

Weir Phillips Heritage and Planning

APPENDIX A, B and C:

16th June 2022

Attention: Karen Harragon

NSW Government
Department Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street, Parramatta, 2150 NSW

RE: Marist Catholic College North Shore (SSD-10473). Response to Submissions and peer review. NSW Government, Department Planning, Industry and Environment (DPIE)

Dear Karen,

This Heritage Impact Statement (HIS-APPENDIX A, B and C) 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 20th December 2021.

The HIS Letter should be read in conjunction with:

- Weir Phillips Heritage and Planning HIS, dated April 2022, lodged with the development application and updated in line with the RtS, dated 20 December 2021.
- Weir Phillips Heritage and Planning RtS HIS Letter, dated 26th August 2021, lodged in response to the DPIE RtS, dated 29 March 2021 and Hertiage NSW letter, dated 3 March 2021.
- Revised architectural drawings by WMK Architects.
- Landscape Architecture Documentation by Oculus.
- Revised consultant documentation.

The HIS Letter specifically responds to the following Heritage specialist concerns:

Yours faithfully,



James Phillips | Director

APPENDIX A: SUMMARY TABLE Marist Catholic College North Shore (SSD-10473). Response to Submissions.

No.	DPE Comment	Response
1.0	Revisit design and further assessment on proposed buildings on corner of Miller and Carlow Street	Design has been modified to reduce the impact of the upper levels of the proposal. Assessment of the revised proposal is provided in Appendix A.
2.0	Provide Impacts of the proposal on the: <ul style="list-style-type: none"> Heritage items on the site Heritage items in the vicinity of the site Holtermann Estate D Conservation Area 	Assessment of the revised proposal is provided in Appendix A.
3.0	Revise images of the existing relationships between the heritage buildings, specifically in the area of the proposed plaza north of the Church and north west of the Presbytery building.	Revised images are provided in the new submission. Refer to architectural drawings.
4.0	Update the VIA to include views within the site to demonstrate the relationship between the heritage items and the area of new development particularly in relation to the Presbytery	VIA has been updated. Refer to Ethos Urban letter in relation to VIA.
5.0	Provide a detailed description of St. Mary's Church, Presbytery and Primary School.	A detailed description of St. Mary's Church, Presbytery and Primary School is provided in Appendix A. Also refer to Appendix C : St. Mary's Presbytery Schedule of Conservation Works.
6.0	Provide a fabric diagram of the St Mary's Church, Presbytery and Primary indicated original fabric and later stages.	Fabric Diagrams of St. Mary's Church, Presbytery and Primary School are provided in Appendix A.
7.0	Provide description, Statement of Significance and impacts to the Holtermann Estate D Conservation Area.	A description, Statement of Significance and impacts to the Holtermann Estate D Conservation Area are provided in Appendix A.
8.0	Provide drawing scale on the plans	Plans have been updated to show scale. Refer to architectural drawings.
9.0	Identify the setting and curtilage of the Church Group. Provide an analysis of the impact on the setting and the Group by the proposed landscaping. Provide more detail on the proposed Canteen building and any impact on the Presbytery.	An analysis is provided on the impacts of the Church Group by the proposed landscaping in Appendix A. Architectural drawings have been updated to provided more detail on the Canteen building and impact on Presbytery. Refer to architectural drawings.
10.0	Provided an assessment of the proposal on the North Sydney Hotel.	An assessment of the impact of the proposal on the North Sydney Hotel is provided in Appendix A.

APPENDIX A: Marist Catholic College North Shore (SSD-10473). Response to Submissions.

1.0	DPE Comment
	<p><i>the bulk and scale of the building at the corner of Miller and Carlow Street has not been assessed. The Department has raised this concern earlier and considers that the scale of the proposal at this corner should be reduced. The design should be revisited with the goal of being able to provide a proposed corner building of a form, that more sympathetically responds to the heritage aspects of the surrounding context.</i></p>
	<p>The proposed building at the corner of Miller and Carlow Street has been reduced in bulk and scale from the previous scheme, the following amendments have been undertaken:</p> <ul style="list-style-type: none"> • The expressed solid blade forms to the level 3 of the building that originally came out to the lower podium perimeter have been removed, the elevation is now set in to create a reduced visual envelope at this level and provides an appropriate scale relative to the North Sydney Hotel. This is combined with a more streamline glass framing and finely detailed awning that makes the form and scale of the building more recessive. • The proposed scheme is clearly contemporary in style, being finely articulated and considered, utilising a range of quality material and finishes in keeping with and sympathetic to the heritage items in the vicinity and Heritage Conservation Area. • The photo-voltaic panels have been amended to reduce the height of the roof and visual bulk at this level. <p>The proposed building at the Corner of Miller and Carlow Street is located within a diverse urban setting which exhibits various architectural styles, setbacks, building heights, form, scale, landscape and signage including:</p> <ul style="list-style-type: none"> • The four/ five storey Grandstand and entry to the North Shore Oval with open paved and landscaped forecourt. • The contemporary six storey viewing/ media tower and single storey entry booths and fencing to the North Sydney Oval. • The wider setting of the St Leornard's Park with mature tree curtilage to Miller Street. • The five lane carriageway of Miller Street including street signage, traffic lights, large scale overhead cantilevered digital signage and electrical cables. • The contemporary three and four storey rear elevation of the North Sydney Oval Grandstand and colonnade to Miller Street. • The Federation Free Style two and two/three storey North Sydney Hotel. • The proposed, revised building form sits comfortably and sympathetically within this diverse urban context of Heritage items and contemporary urban structures.

2.0	DPIE Comment
	<p><i>the current proposal does not appear to support the conservation of the significance of the heritage items on the site, in the vicinity of the site and on the Heritage Conservation Area (HCA) to the north-west of the site. Consequently, the submitted Heritage Impact Statement (HIS) should be amended and/or an addendum prepared so as to fully assess the potential impacts of the development on the heritage significance of the site and the surrounding HCA. All matters identified in this letter should be addressed in the amended HIS. The analysis of the new building needs to address height, form, materiality, architectural character as well its relationship to the heritage items in the vicinity.</i></p>
	<p>The impact of the proposed works:</p> <ul style="list-style-type: none"> • On the site, • The heritage items in the vicinity of the site and • The Heritage Conservation Area <p>are each considered individually below:</p>
	<p>Impact of the proposal on The St. Mary's Church and Garden.</p> <p>The proposed works in the vicinity of St Mary's Church and Garden will have an acceptable impact for the following reasons:</p> <ul style="list-style-type: none"> • 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 two storey canteen structure at the rear of the presbytery building which is lower in height than the Presbytery and Church. The Canteen is well separated from the church, behind the Presbytery and by the proposed landscaped piazza. The light, curved awning projections of the Canteen building help interpret the curved forms of the Church. • 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. <p>The impact of the proposed works to the St. Mary's Church and Garden will have an acceptable impact on the church for the following reasons:</p> <ul style="list-style-type: none"> • 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 internal brickwork around the confessional will be carefully removed and reused in the proposal, 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 doors for the adapted confessionals leading out to the new northern terrace. • The external sandstone blocks will be carefully removed and reused in the proposed new openings in the northern elevation of the church. The new openings will replicate the same

Weir Phillips Heritage and Planning

detailing as the existing church openings. Any remaining sandstone will be carefully stored on site for future use as required.

- The proposed modifications to the Church will be fully detailed under the supervision of the heritage consultant within the documentation stage for the project.
- A photographic recording of the areas of the church to be modified should be undertaken by an appropriately qualified professional to ensure the careful reconstruction of the Church areas proposed to be modified.
- 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 access ramp and handrail to the proposed northern terrace will provide compliant access to the church and will not impact on any heritage fabric of the church. The access ramp and handrail is at a low height within a landscape setting and will remain visually recessive to the bulk, height, form and scale of the Church building.
- 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 original drawings for the Church indicate that the existing southern entry sandstone low walls (in the southern Garden) to the access ramp may not be original. The ramp will be carefully photographed and relocated 280mm to the south of its current location to provide compliant accessibility to the church.
- The proposed landscape works to the southern Garden of the Church will retain and expand on the existing landscape planting. The proposal will replace the non original pebblecrete with granite paving, sympathetic to the tones of the sandstone, and will enable a greater usability of the garden for larger funeral and wedding gatherings.



St. Mary's Church southern Garden

Weir Phillips Heritage and Planning



St. Mary's Church southern Garden



St. Mary's Church as viewed for the existing carpark.

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, 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 canteen structure connects lightly to the presbytery, via a glazed walkway on the less significant, western elevation and is not visible from the public domain.
- The proposed Canteen building sits below the eave height of the Presbytery, which reduces the Canteen's bulk form and scale in relation to the presbytery.

- The proposed Canteen is visible from view corridors within the site. It is a well mannered and considered design and will sit comfortably and appropriately within the suite of contemporary school buildings on the site, that are also adjacent to the Presbytery and have shared view corridors.
- The proposed materials of the canteen include an 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 accessible compliance 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, wall nicks 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 resource on the campus and is in a dilapidated and poor condition. Refer to the Schedule of Conservation works that accompanies this response.
- 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 'Pre function area' as detailed in the landscape drawings. The proposed building on Miller Street is similar in height to the presbytery and designed with a two storey podium and upper recessed level, to help reduce the impact to the Presbytery building.



Rear view of the Presbytery building with existing demountable buildings, decking and fencing.

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

The proposed works have an 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.



View of the rear of the St. Mary's Primary School. Location of proposed walkway in red.



View of the rear and eastern elevation of the St. Mary's Primary School, with Ron Dyer Centre to the right.

Impact of the development on the heritage items in the vicinity

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

No.45-51 Ridge Street, North Sydney. Row of Terraces. (10973, 10974)

The proposed works will have a minimal and acceptable impact on this heritage item for the following reasons:

- 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 majority of the proposed works are being carried at the northern end of the site which is physically and visually removed from the terrace row.

- The proposed works to the southern garden of the St. Mary's Church which are visible to and from the heritage item will have a positive impact as the works to the garden do not remove any significant fabric, are minor in scale, replace intrusive paving with more sympathetic materials and will enable an enhanced understanding and use of the garden.

Trewyn Terraces. 240-248 Miller Street North Sydney. (10911, 10910, 10909, 10907, 10906)

- 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 Ridge Street at the southern end of the site opposite the St Mary's Catholic Primary School. The majority of the proposed works are being carried at the northern end of the site which is physically and visually removed from the terrace row.
- The heritage row of terraces are located on Miller Street at the corner of Ridge Street opposite the southern end of the site and the St Mary's Catholic Church. The majority of the proposed works are being undertaken at the northern end of the site which is physically and visually removed from the terrace row.
- The proposed works to the southern garden of the St. Mary's Church which are visible to and from the side elevation of the heritage item at No. 240 Miller Street only, will have a positive impact as the works to the garden do not remove any significant fabric, are minor in scale, replace intrusive paving with more sympathetic materials and will enable an enhance understanding and use of the garden.

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.

Further Heritage analysis was undertaken, to assess the impact of the proposed works on the St Leonard's Park in the Response to Submissions dated 26th August 2021. Refer to Appendix B.

Weir Phillips Heritage and Planning

	North Sydney Hotel. No. 292 Miller Street, North Sydney (10915). Refer to Point 10 in this response for the impact of the proposed work on this heritage item in the vicinity.
	Impact of the development on the Holtermann Estate D Heritage Conservation Area (CA18) Refer to Point 7 in this Appendix A for the impact of the proposed work on the Heritage Conservation Area.

3.0	DPIE Comment
	<i>the submitted images with views within the site, which describe the existing relationships between the heritage buildings (setting) specifically in the area of the proposed plaza to the north of St Mary's Church and to the north and west of the Presbytery building, are not adequate. The images should be amended to provide a clear description of the existing situation, setting, curtilage and landscape character.</i>
	HERITAGE RESPONSE
	
	

--	--

4.0	DPIE Comment
	<i>the Visual Impact Analysis (VIA) addresses views of the proposal from the public domain only. Views within the site that demonstrate the relationship between the heritage items and the area of new development and any potential visual impacts on the heritage buildings are not included in either the VIA or the HIS, particularly in relation to the Presbytery. The VIA should be amended to address this matter.</i>
	HERITAGE RESPONSE
	Refer to Ethos Urban VIA Letter dated 12 May 2022. The VIA letter illustrates that the proposed development is adequately physically removed from the heritage buildings on the site. The proposed works are concentrated to the north-east corner of the site on Miller and Carlow Street and are separated from the principle heritage church by the proposed landscaped Piazza. The works are also separately from the presbytery by further landscaping and open space. Similarly, the proposed canteen is visually screened and separated from the Church by the landscaped Piazza. The canteen enables the removal of intrusive demountable buildings, decking and fencing that reduces the significance of the Presbytery and Church. Similarly, the proposed landscaped Piazza improves and enhances the setting of the heritage items on the site.

5.0	DPIE Comment
	<i>a detailed description of St Mary's Church and Presbytery and St Mary's Catholic Primary School is required. As work is being proposed to these items, a photographic and written description of each building, including identification of its architectural character, any notable features and the condition and integrity of the building is required. For example: in the case of the proposed changes to the confessionals inside St Mary's Church, internal and external images plus a detailed description would be required to demonstrate an understanding of the fabric being affected. The HIS should be amended to include this information.</i>
	HERITAGE RESPONSE- St. Mary's Catholic Church
	<p>St Mary's Catholic Church - History</p> <p>The Church was established in 1856, by Father Peter Powell, the first Parish Priest assigned to the area. It was accommodated within a tent on the space fronting Miller Street.</p> <p>A 40 ft x 25 ft timber Church, with three rows of seats soon replaced the tent. The Church is understood to have been a timber slab structure with raw tree trunks for posts, papered walls and reeds and bracken on the earth floor. The site included pasture and forage for feeding the 'Parish horse' which carried the Priest around his circuit which extended to the Hawkesbury River including crossing the Spit.</p> <p>In 1867, the second Parish Priest, Dean John Kenny arrived and set about providing a new permanent Church. Plans were made to build an 'Early English' style freestone church with Gothic detailing and a foundation stone was laid in June 1867. It was intended that ultimately transcripts</p>

Weir Phillips Heritage and Planning

and a tower would be added to the stone church. Decorated by Messrs. Torning of Pitt Street North and renamed as, St Mary's Star of the Sea, the church was officially opened on 28 June, 1868. In 1878, the Jesuits came to Sydney, with Father Joseph Dalton becoming the Parish Priest.

More than a decade later, grants for a Church and Priest's residence at the site were formalised.

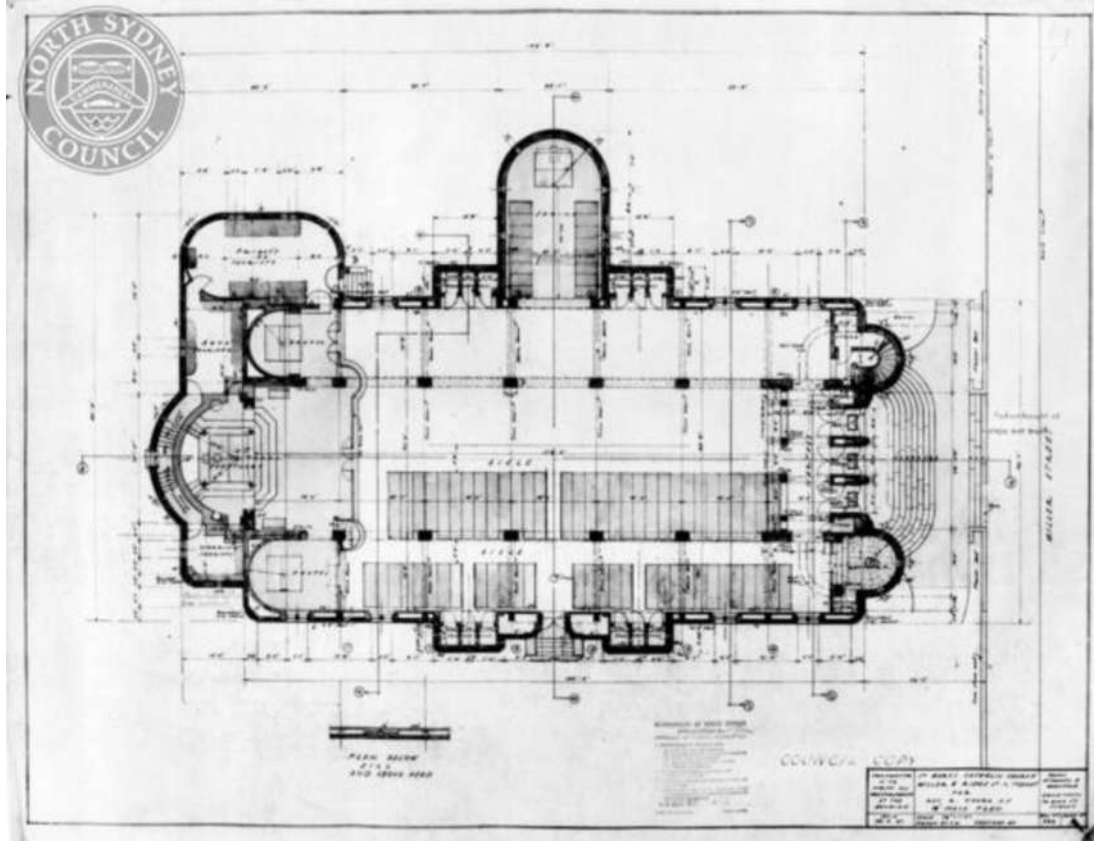
The Church was enlarged with transepts to the nave for the growing congregation, increasing the seating from 240 to 600, to a design by William Wardell, Architect of St. Mary's Cathedral and opened in 1896.

In May 1937, the Provincial of the Jesuit Order of Australia announced a £45,000 building program, to include the construction of a new church at North Sydney, valued at £20,000. The larger Church would seat 900 people and replace St Mary's Church.

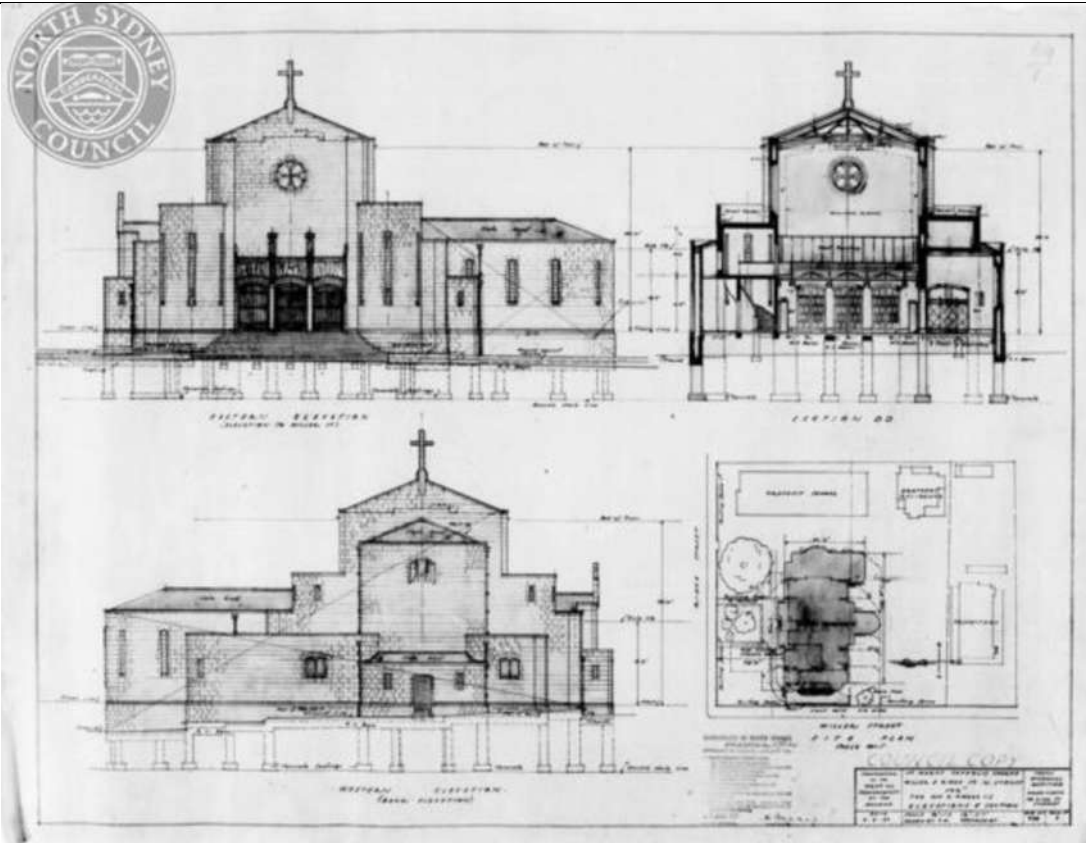
The new St Mary's Church was designed by Architects Fowell, McConnel and Mansfield and built by R.M. Bowcock Pty Ltd and was officially opened on 4 December, 1938.

Designed in the Inter- War Romanesque Style the building displays architectural elements typical of the work of Joseph Fowell, one of the key practitioners of the style. Utilising traditional planning, St Mary's is considered to be 'a fine and rare' example of a large Parish Church in the Inter-War Romanesque Style influenced by the modern movement of the 1930's.'

The new Church re-used stone, slate, marble and glass from the 1868 and 1896 buildings. The original Bell was also re-located.



Stanton Library Digital collection. Floor Plan: Fowell McConnell Mansfield 1937.



Stanton Library Digital Collection: Fowell McConnell Mansfield 1937.

St. Mary's Church – Architectural Character

The Inter-War Romanesque style is almost entirely confined to churches, seminaries, convents and associated buildings for use by religious orders.

The style is characterised as rugged rather than elegant as exemplified in the strong massing and clearly expressed shapes with emphasis on the wall as a massive load bearing envelope.

Internal and external ornamentation is restrained, simple and small scale. The interior is plain and constructed of smooth, light -coloured surfaces with barrel vaults being the predominant internal feature.



The massing of the building is asymmetrical with the light colour and texture of the interior and exterior expressing the homogenous nature of walls. The Horizontal banding effects at the parapet and at the low level of St. Mary's Church enlivens and offsets the simple masonry and stone wall surfaces. The roof is low to medium pitch.

St. Mary's Church - Notable features

The most notable features of St. Mary's Church is its homogenous, smooth and rounded presentation in an open urban setting. The cylindrical elements to each corner and the north and south elevations of the building help create a strong massive form which is increased by the continuous rhythm of curved stone columns on all elevations of the Church to enclose the internal downpipes for the parapet roof.

The parapet roof with sandstone banding and dark stone quoining around all window and door openings are also strong visual features.

Weir Phillips Heritage and Planning

	<p>St. Mary's Church - Condition/ Integrity The Church is highly intact and is well maintained. It presents as having high integrity although the following intrusive elements are noted:</p> <ul style="list-style-type: none">• Pebblecrete paths in the southern garden.• Some new and replacement external balustrades.• Frameless glass hinged entry door fitted to the principal eastern elevation.
	 <p>Site of proposed internal works to the Church, outlined in red.</p>  <p>Detail of confessional doors and surrounding brickwork to be removed.</p>

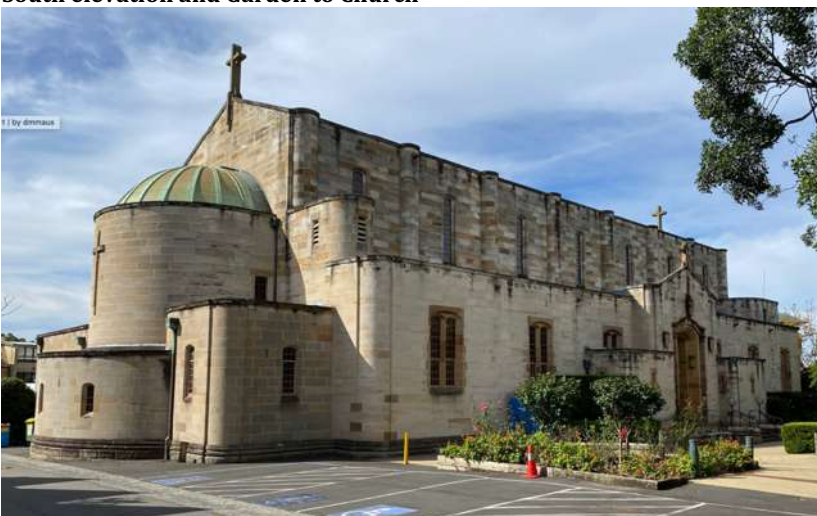
Weir Phillips Heritage and Planning



Interior of confessional to be adapted into entry portico to northern terrace.



South elevation and Garden to Church



South elevation and Garden to Church

Weir Phillips Heritage and Planning



North elevation and location of proposed northern terrace and entry portico's

HERITAGE RESPONSE- St. Mary's Presbytery.

Also refer to APPENDIX C: St. Mary's Presbytery Schedule of Conservation Works.

St. Mary's Presbytery -Detailed description

The St Mary's Presbytery was first built in 1885 as a two storey face brick Victorian style building as a Priests residents. This building had a slate hipped principal roof form punctuated with face brick chimneys. Two slate gable roofs extended behind the principal form. There were a number of face brick chimneys located on the roof.

A timber framed first floor balcony extended across the width of the front elevation to Miller Street and had slate hipped roof over. The verandah had a cast iron palisade balustrade and timber posts that extended down to the ground level. Below the balcony was the entry verandah and central door surrounded by fixed glazing. Three sets of French doors provided access to the upper balcony and two to the ground floor verandah.

Substantial additions were undertaken to the Presbytery in 1923 including principally a new verandah to the east, south and north elevations. Archbishop Cattaneo blessed and laid the memorial stone for the additions in 1923. A large crowd gathered for the ceremony and '*the presbytery grounds bore a holiday appearance, being gay with bunting*'. The additions included encasing the original Victorian villa style building with a two storey apron timber verandah supported by evenly space rendered masonry piers at ground level to its north, south and east elevations. The front elevation was modified with a projecting gable roof and masonry wall infill set between heavy rendered masonry piers. The french doors were removed on the ground level and replaced with bay lead light windows. The additions were typical of the Inter-War style using a stucco finish to the render, expressed timber rafters to the eaves and timber framed and batten, sheet balustrade. The original face brick was given an ashlar render finish.

The verandahs were designed as optional sleep out areas for the priest's, hence the multi paned sliding timber frame windows that could be closed to provide extra sleeping accommodation.

Description of Building.

It is 20 years since the **presbytery** was erected, and the main portion is encased, as it were, in the new structure. It will have a frontage of 58ft. by 9ft. for a promenade, and on each side a partially enclosed verandah, measuring 90ft. by 8ft. Entering a wide hall, the visitor will see four recreation-rooms, the large dining-room, and the splendidly equipped offices. The second floor comprises a corridor running along the main part of the building, a balcony, 58ft. by 9ft., and a space of nearly 200ft. by 8ft., which may be used as sleeping-out accommodation. There are seven bedrooms on this floor, and adequate provision is made for a library, &c. The work of construction is being carried out by day labour, under the direction of Mr. James Pollie, of Willoughby road, **North Sydney**, who supervised the building of the Ann Marrese Hall and the Brothers' residence in the grounds. He also superintended the building of Mount-street Convent for the Sisters of **St** Joseph in 1907 and the large halls and dormitory for the Sisters of Mercy, Monte Sant' Angelo, Miller-street, in 1914.

The Catholic Press (Sydney, NSW: 1895-1942)/Thursday July 1923.

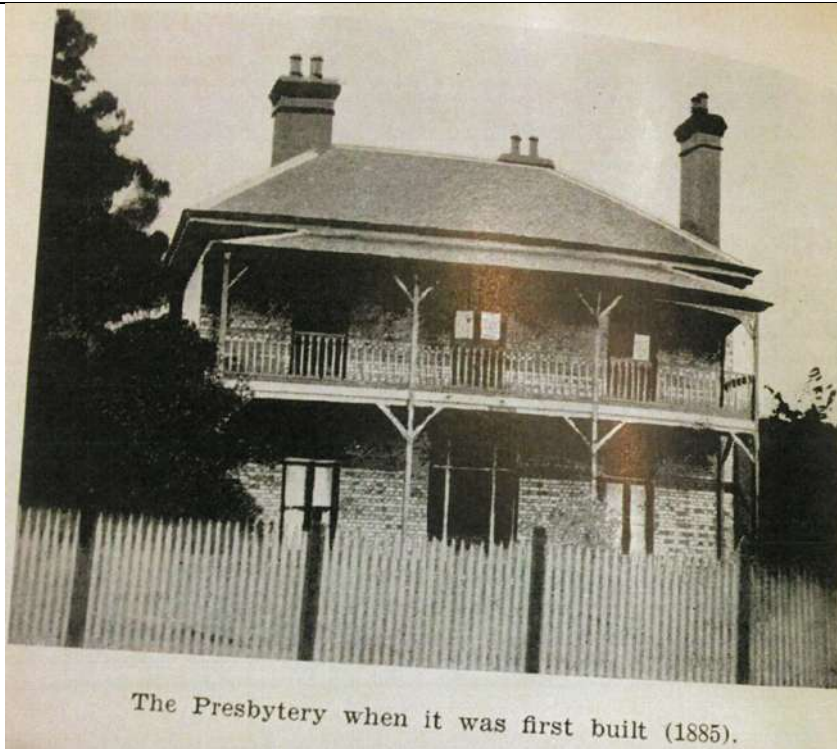


Image of the original Presbytery building when it was first built in 1885. Source: Parish Centre St. Mary's Church.



Image of the Presbytery building in 2022, encased with perimeter verandah and elevations.

HERITAGE RESPONSE

St. Mary's Presbytery - Condition/ Integrity:

Also refer to APPENDIX C: St. Mary's Presbytery Schedule of Conservation Works.

The original 1885 Presbytery was substantially remodelled externally, in 1923 with an enclosing two storey verandah. Although in a dilapidated condition, the St. Mary's Presbytery is substantially intact the following is noted.

Weir Phillips Heritage and Planning

Externally, the building demonstrates a high degree of integrity. Only minor changes appear to have occurred, for example, the installation of aluminium double hung windows and air conditioning units set into the first floor balcony glazing. Possibly the rear of the presbytery form has been altered, but this would require further assessment to confirm.

Internally, the building appears to be substantially intact, with the exception of contemporary kitchen and bathroom joinery, contemporary finishes and lighting.
The original inbuilt joinery, fireplaces, architraves, windows, doors, some pendant light fittings, decorative batten and plaster ceilings, plaster cornices are extant internally.

Also refer to the Schedule of Conservation Works that accompanies this response.



St Mary's Presbytery Northern elevation



St Mary's Presbytery Northern elevation

Weir Phillips Heritage and Planning



**Rear, western elevation of the St. Marys Presbytery with demountable classrooms.
Southern elevation of St. Marys Presbytery with demountable classrooms at the rear**



Front elevation of St Mary's Presbytery to Miller Street

Weir Phillips Heritage and Planning



Front ground floor verandah



Southern ground floor verandah



Enclosed section of southern ground floor verandah

Weir Phillips Heritage and Planning



Central Hallway and entry door



Ground Floor northern side rooms.



Ground Floor northern side room with fireplace and in built joinery.

Weir Phillips Heritage and Planning



Ground Floor northern side room.

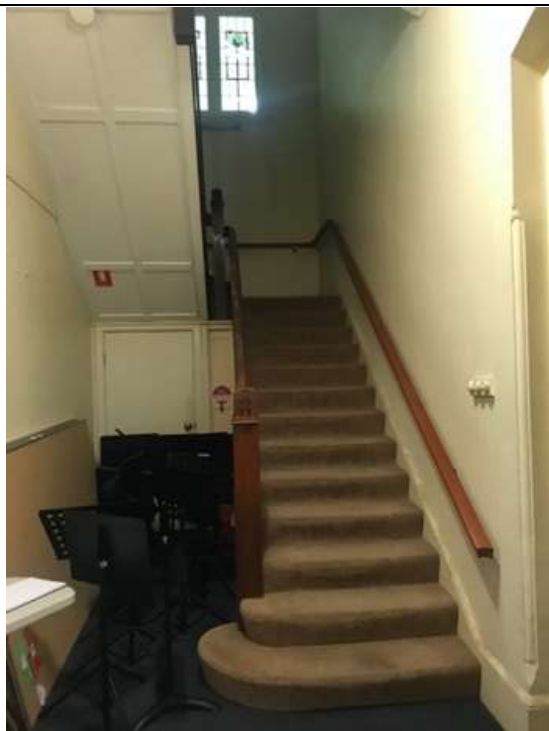


Ground Floor northern side room.

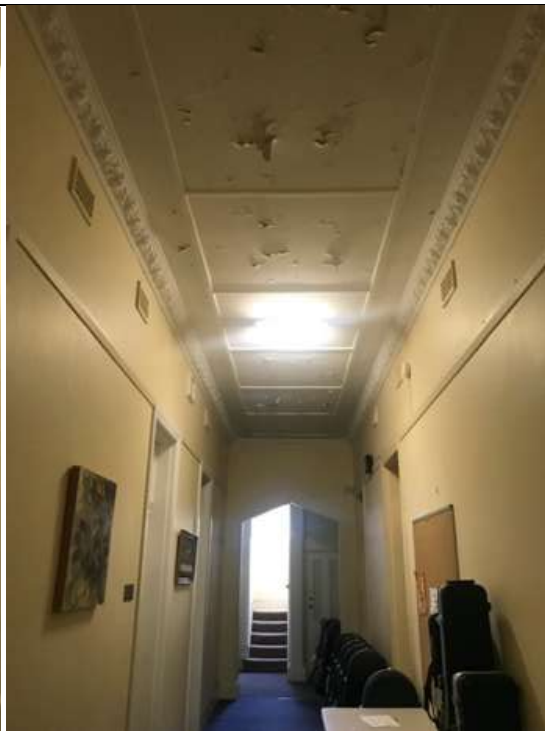


Ground Floor northern side room.

Weir Phillips Heritage and Planning



Stair up to First floor



Ground floor hallway




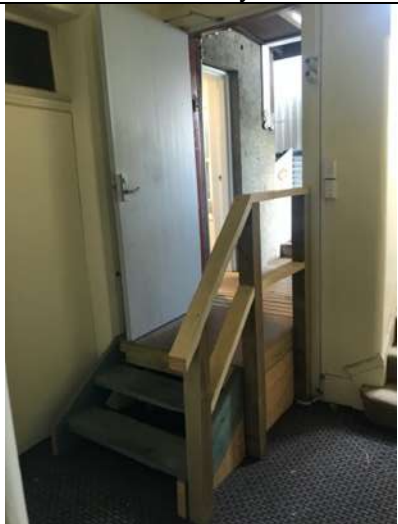



Ground Floor Kitchen

Ground floor enclosed southern verandah



Weir Phillips Heritage and Planning

		
	Ground floor front room.	
		
	Ground Floor front room	
	Ground floor front bay window overlooking Miller Street	
		
	Stair to outside demountable classrooms	
	Rear stair up to first floor	


Weir Phillips Heritage and Planning


	
First Floor Bathroom/ toilets.	
First Floor front balcony to Miller Street. Original timber framed sliding windows.	
	
First Floor	

Weir Phillips Heritage and Planning




		
	First Floor hallway and inbuilt joinery	
		
	First Floor room looking north toward the balcony	
		
	First Floor	

Weir Phillips Heritage and Planning

	
	First Floor Balcony in fill with aluminium framed windows and air conditioning unit
	First Floor Hallway Lantern/skylight
	HERITAGE RESPONSE - St. Mary's Catholic Primary School
	<p>St. Mary's Catholic Primary School - Detailed description</p> <p>St. Mary's Catholic Primary School is a rectangular, two storey school building with twin terracotta tile gable parapet roofs to Ridge Street and dormer windows on the eastern roof elevation. There are two chimney stacks on the western side of the roof. The masonry elevations are ornately articulated with a mixture of painted brick and stucco finishes. The timber double hung windows are either arched or flat arched with wide rendered frames.</p> <p>The buildings most notable feature is the pair of ornate parapet gables ends on Ridge Street, that curve toward the gutter line and a third gable with a projecting eave roof to the east elevation. West corner is two storeys, with faceted bay window and oval window to the ground floor and segmented triptych arched window above.</p> <p>This building is designed in the Federation Romanesque style which is predominantly found in ecclesiastical buildings. The architectural style is American inspired through the work of architect H.H. Richardson in the 1870's.</p> <p>The Architectural character is defined by simple and weighty robustness of masonry forms and restrained medieval motifs. Depicted in the Primary School building by the arched windows and high pitched gable parapet roof.</p> <p>St. Mary's Catholic Primary School - Condition/ Integrity</p> <p>The St. Mary's Primary School has mixed integrity. Internally the classrooms, timber framed windows, architraves and skirtings have been retained. Modification has occurred internally to allow electrical upgrades, mechanical ventilation and new learning technology to be installed in the classrooms.</p>

	<p>Externally the south and eastern elevations are moderately intact. The following alterations to the building are note:</p> <ul style="list-style-type: none"> • A two storey skillion lean too was removed from the western elevation of the primary school for the construction a two storey covered, open circulation bridge which was later removed for the current addition on the western elevation of the School. • The western elevation of the Primary School is no longer visible from the public domain and is now an internal elevation with the newly formed western addition. • The exterior face brick of the building has been concealed with paint and stucco render. • A first floor addition within the roof space has created the addition of high level windows and a series of dormer windows along the eastern elevation of the building. • The eastern doors under the set of triple awning windows have been removed and infilled with masonry. • The slate roofing has been removed and replaced with terracotta tiles. • A contemporary awning has been installed on the northern elevation.
	<p>St. Mary's Catholic Primary School - History</p> <p>The St. Mary's Church and school were established on the site in 1856. The School moved several times and established as St. Francis Xaviers at Lavender Bay. St. Mary's Primary School re-established circa 1888 and was extended in 1916.</p> <p>The North Sydney Parish was established in 1856 and came under the care of the Jesuit fathers In 1880. Early Catholic Schools in the area were originally in the care of lay teachers, but with the withdrawal of government funds in the 1880's religious orders were called on to run schools. Consequently the Marist Brothers established a boys School beside St. Mary's Church in 1888. When they moved to Manressa Hall in Carlow Street in 1916, the Sisters of St. Joseph moved into the small two room building vacated by the Marist Brothers and there began the present St Mary's School in the same year. The school was substantially extended in 1916 and more recently has been extensively altered and extended with contemporary structures to the north and west elevations and is now adjoined to a new two storey building on the western allotment on Ridge Street. St Mary's Catholic Primary School has now combined with Marist College North Shore to create a Kindergarten to year 12 school.</p>
	
	<p>St Mary's Primary School from Ridge Street</p>

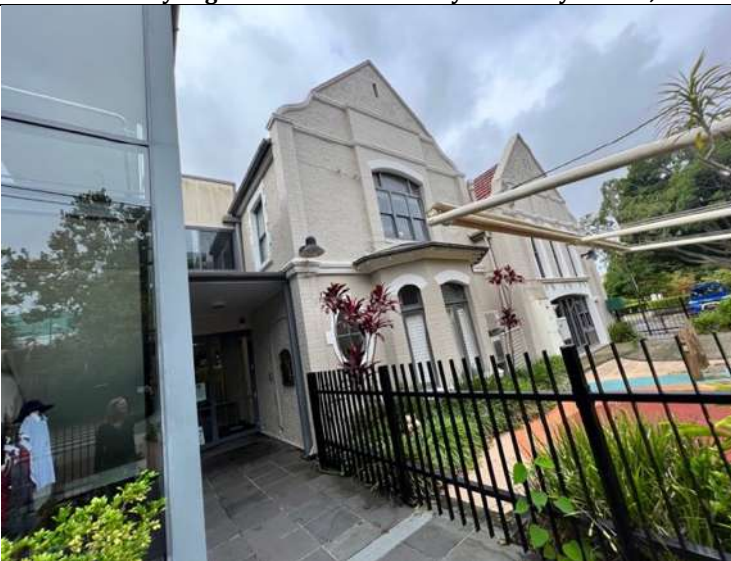
Weir Phillips Heritage and Planning

		
Early Photo, undated. St Mary's Primary School east elevation.		
		
Early photo of the St. Mary's Primary School from the State Heritage inventory sheet. Undated.		
		
Stanton Library Digital Collection. St Marys Primary School, 1987.		

Weir Phillips Heritage and Planning



Stanton Library Digital Collection. St Marys Primary School, 1994.






St Mary's Primary School from Ridge Street



East elevation of St Mary's Primary School looking toward the Ron Dyer Centre.

Weir Phillips Heritage and Planning

		
	East elevation of St Mary's Primary School looking toward the Ron Dyer Centre.	
		
	Looking toward rear of St. Mary's Primary School and the Ron Dyer Centre to the right.	
		
	Looking toward rear of St. Mary's Primary School and the Ron Dyer Centre to the right.	

Weir Phillips Heritage and Planning



Western addition to St. Marys Primary School showing the western elevation of the heritage item to the right looking north.



Western addition to St. Marys Primary School showing the western elevation of the heritage item to the left looking south toward Ridge Street.



Rear northern undercroft area to St Mary's Primary School

Weir Phillips Heritage and Planning



6.0	DPIE Comment
	<i>a diagram identifying original fabric and later changes to each building should be submitted to assist in understanding the degree to which original fabric is to be altered.</i>
	<p>Grading of Fabric</p> <ul style="list-style-type: none"> Original Fabric Additions To be demolished.

7.0	DPIE Comment
	<i>the significance of the fabric of the heritage items on the site is not made clear; there is no identification of what is original and what may be a later addition or alteration. If the inference is that all of the fabric is original, then there is no discussion as to whether the proposed action is a positive or an adverse heritage impact in section 6 (Effect of Work), nor what decisions or recommendations may be considered a mitigation measure. These matters are to be addressed in the HIS.</i>
	HERITAGE RESPONSE
	St. Marys Catholic Primary School: There are no proposed works to the significant heritage fabric of the St. Mary's Primary School Building.
	St. Marys Catholic Church: There are proposed works to the significant heritage fabric of the St. Mary's Catholic. Refer to Points 2 and 5 in this response for an assessment of the heritage impact of the proposed works to the Church.
	St. Marys Presbytery: There are proposed works to the significant heritage fabric of the St. Mary's Presbytery. Refer to Points 2 and 5 in this response for an assessment of the heritage impact of the proposed works to the Presbytery.

8.0	DPIE Comment
	<i>no reference is made to CA18 – Holterman Estate D. The HIS should be amended to add a description of the relevant portion of this HCA, a statement of significance, if available, and discussion of potential impacts from the proposal on the HCA. This is required to demonstrate that all heritage aspects of the site have been appropriately considered to ensure that the conclusions are soundly based.</i>
	HERITAGE RESPONSE - Holtermann Estate D Conservation Area



The subject site is highlighted in Blue. Heritage items in the vicinity of the site are highlighted in brown and are labelled. The Holtermann Estate D Heritage Conservation Area is labelled CA18 and hatched red.

The Holtermann Estate D Heritage Conservation Area (HCA)- *History*

The state heritage inventory provides the following history of the HCA.

The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, JR Hatfield and A Mosman. Extensive land purchases by B.O. Holtermann in the 1880s led to consolidated subdivision of large area.

Holtermann's Estate sought to provide "comfortable working men's houses". The area between West Street and Willoughby Road was subdivided and offered for sale during the 1880s and 1890s.

The main period of construction across the Holtermann Estate was between 1884 and 1915.

The Holtermann Estate D Heritage Conservation Area (HCA) – Description

The state heritage inventory provides the following Description of the HCA


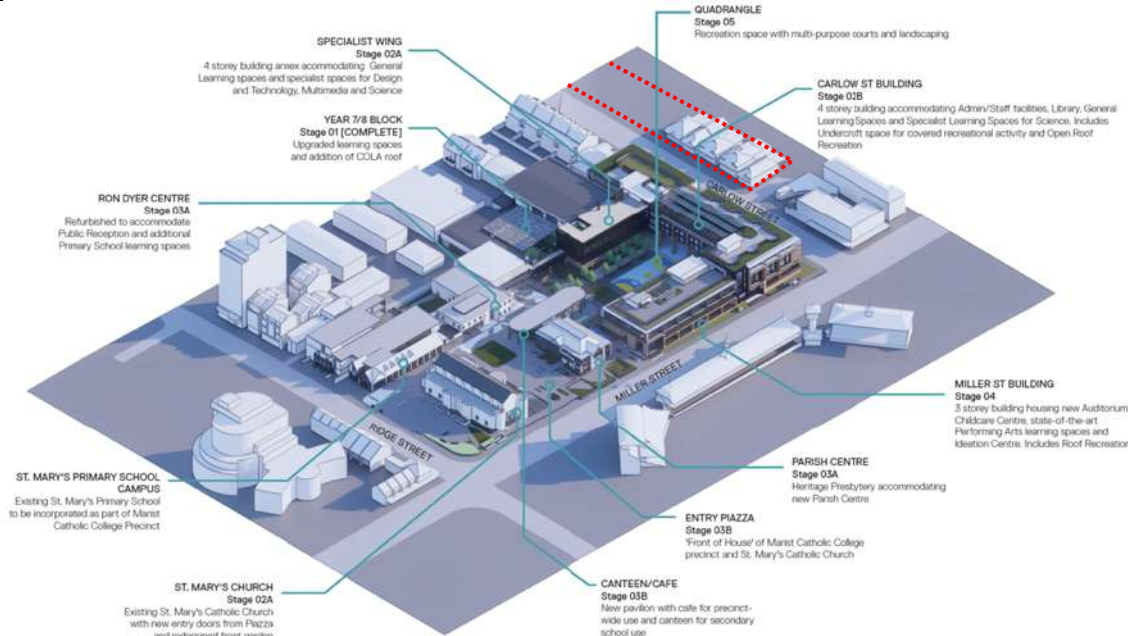

The Holtermann Estate D Conservation Area is set to both sides of the southern end of West Street and is defined by Falcon Street and Ridge Street. The landform is generally level and the urban form is determined by a strongly defined grid pattern of wide streets and narrow rear lanes.

The Area is characterised by modest, speculative cottages that include a mix of late 19th and early 20th century building styles including Victorian Georgian and Filigree, Federation Queen Anne and Federation Bungalow. There are also some two storey Victorian Italianate and Victorian Filigree terraces and Inter-War, Californian Bungalow and Art Deco styles.

The mature street trees are also a prominent and unifying feature of the West Street streetscape. Front cottage gardens contribute to the landscaping of the streets, and are typical of small lot development of the pre-war era. There are rear lanes that have a distinct character that is different to

	<i>the streets and that allow car access.</i>
	<p>The Holtermann Estate D Heritage Conservation Area (HCA)– Statement of Significance <i>The state heritage inventory provides the following Statement of Significance of the HCA</i></p> <p><i>The Holtermann Estate D Conservation Area is significant:</i></p> <p style="padding-left: 40px;"><i>(a) for its consistent late 19th and early 20th century residential character that is characterised by single storey dwelling houses of modest scale and two storey attached dwellings in a mixture of late Victorian and early Federation styles.</i></p> <p style="padding-left: 40px;"><i>(b) for its regular grid subdivision pattern, the level landform and development over a single main development period.</i></p>
	Impact of the proposed work on the Heritage Conservation Area
	<p>The section of the Holtermann Estate D Conservation Area in the vicinity of the site adjoins a small section of the site on the opposite side of Carlow Street. There are direct view corridors across Carlow Street between the Heritage Conservation Area and the proposed works.</p> <p>The proposed works: The proposed works adjacent to the Heritage Conservation Area (HCA) includes removal of the existing structures on the school site opposite the HCA and construction of a four storey education building.</p> <p>The proposed works will have an acceptable impact on the Heritage Conservation Area for the following reasons:</p> <ul style="list-style-type: none"> • 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 to 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 considered, coordinated 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 stylistically 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 are behind the main northern view corridors to the HCA and do not block or obscure this view corridor. • Carlow Street is planted with mature London Plane 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 school building to the HCA.

Weir Phillips Heritage and Planning

	
	<p>Early Aerial photograph over the site. Undated. HCA outlined in red. Demolished building on the site outlined in blue.</p>
	
	<p>Proposed masterplan. Heritage Conservation Area outlined in red.</p>
	 <p>CARLOW ST. BLOCK ELEVATION</p>
	<p>Proposed elevation from Carlow Street</p>

Weir Phillips Heritage and Planning

		
Proposed perspective of the works from Carlow Street		
		
The Holtermann Estate D Conservation Area opposite the site		
		
The Marist College North Shore opposite the HCA on Carlow Street.		

Weir Phillips Heritage and Planning




The Marist College North Shore opposite the HCA on Carlow Street.

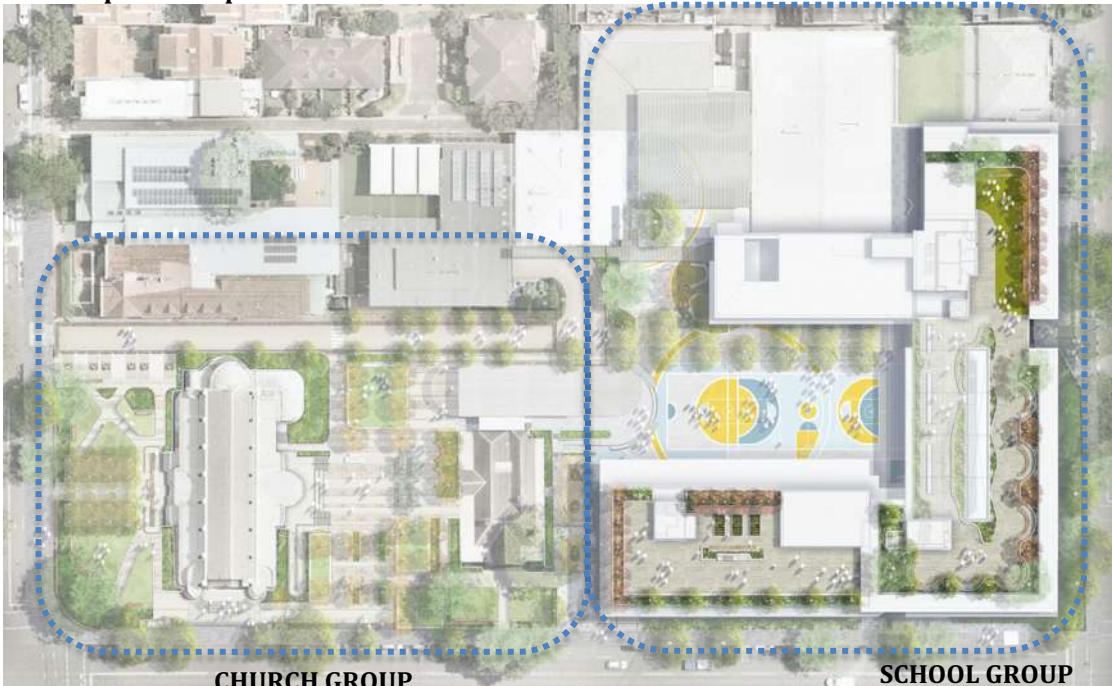
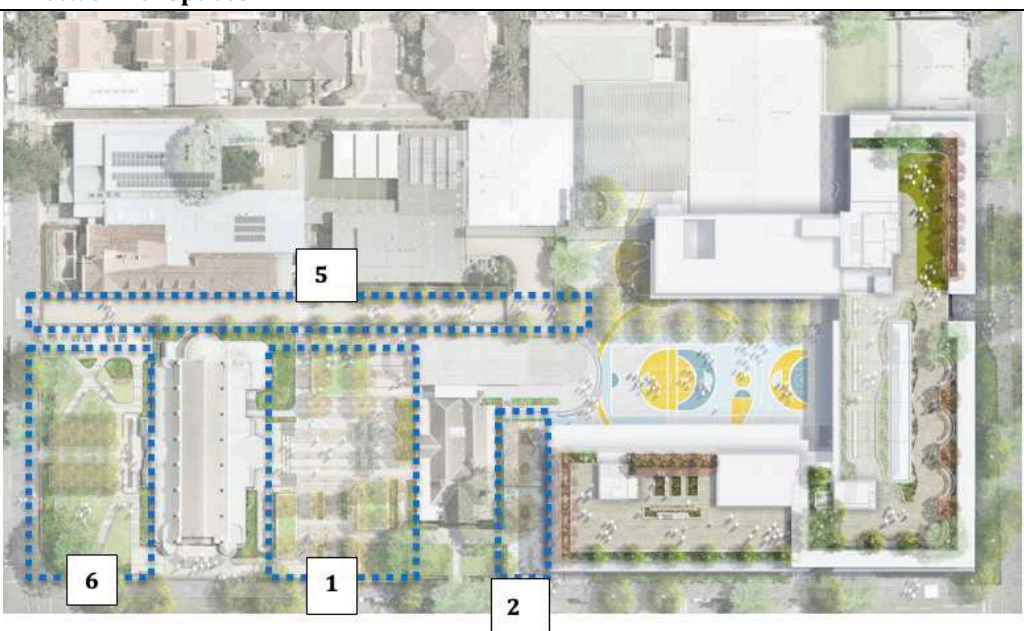


The Marist College North Shore opposite the HCA on Carlow Street.

9.0	DPIE Comment
	<i>the scale of the drawings should be mentioned in the plans. The architectural plans (demolition and proposed) should more clearly identify where wall nibs are to be retained to maintain the legibility if the original layout.</i>
	HERITAGE RESPONSE
	The architectural plans have been revised in line with the DPIE comments.

10.0	DPIE Comment
	<i>the setting and curtilage of the church group is not identified or described in the HIS, nor is there adequate analysis of the proposed impact of landscaping on the setting and relationships of the group. This is required to be addressed. More detail of the proposed cafe /canteen building is required to understand any potential heritage impacts on the appreciation of the Presbytery and setting of the church group.</i>
	HERITAGE RESPONSE
	<p>The Church group is defined as:</p> <ol style="list-style-type: none"> 1. St Mary's Church, 2. St Mary's Catholic Primary School and 3. St Mary's Presbytery. <p>Setting The church group is located in the vicinity of each other in the open setting of a large asphalt carpark which is intermittently planted with trees between the parking bays. The carpark extends between the north elevation of the Church and the presbytery to the north and the driveway between western elevation of the Church and the St. Mary's Primary's Primary School, and extends up to the Presbytery. The Church has additional curtilage to the south within the paved and landscape southern Garden which extends between Miller Street and Ridge Street.</p>  <p>LEGEND</p> <ul style="list-style-type: none"> Existing Hard Surface Existing Soft Surface <p>From Landscape Design Report - Oculus</p> <p>Existing Landscape The existing site consists of a high proportion of hard surfaces directly adjacent to and between the buildings of the Church group. The main soft surfaces and gardens to the buildings are confined to the front of the Primary School and Presbytery and to the southern Garden of the Church.</p> <p>The setting of the Church Group and College campus generally is dominated by hard paved surfaces including the existing at-grade car park, courtyards and main play space in the north part of the site. The existing site comprises:</p>

Weir Phillips Heritage and Planning

	<p>10, 975 m2 Hard Surfaces (79%) 2, 993 m2 Soft Surfaces (21%)</p>
	<p>Proposed Landscape</p>
	<p>Landscape Masterplan – Oculus</p>  <p style="text-align: center;">CHURCH GROUP SCHOOL GROUP</p>
	<p>Church Precinct The Church Precinct is centred around the St Mary’s Church, St. Mary’s Primary School and Presbytery buildings and includes the following spaces:</p> <ul style="list-style-type: none"> • the new public piazza space; • the upgraded garden on the south side of the Church; • the upgraded garden in front of the Presbytery on Miller Street; and • the shared way forming part of the main north-south axis and the interface with the primary school and Ron Dyer Centre.
	<p>A network of Spaces</p> 

	<p>1. Public Piazza</p> <p>The public Piazza removes the asphalt carpark and replaces it with a pedestrian paved and landscaped area. The piazza increases and improves the visual curtilage of the church which enhances the setting and understanding of the church within the Church Precinct. The piazza connects the three buildings within the Church precinct through a unifying landscape/ pedestrian element. No significant heritage fabric is removed in the construction of the piazza.</p> <p>The Piazza works in tandem with the proposed modification of the confessionals as the new entry porticos to the northern elevation of the Church. The proposed porticos open out onto a granite paved terrace which overlooks and provides compliant access to the piazza.</p> <p>The terrace, stair and access ramp down to the piazza does not remove any heritage fabric of the church, the works are set at a low height are minor in scale in comparison to the church and are visually recessive to the significance of the Church. The ramp will be set within a landscaped garden to reduce the visual impact on the Church from Miller Street.</p> <p>The Piazza also:</p> <ul style="list-style-type: none"> • Creates a tranquil extension to the church • Enhances the setting and connectivity of the existing heritage buildings • Provides a welcoming and embracing public entrance to the precinct • Open to and welcomes interface with Miller Street • Creates an open congregation area for the parish, students, staff, visitors and the greater community • Creates a flexible use space to accommodate both every day uses and church / community events • Mediates level changes between the existing church to the south and the Presbytery to the north • Creates a landscape space with clear wayfinding to connect pedestrians from Miller Street to the main north-south axis and the broader extents of precinct
	<p>2. Pre-Function Courtyard</p> <p>The Pre-Function Courtyard removes the existing asphalt driveway and increases and improves the visual curtilage of the Presbytery which enhances the setting and understanding of the Presbytery within the Church Group. The Pre-Function Courtyard also:</p> <p>A flexible space which can be used for pre and post function events spilling out from the auditorium as well as passive use by students .</p> <p>The Pre-Function Courtyard also provides:</p> <ul style="list-style-type: none"> • A controlled access off Miller Street • An enhanced setting and outlook from the Presbytery • Mediates level changes between the existing Presbytery building and new Miller Street building • Provides access to the new canteen building and vice versa. • Connects with the central courtyard • Includes opportunities for outdoor learning
	<p>5.Sharedway</p> <p>The Sharedway removes the existing asphalt driveway and replaces it with a more pedestrian style finish and landscaping, more in keeping with the heritage significance of the Church Group and setting. The proposed sharedway increases and improves the visual curtilage of the Church and Primary School which enhances the setting and understanding of the Presbytery within the Church Precinct. The shared way also:</p> <p>Forms part of main north-south axis through the site</p> <ul style="list-style-type: none"> • Limited and time restricted use by vehicles

	<ul style="list-style-type: none"> • Pedestrian friendly accommodating safe movements along and across: • Interfaces with Church, Parish Centre, Ron Dyer Centre, primary school and secondary school • Interfaces with southern Church garden, piazza and central courtyard • Strong visual connection through the site from Ridge Street through to Carlow Street • Tree lined for amenity and shade • At-grade parking near the Church (existing)
	<p>6. St. Mary's Church Garden</p> <p>The proposed works to the St. Mary's Church Garden removes the existing intrusive pebblecrete pathways and replaces it with a granite paver more in keeping with the heritage significance of the Church. The proposal retains and reuses all significant sandstone fabric and plantings. The existing low sandstone wall and stair within the Garden will be moved 280mm to the south and rebuilt like for like to enable a compliant accessible entry into the Church. The new handrail will match the existing materials. The sandstone wall and stair will be extensively photographed to enable its careful reconstruction.</p> <p>The proposed works improve the visual curtilage of the Church and Primary School, which enhances the setting and understanding of the Presbytery within the Church Precinct. The works also enable the entry area:</p> <ul style="list-style-type: none"> • To be capable of accommodating funeral gatherings and spill-out from the Church • Access for hearses off Ridge Street (existing) • Provides entry to the southern entry of the Church • Central access way widened under flanking groves of trees • Selective removal of existing vegetation to open up views of the Church • Existing sandstone walls around the street edges retained • Entry into the Church made compliant • Existing rose garden retained and upgraded • Additional public seating provided
	<p>Impact of the Canteen Building on the Group</p> <p>The proposed Canteen will have an acceptable impact in the Church group for the following reasons:</p> <ul style="list-style-type: none"> • The proposed Canteen is located adjacent the western elevation of the presbytery, and is lower in height, bulk and scale than the Presbytery. The canteen is physically and visually removed from the Church and the Primary school by the intervening landscape piazza area. • The proposed materials of the canteen include anodized metal, face brick, concrete and glass. Which are appropriate and durable materials for use in a 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.

10.0	DPIE Comment
	<i>there has been no assessment of the impact of the development on the North Sydney Hotel. The proximity of this heritage site to the development requires a detailed analysis of the form, scale, materiality and fenestration detail of the new building, as well as an analysis of view impacts, to understand any potential heritage impacts.</i>
	HERITAGE RESPONSE
	Form scale materiality fenestration view impacts
	<i>North Sydney Hotel, Claude Fay's, Percy's Hotel (10915) No. 292 Miller Street, North Sydney.</i>
	The State heritage Inventory provides the following statement of Significance this item:¹ Database No. 2181013.
	<i>The North Sydney Hotel is an important local hotel in the Inter War Free Classical style, and is of historical significance as a site with a continuous hotel use since 1890, and for its 1926 hotel building. The hotel has historical association with its designer, Sidney Warden, Tooth & Co architect. The hotel 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.</i>
	<p>The proposed building at the corner of Miller Street and Carlow Street has been carefully designed and considered so that the proposed form, scale and materiality are in keeping with and sympathetic to the North Sydney Hotel.</p> <p>The proposed building is five storeys in height and responds to a rigorous design brief to accommodate excellence in education within an area of high future population growth.</p> <p>The upper level of the proposed structure has been revised to be well setback from Miller and Carlow Street so that the four storey podium height sits comfortably with and 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.</p> <p>The proposed solid masonry architectural style is in keeping with the architectural form and mass of the hotel</p> <p>The proposed materials of face brick and glass are in keeping with the materiality of the face brick, render and glass of the Hotel.</p> <p>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.</p> <p>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.</p>

Weir Phillips Heritage and Planning



The North Sydney Hotel from Carlow Street



The North Sydney Hotel from the corner of Carlow and Miller Street looking north.

Weir Phillips Heritage and Planning

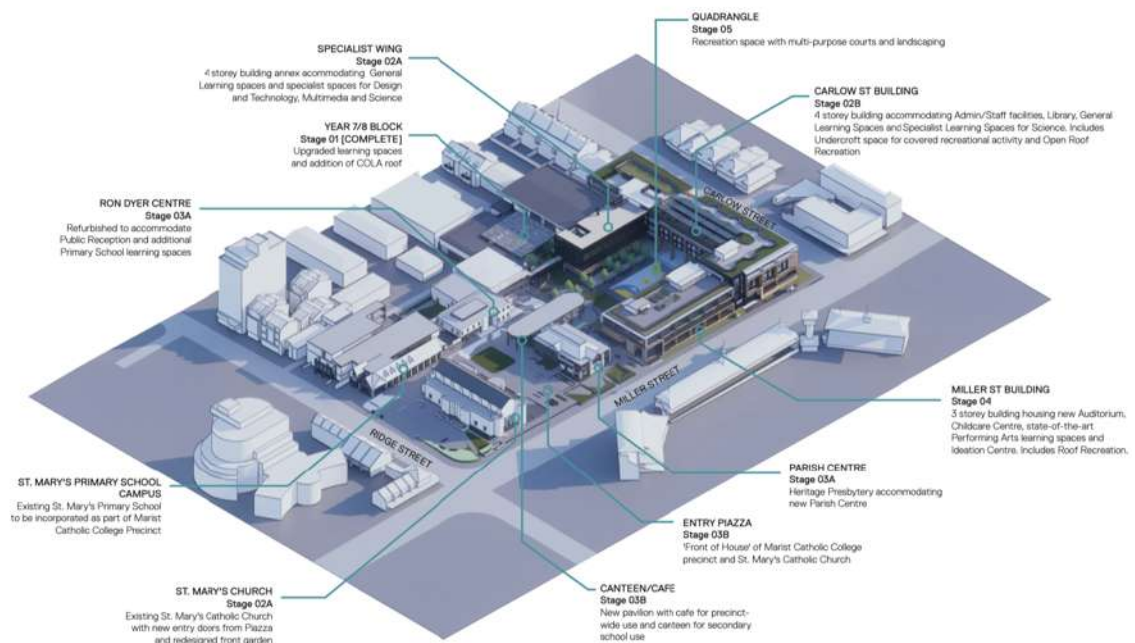
	
	The North Sydney Hotel from Miller Street looking south.
	
	Proposed Miller Street elevation.
	
	Proposed perspective from corner of Miller and Carlow Street.
	<div> <div>  <p>BK01 BRICKWORK Boral 76 Brick Colour: Simmental Silver</p> </div> <div>  <p>MF01 METAL FINISH Colour: Off-White</p> </div> <div>  <p>MF02 METAL FINISH Colour: Light Blue Grey</p> </div> <div>  <p>MF03 METAL FINISH Colour: Dark Grey</p> </div> <div>  <p>GF01 GLASS FINISH Colour: Clear</p> </div> <div>  <p>CF01 CONCRETE FINISH</p> </div> </div>
	Proposed material Schedule.

APPENDIX B: Further Heritage analysis was undertaken, to assess the impact of the proposed works on the St Leonard's Park in the Response to Submissions dated 26th August 2021 and included below.

HERITAGE RESPONSE – 26 August 2021. 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 | 26 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 six 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.

- 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 upper level footprint has been set in to reduce the form and scale form Miller and Carlow Streets
- 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

	<p>significance of St Leonards Park and issues outlined by Heritage by NSW in the letter dated 3/3/2021.</p> <p>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.</p> <p>The impacts of the proposal to St Leonards Park are mitigated by:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>No.45-51 Ridge Street, North Sydney. Row of Terraces. (10973, 10974)</p> <p>The proposed works will have a minimal and acceptable impact on this heritage item for the following reasons:</p> <ul style="list-style-type: none"> • 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 majority of the proposed works are being carried at the northern end of the site which is physically and visually removed from the terrace row. • The proposed works to the southern garden of the St. Mary's Church which are visible to and from the heritage item will have a positive impact as the works to the garden do not remove any significant fabric, are minor in scale, replace intrusive paving with more sympathetic materials and will enable an enhanced understanding and use of the garden. <p>Trewyn Terraces. 240-248 Miller Street North Sydney. (10911, 10910, 10909, 10907, 10906)</p> <ul style="list-style-type: none"> • 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 Ridge Street at the southern end of the site opposite the St Mary's Catholic Primary School. The majority of the proposed works are being carried at the northern end of the site which is physically and visually removed from the terrace row.
- The heritage row of terraces are located on Miller Street at the corner of Ridge Street opposite the southern end of the site and the St Mary's Catholic Church. The majority of the proposed works are being undertaken at the northern end of the site which is physically and visually removed from the terrace row.
- The proposed works to the southern garden of the St. Mary's Church which are visible to and from the side elevation of the heritage item at No. 240 Miller Street only, will have a positive impact as the works to the garden do not remove any significant fabric, are minor in scale, replace intrusive paving with more sympathetic materials and will enable an enhance understanding and use of the garden.

North Sydney Hotel. No. 292 Miller Street, North Sydney (10915).

Refer to Point 10 in this response for the impact of the proposed work on this heritage item in the vicinity.

APPENDIX C: St. MARY'S PRESBYTERY - SCHEDULE OF CONSERVATION WORKS

SCHEDULE OF CONSERVATION WORKS



**St. Mary's Presbytery, Marist Catholic College,
270 Miller Street, North Sydney NSW**

March 2022 | J4293

**Weir
Phillips**
**Heritage
and Planning**

Level 19, 100 William Street Woolloomooloo NSW 2011
Phone: (02) 8076 5317

TABLE OF CONTENTS

<u>1.0</u>	<u>INTRODUCTION</u>	<u>3</u>
1.1	LOCATION OF WORKS:	3
1.2	PURPOSE OF THIS CORRECTIVE AND CYCLICAL MAINTENANCE:	4
1.3	TERMINOLOGY:	4
1.4	LIMITATIONS:	5
<u>2.0</u>	<u>CONDITION ASSESSMENT</u>	<u>6</u>
<u>3.0</u>	<u>PHOTOGRAPHIC RECORD</u>	<u>8</u>
<u>4.0</u>	<u>CORRECTIVE MAINTENANCE</u>	<u>33</u>
<u>5.0</u>	<u>RECYCLED ITEMS</u>	<u>39</u>
<u>6.0</u>	<u>PLANNED CYCLICAL MAINTENANCE</u>	<u>40</u>

1.0 Introduction

Preamble:

This Schedule of Conservation Works is a list of work that is required to correct damage and deterioration to St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW

The Schedule of Conservation Works is listed as Corrective and Cyclical Maintenance work. This will ensure the long-term conservation of the building.

Authorship

This schedule has been prepared by Edward Alder, Building and Remedial Works Specialist, and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

Conservation Work:

This Schedule of Conservation Works shall be read with the Heritage Impact Statement prepared by Weir Phillips Heritage and Planning dated March 2022, DPIE Response to Submission dates March 2022 and all Statutory Authority requirements and conditions for approved works. The works shall be guided and limited by the Burra Charter.

1.1 Location of Works:



Fig. 1. Site boundary

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*, (Fig. 1).

St. Mary's Presbytery, Marist Catholic College No. 270 Miller Street, North Sydney, is located on the western side of Miller Street south of Carlow Street and north of Ridge Street, (Fig. 2).

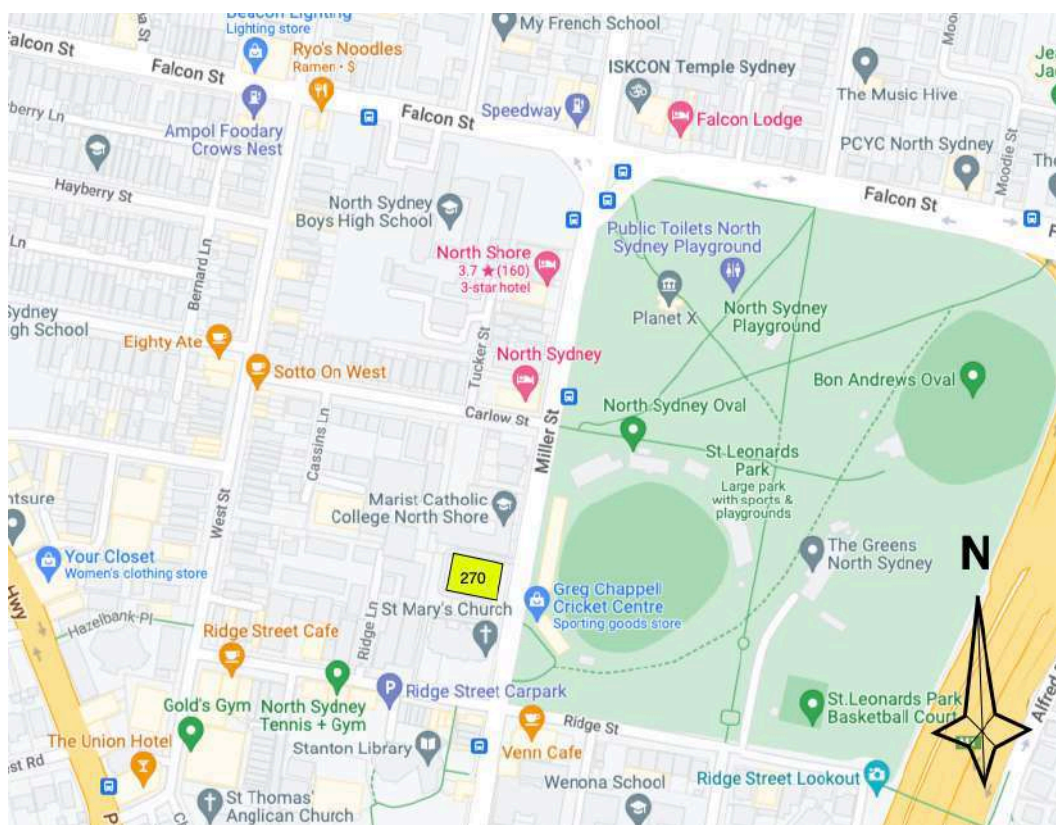


Fig. 2. Location in relation to surrounding area

1.2 Purpose of this Corrective and Cyclical Maintenance:

This corrective maintenance plan aims to provide a site reference and a program of corrective maintenance works to St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW, requiring implementation over the next few years.

The cyclical maintenance works schedules aims to provide a site reference and a program of ongoing maintenance works to St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW, requiring implementation as specified.

1.3 Terminology:

The terms: fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013. The following definitions also apply.

Cyclical Maintenance:

The regular expenditure of a small amount of maintenance funds is much better for a building, and more cost effective, than large injections of capital every 20 years or so. People often think that once a building has been 'restored' it doesn't need to be looked at again for many years. But many major repairs to historic buildings could have been prevented if simple things like leaking down-pipes and gutters had been cleaned out or repaired in a timely manner.

Corrective Maintenance:

Work necessary to bring a building to an acceptable standard (often as recommended by a conservation plan) such as treatment for rising damp; or planned maintenance work to prevent failure which recurs predictably within the life of a building, such as cleaning gutters or painting.

Corrective maintenance is listed as a once only maintenance item in the cyclical maintenance table in order of the significance of the item requiring work.

Emergency Corrective Maintenance:

Work that must be initiated immediately for health, safety, security reasons or that may result in the rapid deterioration of the structure or fabric if not undertaken (for example, roof repairs after storm damage, graffiti removal or repairing broken glass). A daily response system detailing who is responsible for urgent repairs are to be prepared.

Where ever possible, corrective and cyclical maintenance work are to be executed within the limitations set out in the relevant sections of the BCA/NCC and applicable Australian Standards. However, the preservation of the original building fabric is to take preference over arbitrary requirements.

1.4 Limitations:

The inspections from which the assessments and this report were made were neither invasive or exhaustive.

2.0 CONDITION ASSESSMENT

Exiting Condition of The Building

St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW is in good condition requiring some conservation work

Roof, Roof Drainage and Stormwater

- The slate roof appears to be in a serviceable condition. The roof slate and all associated flashings are to be inspected by a heritage roof slate contractor, (photo 3).
- The gutters and down-pipes are inappropriate and are to be replaced with a copper gutter system, (photo 4).
- All barge boards, fascia and eaves lining boards are to be inspected for damage and repaired where required by an experienced contractor with a proven record of satisfactory work on heritage buildings prior to properly preparing and repainting, (photo 5).
- The rot damaged timber supporting the exposed rafters at the front (east elevation) of the Presbytery is to be repaired, (photo 6).

Masonry

- All of the external brickwork and masonry is to be professionally cleaned by an experienced contractor with a proven record of satisfactory work on heritage buildings, (photo 7).
- Damaged tyrolean render is to be repaired by an experienced contractor with a proven record of satisfactory tyrolean render repairs, (photo 8).
- Damaged render is to be repaired by an experienced contractor with a proven record of satisfactory render repairs, (photo 9).
- Vegetation growing on the masonry is to be removed and the cracks repaired, (photo 10).
- Cracks in masonry are to be repaired with minimal disturbance to original heritage fabric, (photo 11-12).
- The crack in the terrazzo step at the entry to the Presbytery is to be invisibly repaired by an experienced terrazzo repair contractor with a proven record of satisfactory terrazzo repairs, (photo 13).

1st Floor Verandahs and Verandah Windows

- Prior to the removal of the existing windows to reinstate the first floor verandahs on the northern, east and southern elevations (demolition). Both internal and external cladding is to be examined to ensure the cladding material is not asbestos sheet. Should the cladding contain asbestos the extent of reconstruction may be impacted. Reference photographs, material samples and detailed measurements of all the detailed timber trims, battens will be required to ensure faithful and accurate reproduction of any material that is needed to be removed and cannot be recycled, (photo 14-15).
- Timber sliding windows removed to facilitate the reinstatement of the first floor verandahs are to be recycled on site or delivered to a heritage building centre, (photo 16).
- All aluminium windows and air-conditioning units are to be removed, (photo 17).
- The original heritage fabric of the first floor that will become open verandah floors are to be retained and protected from damage during building operation for approved alteration. Method of weather proofing the proposed verandah floors is to be detailed and approved by the nominated heritage consultant, (photo 18).

Windows and Doors

- The main entry door is to be retained and protected from damage during building operation for approved alteration, (photo 19).
- The lead-light bay windows at the ground floor entry are to be retained and protected from damage during building operation for approved alteration, (photo 20-21).
- The ground floor timber windows at the rear of the building on the northern elevation are to be retained, (photo 22).
- The lead-light timber windows on the first floor entry are to be retained, (photo 23).
- All the double hung timber windows are to be retained, (photo 24).
- The timber awning windows are to be recycled or delivered to a heritage building supply centre, (photo 25).
- All the double hung timber windows on the ground floor on the southern elevation at the rear of the Presbytery are to be retained, (photo 26-27).
- The Aluminium sliding door at the north end of the eastern elevation on the first floor is to be removed. Details of the proposed new timber door or window are to be approved by the nominated heritage consultant, (photo 28).
- The interior heritage doors, high-lights, door frames, architraves and skirtings are to be retained, (photo 29-30).
- The timber French doors, high-lights and door frames are to be retained, (photo 31).
- The lead-light timber windows on the ground floor are to be retained, (photo 32).
- All the lead-light timber windows are to be retained, (photo 33).

External Cladding and Timber Work

- All the exterior cladding and timber work is to be inspected by an experienced contractor with a proven record of satisfactory work on heritage buildings and any required repairs completed prior to properly preparing and repainting, (photo 34-35).

Interior

- Where the interior is not being altered, the ceilings and walls are to be reinstated, (photo 36).
- The water damaged ceiling in the ground floor room on the southern side is to be repaired and the hand basin in the room directly above investigated for water leaks, (photo 37-38).
- The damaged heritage door on the first floor at the rear of the Presbytery is to be replaced with a matching heritage door. Preferably a heritage door sourced from a heritage building supply centre, (photo 39).
- The interior of the Presbytery is to be properly prepared and repainted, (photo 40-41).
- The heritage fire places, surrounds, mantels and hearths are to be retained, (photo 42-46).
- The heritage stair case and balustrade are to be retained and protected from damage during building operation for approved alteration, (photo 47).
- The heritage timber panel verandah ceilings are to be retained and protected from damage during building operation for approved alteration, (photo 48).
- All the heritage ceilings, cornices, ceiling roses and decorative elements are to be retained, (photo 49-52).

3.0 PHOTOGRAPHIC RECORD



Photo. 3. The slate roof appears to be in a serviceable condition. The roof slate and all associated flashings are to be inspected by a heritage roof slate contractor.



Photo. 4. The gutters and down-pipes are inappropriate and are to be replaced with a copper gutter system.



Photo. 5. All barge boards, fascia and eaves lining boards are to be inspected for damage and repaired where required by an experienced contractor with a proven record of satisfactory work on heritage buildings prior to properly preparing and repainting.



Photo. 6. The rot damaged timber supporting the exposed rafters at the front (east elevation) of the Presbytery is to be repaired.



Photo. 7. All of the external brickwork and masonry is to be professionally cleaned by an experienced contractor with a proven record of satisfactory work on heritage buildings.



Photo. 8. Damaged tyrolean render is to be repaired by an experienced contractor with a proven record of satisfactory tyrolean render repairs.



Photo. 9. Damaged render is to be repaired by an experienced contractor with a proven record of satisfactory render repairs.



Photo. 10. Vegetation growing on the masonry is to be removed and the cracks repaired.



Photo. 11. Cracks in masonry are to be repaired with minimal disturbance to original heritage fabric.



Photo. 12. Cracks in masonry are to be repaired with minimal disturbance to original heritage fabric.



Photo. 13. The crack in the terrazzo step at the entry to the Presbytery is to be invisibly repaired by an experienced terrazzo repair contractor with a proven record of satisfactory terrazzo repairs.



Photo. 14. Prior to the removal of the existing windows to reinstate the first floor verandahs on the northern and southern elevations (demolition) both internal and external cladding is to be examined to ensure the cladding material is not asbestos sheet.



Photo. 15. Prior to the removal of the existing windows to reinstate the first floor verandahs on the northern, east and southern elevations (demolition) both internal and external cladding is to be examined to ensure the cladding material is not asbestos sheet.



Photo. 16. Timber sliding windows removed to facilitate the reinstatement of the first floor verandahs are to be recycled or delivered to a heritage building centre.



Photo. 17. All aluminium windows and air-conditioning units are to be removed.



Photo. 18. The original heritage fabric of the first floor that will become open verandah floors are to be retained and protected from damage during building operation for approved alteration. Methods of weather proofing the proposed verandah floors are to be detailed and approve by the nominated heritage consultant.



Photo. 19. The main entry door is to be retained and protected from damage during building operation for approved alteration.



Photo. 20. The lead-light bay windows at the ground floor entry are to be retained and protected from damage during building operation for approved alteration.



Photo. 21. The lead-light bay windows at the ground floor entry are to be retained and protected from damage during building operation for approved alteration.



Photo. 22. The ground floor timber windows at the rear of the building on the northern elevation are to be retained or replaced with a sliding timber windows recycled from the first floor verandah.



Photo. 23. The lead-light timber windows on the first floor are to be retained.



Photo. 24. All the double hung timber windows are to be retained.



Photo. 25. The timber awning windows are to be retained.



Photo. 26. All the double hung timber windows on the ground floor on the southern elevation at the rear of the Presbytery are to be retained.



Photo. 27. All the double hung timber windows on the ground floor on the southern elevation at the rear of the Presbytery are to be retained.



Photo. 28. The Aluminium sliding door at the north end of the eastern elevation on the first floor is to be removed. Details of the proposed new timber door or window are to be approved by the nominated heritage consultant.



Photo. 29. The interior heritage doors are to be retained.



Photo. 30. The interior heritage doors, high-lights, door frames, architraves and skirtings are to be retained.



Photo. 31. The timber French doors, high-lights and door frames are to be retained.



Photo. 32. The lead-light timber windows on the ground floor are to be retained.



Photo. 33. All the lead-light timber windows are to be retained.



Photo. 34. All the exterior cladding and timber work is to be inspected by an experienced contractor with a proven record of satisfactory work on heritage buildings and any required repairs completed prior to properly preparing and repainting



Photo. 35. All the exterior cladding and timber work is to be inspected by an experienced contractor with a proven record of satisfactory work on heritage buildings and any required repairs completed prior to properly preparing and repainting.



Photo. 36. The original cupboards in the central corridor on the first floor are to be retained.



Photo. 37. The water damaged ceiling in the ground floor room on the southern side is to be repaired and the hand basin in the room directly above investigated for water leaks.



Photo. 38. The water damaged ceiling in the ground floor room on the southern side is to be repaired and the hand basin in the room directly above investigated for water leaks.



Photo. 39. The damaged heritage door on the first floor at the rear of the Presbytery is to be replaced with a matching heritage door. Preferably a heritage door sourced from a heritage building supply centre.



Photo. 40. The interior of the Presbytery is to be properly prepared and repainted.



Photo. 41. The interior of the Presbytery is to be properly prepared and repainted.



Photo. 42. The heritage fire places, surrounds, mantels and hearths are to be retained.



Photo. 43. The heritage fire places, surrounds, mantels and hearths are to be retained.



Photo. 44. The heritage fire places, surrounds, mantels and hearths are to be retained.



Photo. 45. The heritage fire places, surrounds, mantels and hearths are to be retained.



Photo. 46. The heritage fire places, surrounds, mantels and hearths are to be retained.

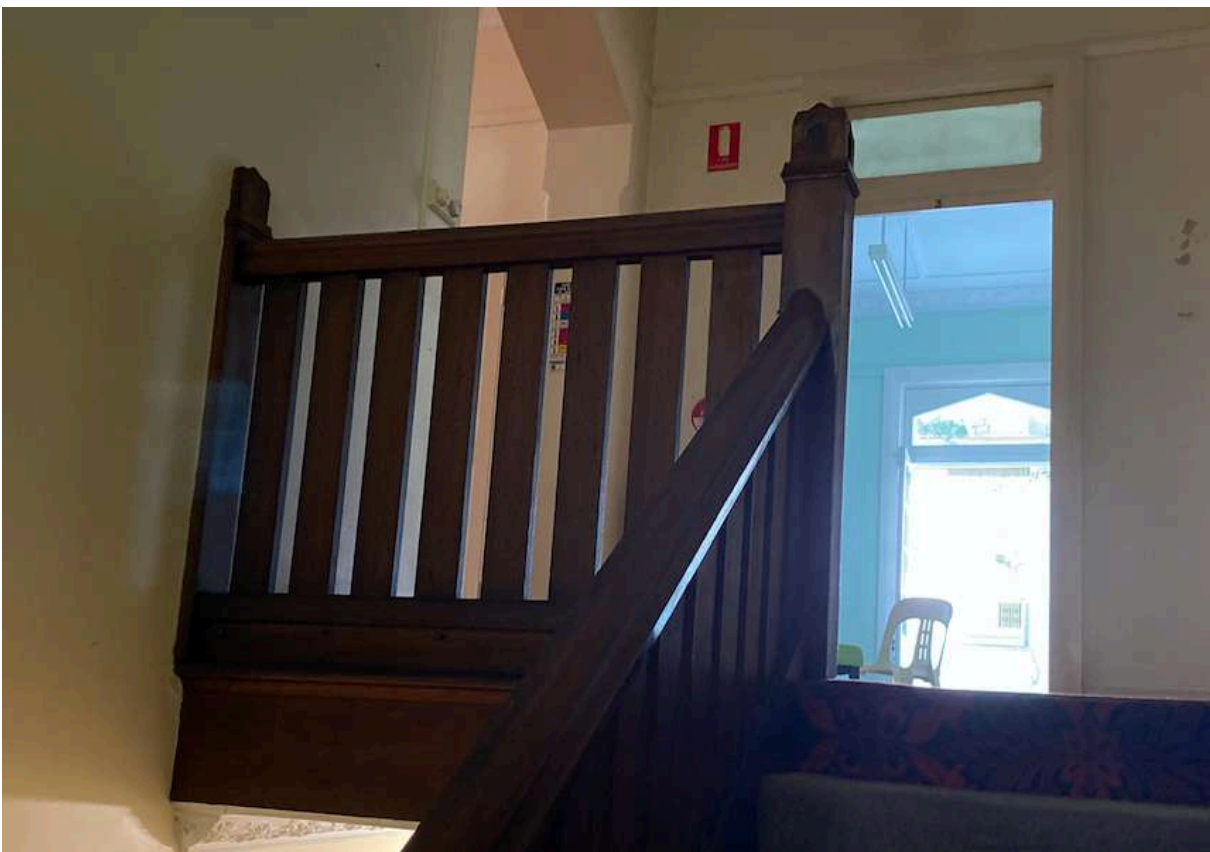


Photo. 47. The heritage stair case and balustrade are to be retained and protected from damage during building operation for approved alteration.



Photo. 48. The heritage timber panel verandah ceilings are to be retained and protected from damage during building operation for approved alteration.



Photo. 49. All the heritage ceilings, cornices, ceiling roses and decorative elements are to be retained.



Photo. 50. All the heritage ceilings, cornices, ceiling roses and decorative elements are to be retained.










Photo. 51. All the heritage ceilings, cornices, ceiling roses and decorative elements are to be retained.










Photo. 52. All the heritage ceilings, cornices, ceiling roses and decorative elements are to be retained.





4.0 CORRECTIVE MAINTENANCE





Weir Phillips Heritage and Planning	Corrective Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	CM-01	Space No:	Presbytery
	<p>LOCATION: Roofs</p> <p>WORK REQUIRED: The slate roof and all associated flashings are to be inspected by a heritage roof slate contractor with a proven record of satisfactory work to heritage slate roofs.</p> <p>Standards: AS 4597-1999 Installation of Roof Slate, AS 1562.1 2018, SA HB 3850.1-2015 Metal Roofing and AS/NZS 2179.1-1014 Metal Rainwater Goods.</p>		
	<p>LOCATION: Rain Goods</p> <p>WORK REQUIRED: The colorbond gutters and rusting down-pipes are inappropriate and are to be replaced with a copper gutter system. This gutter system is to be adequate to accommodate the roof drainage and is to be approved by the nominated heritage consultant.</p> <p>This work is to be executed by a licensed roofing contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standards: AS/NZS 2179.1-2014 Metal Rainwater Goods and AS/NZS 3500.3.2015. Stormwater Drainage</p>		
	<p>LOCATION: Roof Timbers</p> <p>WORK REQUIRED: The rot damaged timber supporting the exposed rafters at the front (east elevation) of the Presbytery is to be repaired.</p> <p>Repair of heritage fabric is preferred to replacing elements with matching 'like-for-like' material.</p> <p>This work is to be executed by an experienced licensed contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standard: AS 1684.2—2021 Timber framing</p>		
Issue:	March 2022		

Weir Phillips Heritage and Planning	Corrective Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	CM-02	Space No:	Presbytery
	LOCATION: External Timbers WORK REQUIRED: All the exterior cladding and timber work is to be inspected by an experienced contractor with a proven record of satisfactory work on heritage buildings. Standard: AS 1684.2—2021 Timber framing		
	LOCATION: Entire Presbytery WORK REQUIRED: All of the external brickwork and masonry is to be professionally cleaned by an experienced masonry cleaning contractor with a proven record of satisfactory work on heritage buildings Standard: AS 3700-2018 Masonry Structures		
	LOCATION: Eastern Elevation WORK REQUIRED: Damaged tyrolean render is to be repaired by an experienced contractor with a proven record of satisfactory tyrolean render repairs. Standard: AS 3700-2018 Masonry Structures		
	LOCATION: Eastern Elevation WORK REQUIRED: Damaged render is to be repaired by an experienced contractor with a proven record of satisfactory render repairs to heritage buildings. Standard: AS 3700-2018 Masonry Structures		
Issue:	March 2022		



Weir Phillips Heritage and Planning	Corrective Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	CM-03	Space No:	Presbytery
	<p>LOCATION: Entire Presbytery</p> <p>WORK REQUIRED: Vegetation growing on the masonry is to be removed and the cracks repaired.</p> <p>This work is to be executed by an experienced licensed contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standard: AS 3700-2018 Masonry Structures</p>		
	<p>LOCATION: Eastern Elevation</p> <p>WORK REQUIRED: Cracks in masonry are to be repaired with minimal disturbance to original heritage fabric.</p> <p>This work is to be executed by an experienced licensed contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standard: AS 3700-2018 Masonry Structures</p>		
	<p>LOCATION: Verandahs</p> <p>WORK REQUIRED: The crack in the terrazzo step at the entry to the Presbytery is to be invisibly repaired by an experienced terrazzo repair contractor with a proven record of satisfactory terrazzo repairs.</p> <p>Standard: AS 3700-2018 Masonry Structures</p>		
	<p>LOCATION: Proposed Open Verandahs</p> <p>WORK REQUIRED: Prior to the removal of the existing windows to reinstate the first floor verandahs on the northern, east and southern elevations (demolition). Both internal and external cladding is to be examined by a licensed asbestos inspector to ensure the cladding material is not asbestos sheet.</p> <p>Standard: AS 4964-2004 Asbestos identification</p>		
Issue:	March 2022		

Weir Phillips Heritage and Planning	Corrective Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	CM-04	Space No:	Presbytery
	LOCATION: Proposed Open Verandahs WORK REQUIRED: Should the cladding contain asbestos the extent of reconstruction may be impacted. Reference photographs, material samples and detailed measurements of all the detailed timber trims, battens will be required to ensure faithful and accurate reproduction of any material that needs to be removed and cannot be reused.		
	LOCATION: Entire Presbytery WORK REQUIRED: All aluminium windows and air-conditioning units are to be removed. This work is to be executed by an experienced licensed contractor with a proven record of satisfactory work to heritage buildings. Standards: AS 1684.2—2021 Timber framing and AS 2601 – 2001 Demolition Standard checklist.		
	LOCATION: Proposed Open Verandahs WORK REQUIRED: The original heritage fabric of the first floor that will become open verandah floors are to be retained and protected from damage during building operation for approved alteration. Methods of weather proofing the proposed verandah floors are to be detailed and approve by the nominated heritage consultant. Standards: AS 1684.2—2021 Timber framing, AS 4654.2 -2012 Waterproofing membranes for external above-ground use and AS/NZS 4858:2004 Wet area membranes		
Issue:	March 2022		


Weir Phillips Heritage and Planning	Corrective Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	CM-05	Space No:	Presbytery
	<p>LOCATION: Main Entry</p> <p>WORK REQUIRED: The main entry door is to be retained and protected from damage during building operation for approved alteration.</p>		
	<p>LOCATION: Proposed Open Verandahs</p> <p>WORK REQUIRED: The Aluminium sliding door at the north end of the eastern elevation on the first floor is to be removed. Details of the proposed new timber door or window are to be approved by the nominated heritage consultant.</p> <p>Standards: AS 1684.2—2021 Timber framing and AS 2601 – 2001 Demolition Standard checklist.</p>		
	<p>LOCATION: Ground floor</p> <p>WORK REQUIRED: The water damaged ceiling in the ground floor room on the southern side is to be repaired and the hand basin in the room directly above investigated for water leaks.</p> <p>This work is to be executed by an experienced contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standard: HB 161-2005 Guide to Plastering</p>		
	<p>LOCATION: First Floor</p> <p>WORK REQUIRED: The water damaged ceiling in the ground floor room on the southern side is to be repaired and the hand basin in the room directly above investigated for water leaks. This work is to be executed by an experienced licensed plumbing contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standard: AS/NZS 3500 Set – 2018 Plumbing and drainage</p>		
Issue:	March 2022		


Weir Phillips Heritage and Planning	Corrective Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	CM-06	Space No:	Presbytery
	LOCATION: First Floor WORK REQUIRED: The damaged heritage door on the first floor at the rear of the Presbytery is to be replaced with a matching heritage door. Preferably a heritage door sourced from a heritage building supply centre. Standard: AS 1684.2—2021 Timber framing		
	LOCATION: Entire Presbytery WORK REQUIRED: All the exterior cladding and timber work is to be properly prepared and repainted in the approved colour scheme to the paint manufactures specifications This work is to be executed by an experienced licensed painting contractor with a proven record of satisfactory work to heritage buildings. Standards: AS/NZS 2311-2017 Guide to Painting of Buildings and AS 4361.2-1998 Guide to lead paint management		
	LOCATION: Entire Presbytery WORK REQUIRED: All the previously painted interiors are to be properly prepared and repainted in the approved colour scheme to the paint manufactures specifications This work is to be executed by an experienced licensed painting contractor with a proven record of satisfactory work to heritage buildings. Standards: AS/NZS 2311-2017 Guide to Painting of Buildings and AS 4361.2-1998 Guide to lead paint management		
	LOCATION: Entire Presbytery WORK REQUIRED: The Presbytery is to be thoroughly inspected for active termite infestation and termite control measures established. This work is to be executed by an experienced licensed termite control contractor with a proven record of satisfactory work Standard: AS 3660.2:2017. Termite Management.		
Issue:	March 2022		

5.0 RECYCLED ITEMS

Weir Phillips Heritage and Planning	Recycled Items 244 Forbes Street, Darlinghurst NSW Schedule of Items		
Sheet No:	RI-01	Space No:	Presbytery
	LOCATION: Proposed Open Verandahs ITEMS REQUIRE: The heritage timber sliding windows that are removed to facilitate approved alterations are to be carefully removed, protected from damage and recycled on site or delivered to a Heritage Building Centre.		
	LOCATION: Rear of Presbytery ITEMS REQUIRE: The heritage timber windows and doors that are removed to facilitate approved alterations are to be carefully removed, protected from damage and recycled on site or delivered to a Heritage Building Centre.		
Issue:	March 2022		

6.0 Planned Cyclical Maintenance

Weir Phillips Heritage and Planning	Planned Cyclical Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	PCM-01	Space No:	Presbytery
Location:	Roof and gutters 		
Element	Maintenance required four (4) months		
Roof, eaves gutters, and down-pipes	Clear of leaves and debris.		
Element	Maintenance required every year		
Slate roof	Inspect for broken or dislodged slates. Repair as required.		
Metal roof	Inspect for deteriorated fixings. Replace as required.		
Flashings, valley gutters, gutters and down-pipes	Inspect for deterioration or corrosion. Repair as required.		
Barge boards, fascia and roof timbers,	Inspect for deterioration. Repair as required.		
In-ground stormwater	Clear of leaves and debris.		
Element	Maintenance required every six (6) years		
Slate roof	A licensed slate roofing contractor is to assess roof for general condition. Repair or replace as required.		
Metal roof	A licensed roofing contractor is to assess the general condition. Repair as required.		
Flashings, valley gutters, gutters and down-pipes	A licensed roof plumber is to assess the general condition. Repair or replace as required		
Element	Maintenance required every twelve (12) years		
Fascia and barge boards	A licensed painting contractor is to properly prepare and paint all the previously painted roof elements and barge boards to paint manufacture's specification.		
Issue:	March 2022		

Weir Phillips Heritage and Planning	Planned Cyclical Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	PCM-02	Space No:	Presbytery
Location:	Entire Buildings 		
Element	Maintenance required every Year		
Entire Building	Provide expert termite inspection and implement prevention.		
Element	Maintenance required every three (3) Years		
External Surfaces	Clean down all external surfaces.		
Timbers and Fixing	Inspect for wood rot in external timbers and sub-floor area. Repair as required. Inspect for rusting fixings. Remove or replace as required.		
Element	Maintenance required every sixteen (16) years		
External painted surfaces	Properly prepare and repaint to manufacture's specification.		
Element	Maintenance required every fifteen (20) years		
Interior paint work	Properly prepare and repaint to manufacture's specification.		
Issue:	March 2022		

Weir Phillips Heritage and Planning	Planned Cyclical Maintenance St. Mary's Presbytery, Marist Catholic College, 270 Miller Street, North Sydney NSW. Schedule of Work		
Sheet No:	PCM-03	Space No:	Presbytery
Location:	Windows and Doors 		
Element	Maintenance required every three (3) years		
Windows	Inspect for deterioration. Repair as required.		
Double hung timber Windows	Inspect for worn or broken sash cords. Replace as required.		
Glazing Putty	Inspect for deterioration. Re-putty as required.		
Window glass	Inspect cracked or broken glass. Replace as required.		
Window hardware	Check lock/latch function. Repair as required.		
Door function	Inspect for worn hinges and latch/lock alignment. Repair as required.		
Door and door jamb timber	Inspect for deterioration. Repair as required.		
Timber window reveals and window sills	Inspect for deterioration. Repair as required		
Element	Maintenance required every sixteen (16) years		
Windows and doors	Properly prepare and repaint to manufacture's specification.		
Issue:	March 2022		