> 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>

<sup>4</sup> 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: <sup>5</sup> 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.

<sup>5</sup> 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 17-31):
  - 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 17-31):
  - The removal of some internal walls and doors on both levels.
  - Reinststate 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

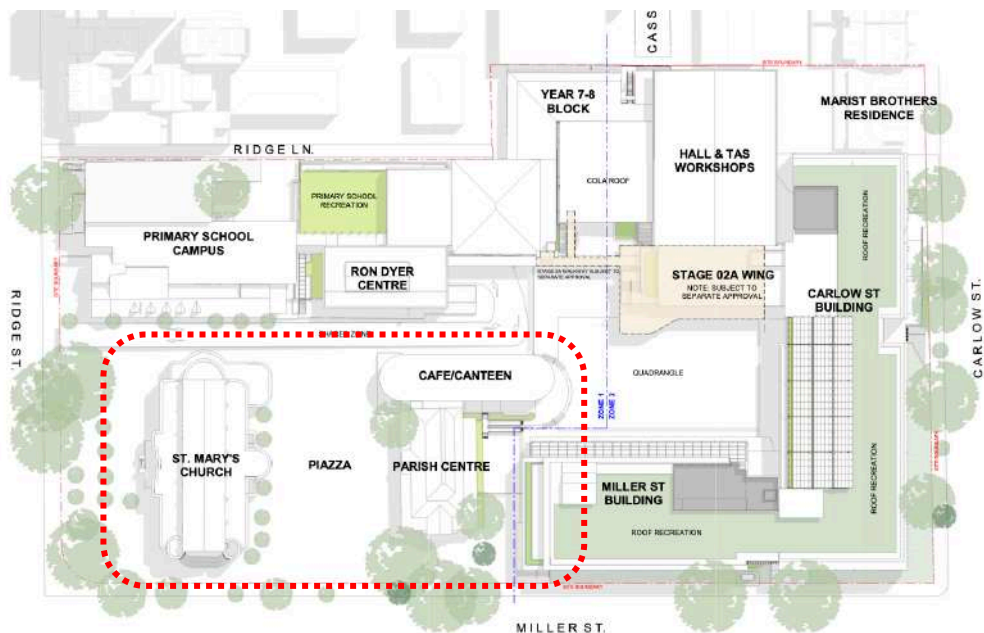


Figure 17 : Marist Catholic College North Shore, Proposed Site /Roof Plan. St. Mary's Church and Presbytery outlined in red. WMK Architects 2020.



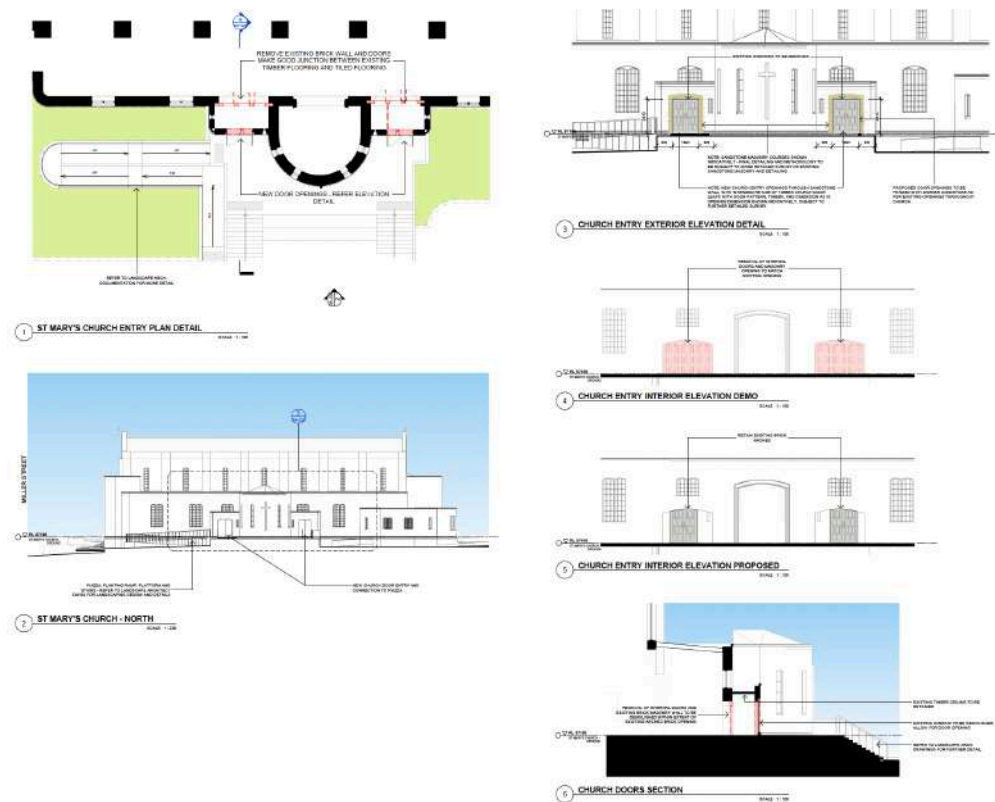


Figure 18: Marist Catholic College North Shore, Proposed works to St. Mary's Church WMK Architects 2022.

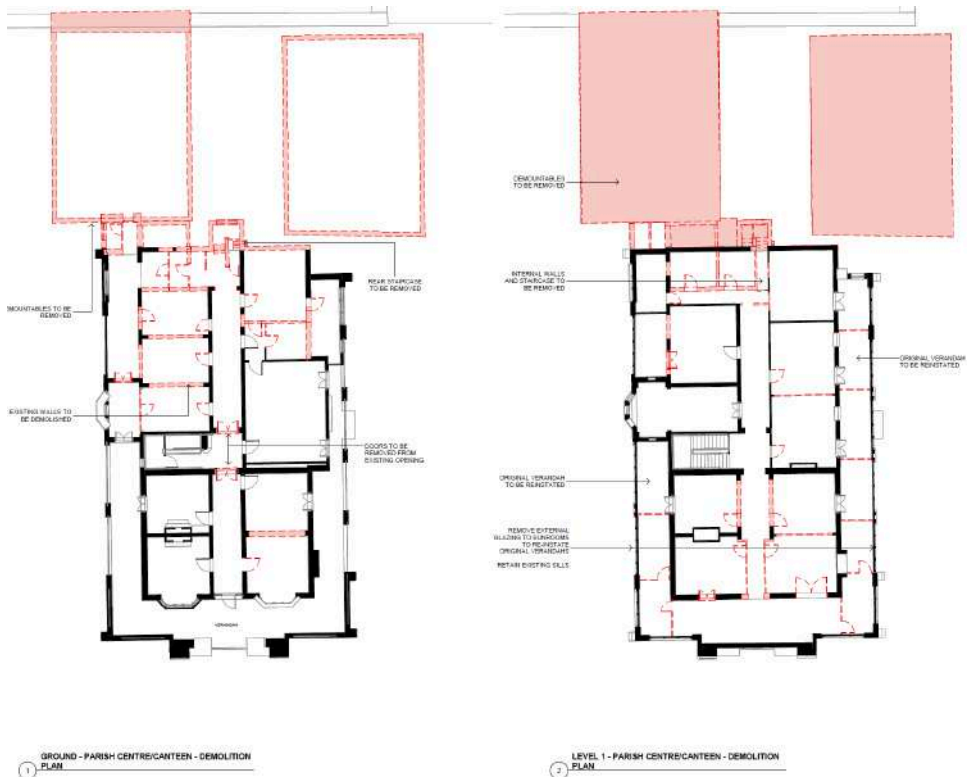


Figure 19: Marist Catholic College North Shore, Demolition Plans St. Mary's Presbytery. WMK Architects 2022.

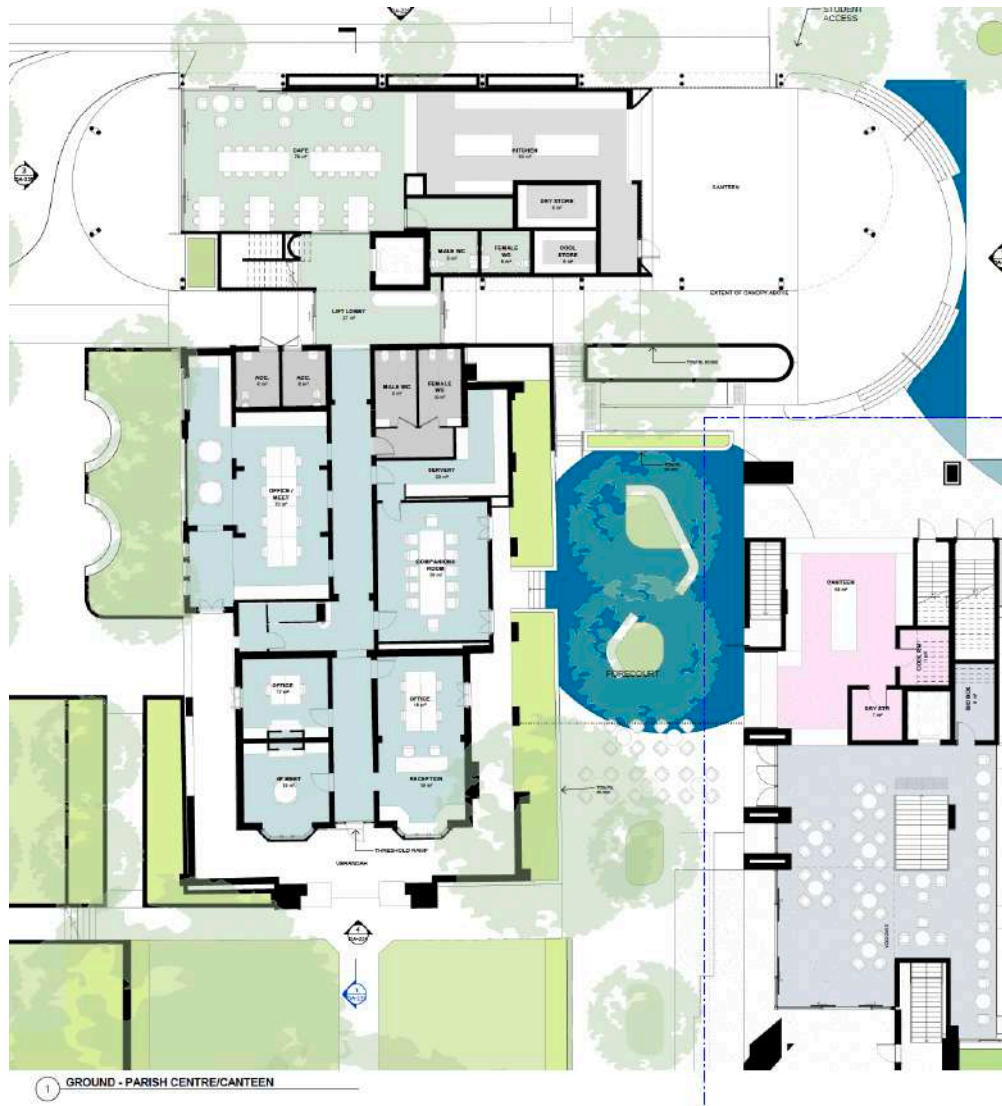


Figure 20: Marist Catholic College North Shore, Proposed Ground Floor Plan St. Mary's Presbytery and Canteen. WMK Architects 2022.





Figure 21: Marist Catholic College North Shore, Proposed First Floor Plan St. Mary's Presbytery and Canteen. WMK Architects 2022.

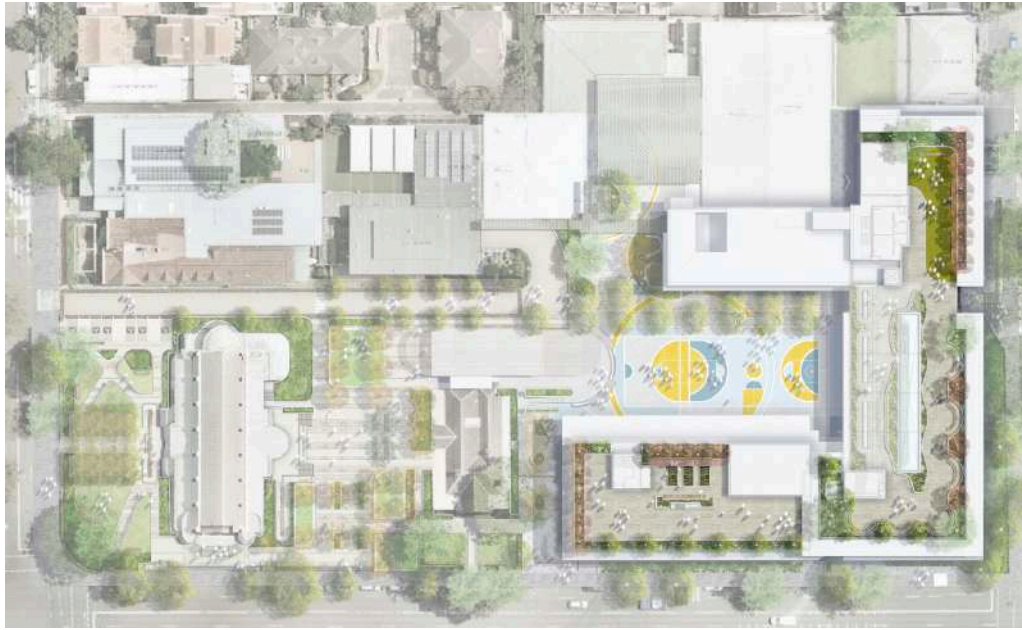


Figure 22: Marist Catholic College North Shore, St Mary's Church and Presbytery Landscape Plan. Oculus 2022.



Figure 23: 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 24: Marist Catholic College North Shore, St Mary's Church, confessionals 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 25: Marist Catholic College North Shore, St Mary's Church proposed door openings in northern elevation indicated by arrows.



Figure 26: Marist Catholic College North Shore, St Mary's Presbytery. Demountable buildings to rear of Presbytery to be removed.





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. Enclosed verandahs to be re-opened and restored.



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.

- 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.

The following architectural elevations by WMK architects of the proposed works accompany the SSDA application and should be read in conjunction with the above scope of works. Refer Figure 32-33.

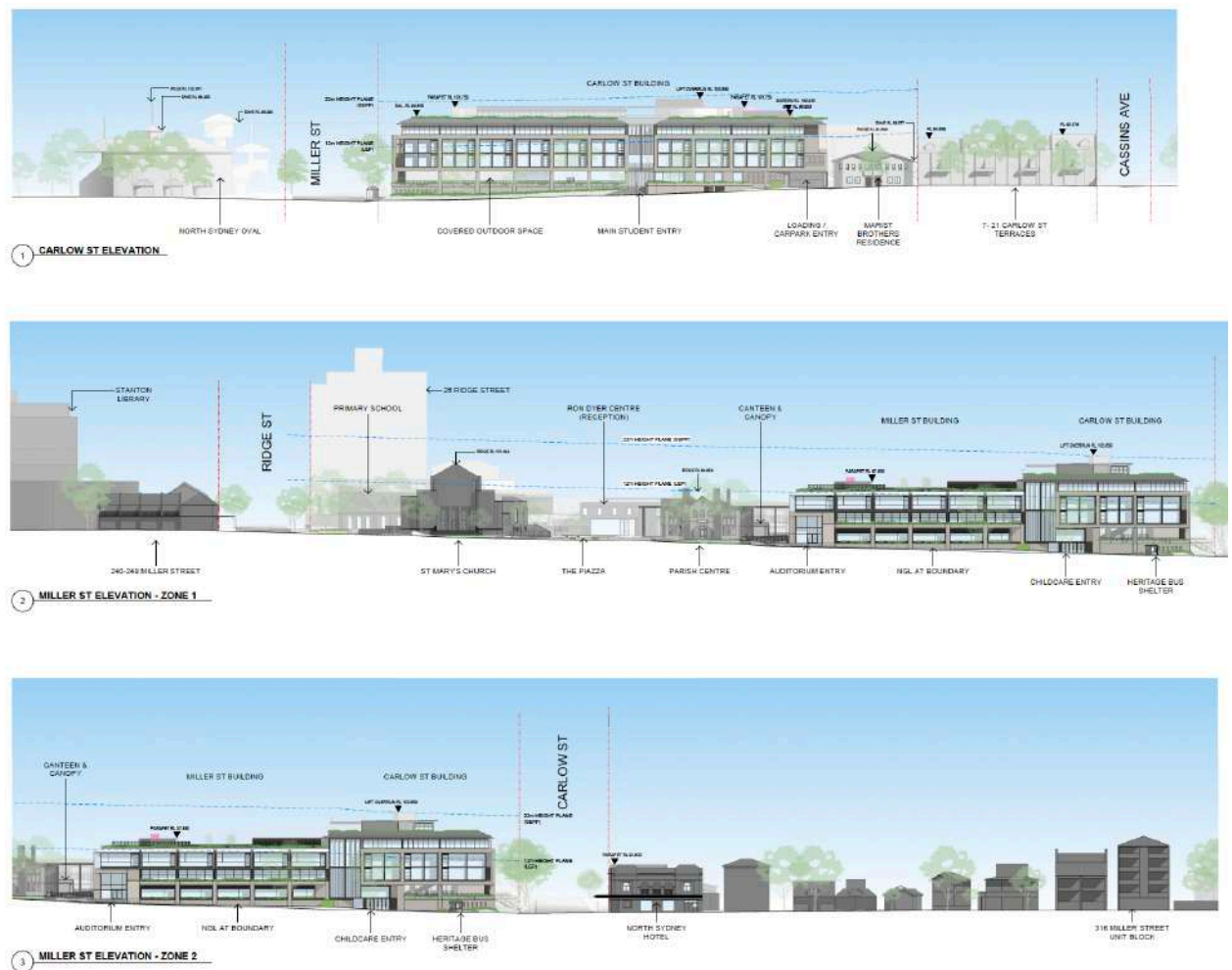


Figure 32: Marist Catholic College North Shore, proposed Elevations. WMK Architects 2022.



Figure 33: Marist Catholic College North Shore, proposed Elevation. WMK Architects 2022.



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## 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 effect of works on the heritage items on the site have been assessed individually as follows: Also refer to APPENDIX A: 2.0 and 10.0.

***Impact of the proposal on The St. Mary's Church and Garden.***

The proposed works in the vicinity of St Mary's Church and Garden will have an acceptable impact for the following reasons:

- The heritage items are retained on the site. The buildings proposed to be demolished are not part of the heritage listed buildings of the site.
- The predominant concentration of the proposed building works are physically and visually removed from St. Mary's Church and Garden and are located at the northern end of the site.
- The closest proposed building works to the Church is the single storey canteen structure at the rear of the presbytery building which is lower in height than the presbytery Building and well separated from the church by the proposed landscaped piazza.
- The proposed removal of the carpark between the Church and the Presbytery and replacement with a landscape Piazza will have a positive impact on the Church as it will provide an expansive open forecourt and increased visual curtilage to the Heritage item.
- The proposed works to the Ron Dyer Centre are predominantly internal and are not visible to or from the Church or Garden. The new ground level glazed entry is minor in scale and sits behind and under the much larger existing first floor structure of the Ron Dyer Centre.
- 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. There are no direct view corridors between this building on St. Marys Church.
- 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 of 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 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.
  - 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.
  - A small amount of heritage fabric will be carefully removed from the Church to enable the new entry porticos out to the northern terrace. The bricks around the confessional will be carefully removed and reused in the proposal and to make good the modified openings. The confessional doors will be stored on site and reused to replace or repair any future door refurbishment requirements for the Church.
  - The original Church entry doors, which are currently stored under the church, will be used as the new break outdoors, from the adapted confessionals to the new northern terrace.
  - The proposed new openings in the northern elevation of the church will replicate the same detailing as the existing church openings. That is the darker sandstone framing.
  - The proposed modifications to the Church will be fully detailed under the supervision of the heritage consultant within the documentation stage for the project.
  - The proposed works to the Church enable a greater use and compliant wheelchair accessibility to the church and allow it to open out onto the proposed Landscaped piazza.
  - The proposed northern terrace will sit below and not disturb the established, low level sandstone band of the church. The proposed sand coloured large format granite pavers will reflect and interpret the sandstone use at the main entry to the Church.
  - The proposed access ramp and handrail to the proposed northern terrace will enable compliant access to the church and will not impact on any heritage fabric of the church.
  - The original drawings for the Church indicate that the existing low sandstone walls in the southern garden ramp are not original. The proposed modifications to the southern pebblecrete ramp will retain the sandstone fabric of the low ramp wall, stair and railing and enable a compliant accessibility to the Church.
  - The proposed landscape works to the southern Garden of the Church will retain and add to the existing landscape planting. The proposal will replace the non original pebblecrete paving and will enable a greater usability of the garden for larger funeral or wedding gatherings.

### ***Impact of the proposal on The St. Mary's Presbytery***

The proposed works will have a minimal and acceptable impact of the St. Mary's Presbytery for the following reasons:

- The proposed works will remove the intrusive demountable buildings, decking and fencing to the rear western elevation of the building and replace them with a well considered,

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articulated and high quality design that forms part of the materiality and architectural style of the proposed suite of buildings for the site. The proposed single storey canteen structure connects lightly to the presbytery, via a glazed walkway on the less significant elevation and is not visible from the public domain.

- The proposed Canteen building is only single storey in height and sits well below the height and form of the Presbytery. The proposed Canteen is minor in scale to the Presbytery and will be clearly visible and prominent as viewed from within the site and from Miller Street.
- The proposed building adjacent to and north of the Presbytery as viewed from Miller Street is visually separated from the presbytery by a wide landscaped driveway. The proposed building is similar in height to the presbytery and designed with a 1.5 storey podium with upper level recessed behind, to help reduce the height impact to the Presbytery building.
- The proposed materials of the canteen include anodized metal, face brick, concrete and glass. Which are common and durable materials appropriate for use in school environment. The contemporary architectural style, materials and muted tones are articulated and detailed to be recessive and to compliment the Federation style of the Presbytery building.
- The proposed additions will provide greater flexibility and usability of the Presbytery and enable code compliance and accessibility via the proposed lift in the Canteen building.
- 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 enable the restoration and conservation of the presbytery which is currently an under utilised recourse on the campus and is in a dilapidated and poor condition. Refer to the Schedule of Conservation works that accompanies this response.

#### ***Impact of the proposal on the St. Mary's Catholic Primary School.***

The proposed works have a minimal and acceptable impact on the St. Mary's Primary School for the following reasons:

- The principal significance of the St. Mary's Primary School is the older primary school building addressing Ridge Street. This building is physically and visually separated from the proposed works by the intervening contemporary structures of the Ron Dyer Centre and existing rear and western additions to the older primary school building. There are no proposed works to the significant primary school buildings.
- The works to the Ron Dyer centre are predominantly internal or they address the ground level eastern elevation facing the carpark. The proposed works are not visible to or from the significant primary school building.
- The proposed elevated walkway is to the western elevation of the contemporary Ron Dyer Centre. The walkway does not encroach on or remove any significant heritage fabric and is not visible to or from the significant Primary School building.



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### **6.3 Effect of Works on the Heritage Items on the Heritage Conservation Area in the Vicinity of the site.**

The proposed works will have an acceptable impact on the heritage Conservation Area for the following reasons: Also refer to APPENDIX A: 8.0.

- The school buildings currently opposite the HCA on Carlow Street present as a diverse mix of buildings with little or no architectural merit. The existing structures poorly address and provide little or no consideration of the significance to the Heritage Conservation Area opposite. The current buildings on the school site presents as single and two storey brick elevations to Carlow Street, with chain wire and aluminium palisade, two and three storey fencing.
- The proposed scheme provides a greater and more sympathetic architectural resolution, than the existing buildings on the site and will enable an enhanced understanding and appreciation of the HCA.
- The proposed design is a highly considered, articulated and contemporary architectural scheme that is clearly separate to the HCA but incorporates a palette of materials, finishes and third storey setback that provides a height, form and scale in keeping with the HCA.
- The principal view corridors to the HCA are looking north toward the HCA on Carlow Street from the Marist College site. The proposed school buildings do not block or obscure this view corridor.
- Carlow Street is planted with mature London Plan Trees that provide a visual buffer to the proposed works and the HCA.
- It is noted from the early aerial photograph, below, that prior to the existing buildings on the site there was a three storey rectangular block building with a gable roof of substantial mass and form directly on the Carlow Street boundary of the site opposite the HCA. This building had a similar form, bulk and scale presentation, as the proposed building to the HCA.

### **6.4 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: Also refer to APPENDIX A: 10.0.

#### **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.

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### **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.

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### **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.
- The upper level of the proposed structure is well setback from Miller and Carlow Street so that the four storey podium height is more in keeping with the height of the two to three storey height.
- The proposed building at the corner of Miller Street and Carlow Street has been carefully designed and considered so that its proposed form, scale and materiality are in keeping with and sympathetic to the North Sydney Hotel.
- The proposed building is five storeys in height and responds to a rigorous design brief to accommodate for excellence in education within an area of high future population growth.
- The upper level of the proposed structure is well setback from Miller and Carlow Street so that the four storey podium height is more in keeping with the height of the two to three storey height of the North Sydney Hotel. The podium reflects a similar parapet form to emulate the two to three storey parapet height of the tall decorative parapet of the hotel.
- The proposed solid masonry architectural style is in keeping with the architectural form and mass of the hotel
- The proposed materials of face brick and glass are in keeping with the materiality of the face brick, render and glass of the Hotel.
- The proposed fenestration is deeply set back from the face brick work frame and reflects the deep glazing reveals of the Hotel fenestration and recesses of the arched balcony colonnades to the first floor elevations to Miller and Carlow Streets.
- The fenestration within the proposed masonry frame is vertically proportioned and in keeping with the vertical double hung windows and tall arched colonnades of the North Sydney Hotel.

## **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



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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.