



Physical Education and Sports Precinct Project

St Joseph's College, Mark Street, Hunters Hill

Statement of Heritage Impact

Prepared for
St Joseph's College Hunters Hill

May 2019 • Issue B
Project number 16 1002

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Document / Status Register

Issue	Date	Purpose	Written	Approved
P1	20 February 2018	Preliminary draft issue	RL	
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B	5 May 2019	Revised final issue	RL	GP

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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of St Joseph's College, Hunters Hill, for the proposed Physical Education and Sports Precinct Project (PESPP). It supports State Significant Development Application SSD 8970 submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The report assesses the impact of the proposals on the cultural significance of St Joseph's College and Hunters Hill Conservation Area No. 1.

The PESPP, to be located at the south eastern corner of the St Joseph's College site, consists of a three storey building containing sports courts and general learning areas, car parking, maintenance workshops, and a range of ancillary support. Pedestrian access from the roadway leading from Gladesville Road is to be provided. The proposed development also includes a building for the Healy Gymnasium in the north-western corner of the site and a substation in the north-eastern section of the site.

The proposed development is subject to the Secretary's Environmental Assessment Requirements (SEARS) for SSD 8970. Key issues relating to heritage in the SEARS are as follows:

Include a Heritage Impact Statement (HIS) that addresses the significance of, and provides an assessment of the impact of the proposal on the heritage significance of the site and its vicinity, including any heritage listed or potential heritage items, heritage conservation areas, places and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual. The HIS should include strategies to minimise or mitigate any impacts on heritage significance. The assessment should also include a visual impact assessment along with photomontages of the site.

The statement has been revised as a result of amendments to the original development proposal, which has been modified in response to comments received from Hunter's Hill Council and other authorities. Amendments include reduction in the overall height of the PESPP, increased setbacks from the Gladesville Road and Luke Street site boundaries and new landscaping in the space resulting from the increased setbacks.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist, and reviewed by George Phillips, Practice Director, of Tanner Kibble Denton Architects.

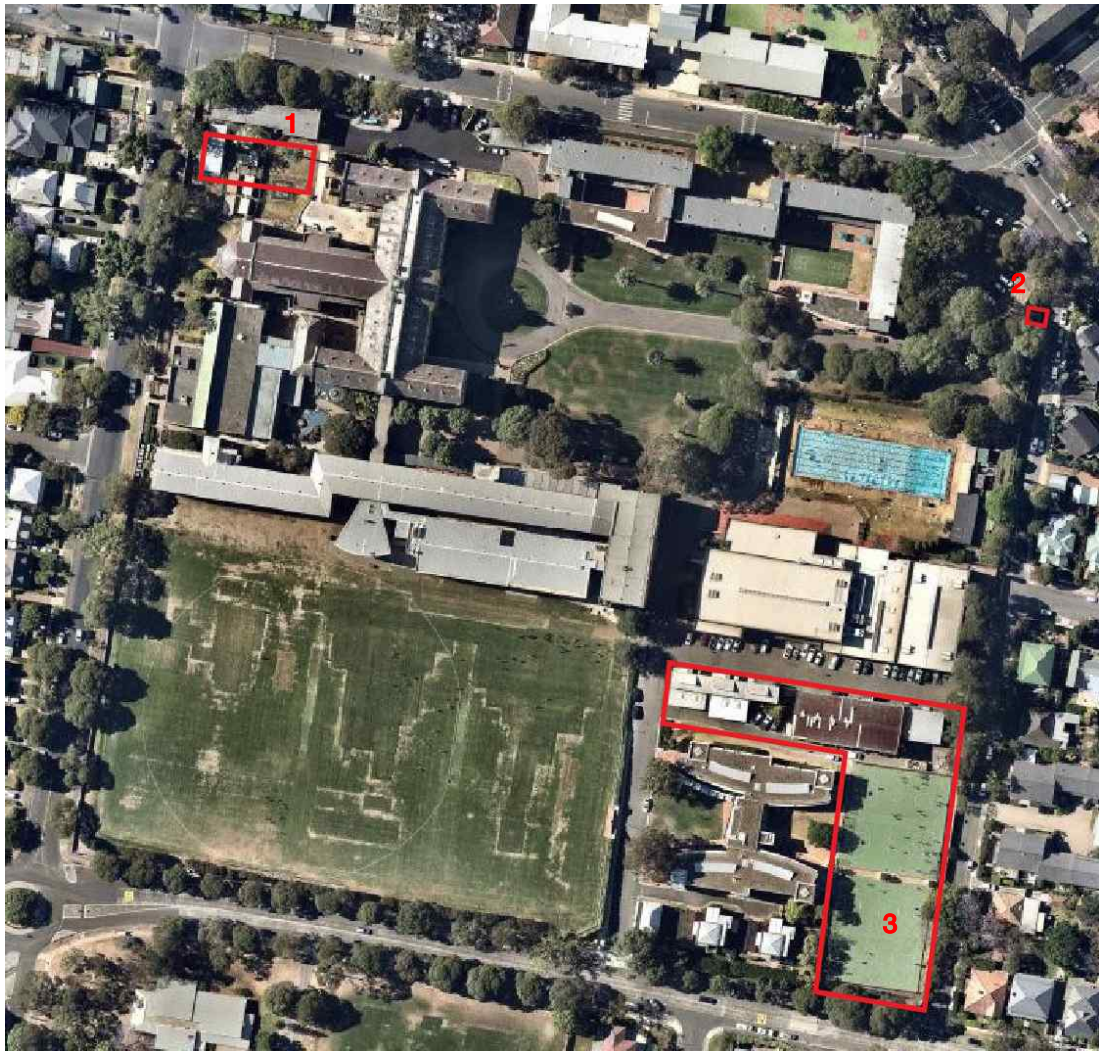
1.4 Site location and description

The St Joseph's College Hunters Hill main campus is bounded by frontages to Mark Street (the principal address), Mary Street, Gladesville Road, Luke Street and Ryde Road. The campus covers an area of approximately 69,500m² and is comprised of Lot 1 DP 527024.

The site for the PESPP is to the east of the campus, with an approximate area of 9,100m² which is bounded by the red line on Figure 1.

Development on the site currently includes:

- An existing Hall with a capacity of 1200 people (Brother Emilian Hall);
- The college's music teaching faculty (the structure was originally a carpark facility);
- Existing out door uncovered pool;
- Gymnasium, basketball court (indoor);
- Associated change rooms, storage, ancillary facilities, fitness centre, indoor cricket nets;
- The Healy Gymnasium;
- Old Arts building with College Uniform Shop and affiliated groups offices;
- The College Property/Maintenance Office and Workshop;
- One GLA; and
- 4 x open uncovered basketball courts.



1 Site plan, not to scale. The location of proposed development is indicated:
 1. Healy Gymnasium; 2. Substation; 3. PESPP.
 Source: NearMap with TKD Architects overlay.



1.5 Documentation

Documents referred to in this report include the following drawings prepared in the office of Tanner Kibble Denton Architects:

- | | |
|---------------------------------|-----------------------------|
| • 16 1002 AR.DA.1001 Revision B | Existing site plan; |
| • 16 1002 AR.DA.1002 Revision B | Site analysis; |
| • 16 1002 AR.DA.1003 Revision B | Existing site views; |
| • 16 1002 AR.DA.1004 Revision B | Site control plan; |
| • 16 1002 AR.DA.1005 Revision C | Site demolition plan; |
| • 16 1002 AR.DA.1101 Revision B | Proposed site plan; |
| • 16 1002 AR.DA.2001 Revision B | Existing lower ground plan; |
| • 16 1002 AR.DA.2002 Revision B | Existing ground plan; |
| • 16 1002 AR.DA.2003 Revision B | Existing upper ground plan; |

- 16 1002 AR.DA.2004 Revision B Existing roof plan;
- 16 1002 AR.SD.2101 Revision B Proposed lower ground plan;
- 16 1002 AR.SD.2102 Revision B Proposed ground floor plan;
- 16 1002 AR.SD.2103 Revision B Proposed first floor plan;
- 16 1002 AR.DA.2104 Revision B Proposed roof plan;
- 16 1002 AR.DA.2201 Revision B Proposed Healy Gym;
- 16 1002 AR.DA.2202 Revision B Proposed Healy Gym 3D views;
- 16 1002 AR.DA.2203 Revision C Proposed substation;
- 16 1002 AR.DA.3001 Revision B Proposed elevations;
- 16 1002 AR.DA.3101 Revision B Proposed sections;
- 16 1002 AR.DA.5001 Revision B External materials and finishes;
- 16 1002 AR.DA.9001 Revision B Site 3D view 1;
- 16 1002 AR.DA.9002 Revision B Site 3D view 2;
- 16 1002 AR.DA.9003 Revision B Site 3D view 3.

1.6 Heritage management context

NSW State Heritage Register

St Joseph's College is not included in the NSW State Heritage Register.

Hunters Hill Local Environmental Plan 2012

St Joseph's College, including stone walls and gates, are included in Schedule 5 in the Hunters Hill LEP 2012 (Item I242). The stone walls are listed as a separate item (Item I287). They are all situated within the Hunters Hill Conservation Area No. 1 (C1).

National Trust of Australia (NSW)

St Joseph's College is classified by the National Trust of Australia (NSW).

Department of the Environment and Energy Australian Heritage Database

St Joseph's College is included in the Australian Heritage Database.

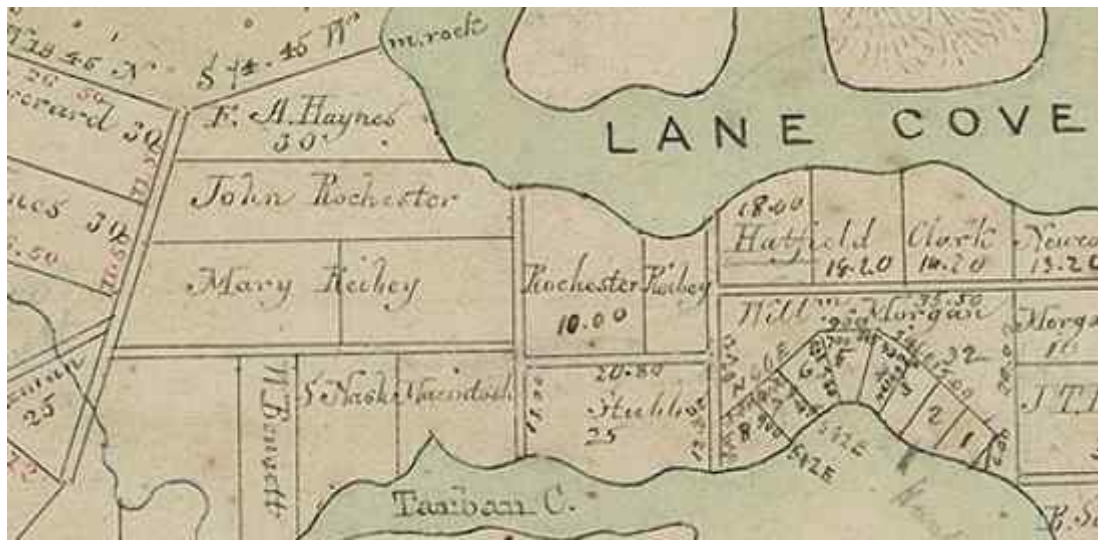
2 HISTORICAL BACKGROUND

2.1 Preamble

This historical overview summarises the historical development across the St Joseph's College site. It is based on information contained in Br Michael Naughtin, *A Century of Striving: St Joseph's College Hunter's Hill 1881-1981* (1981) and James Gray, *'you'll never walk alone': mateship, challenge & change 1981-2005*, supplemented by a limited amount of original research.

2.2 Early site history

The site of St Joseph's College is a part of land that was granted to Mary Reibey, an emancipated convict and historically significant businesswoman, in 1835. She received three grants at Hunters Hill and consolidated her holdings by acquiring adjoining land originally granted to John Rochester.



- 2 Detail of a circa 1837 map attributed to Peter Lewis Bemis showing the grants made to Mary Reibey and John Rochester during the 1830s at Hunters Hill.

Source: State Library of NSW call number M Z/M2 811.142/1837/1, EI number IE3712027.

After undertaking some development across her acreage, Reibey put the property in the market during the second half of 1838:

All that valuable and exceedingly compact Free-hold Estate, in the County of Cumberland, containing one hundred and ten acres [44.51 hectares], situate in the parish of Hunter's Hill ...

The situation of this Property, and its adaptation for Villas, Orchards, and Market Gardens, exhibits a pre-eminence beyond most others in the neighbourhood, the outlay and improvements thereon have been very considerable, and the fertility and produce of the Garden very profitable.

The upper Cottage and Verandah ... is built upon a beautiful elevation which overlooks the diversified views and curves of the river; to the north the eye expands over an extensive reach met by romantic bluff Hills, and immediately before the door, on the opposite side of the river, a circular Terrace, called Blackwall, produced by the sinuosities of the Coves; down the river south, you have the same enlivening prospects, with alternate water views of unusual magnificence.

The Garden and Orchard, which consists of about six acres, is now undergoing the active preparation of the husbandmen for the spring and summer crops and fruits, pears, apples, apricots, cherries, oranges, loquats, strawberries, grapes, peaches, &c, grow in great profusion, considering the limited extent of the plantation, whilst vegetables of unusual growth and delicacy therefrom, have been a source of unceasing profit.

The lower House ... was intended for a superior residence and is built under an expanded figtree (from which the Estate takes its name), indigenous to the climate, and somewhat resembling the celebrated banyan tree of the East ... A small outlay would complete it.

It has been calculated that there are about five thousand tons of firewood upon the Estate, of easy draught to the river; with abundance of water in the driest season, and a large paddock of forty acres, fenced in for the growth of barley and maize.

There were also 220 head of cattle associated with "Mrs Reiby's [sic] very pretty Figtree Farm."¹

Figtree Farm was offered for sale once again at the end of 1840, but with the stipulation that it would be subdivided and the individual allotments sold off if no offer was made for the entire farm.² Evidently subdivision was not realised, as the entire farm was offered for sale yet again in May 1847.³

There is evidence that indicates the farm was acquired by Didier Numa Joubert in 1847.⁴ However, title documents held at NSW Land Registry Services suggest that transactions took place between Mary Reibey, Archibald Campbell and William Thompson between May 1846 and April 1852.⁵ The property was placed under the jurisdiction of trustees, who transferred its title to Charles Smith on 3 September 1863. Smith also acquired 30 acres (12.14 hectares) to the west of the Farm, originally granted to James Everard, from Didier Numa Joubert. He applied to bring all of this land onto Torrens Title on 9 October 1863.⁶

¹ Isaac Simmons & Co auction notice, *Australian*, 10 August 1838, p.3.

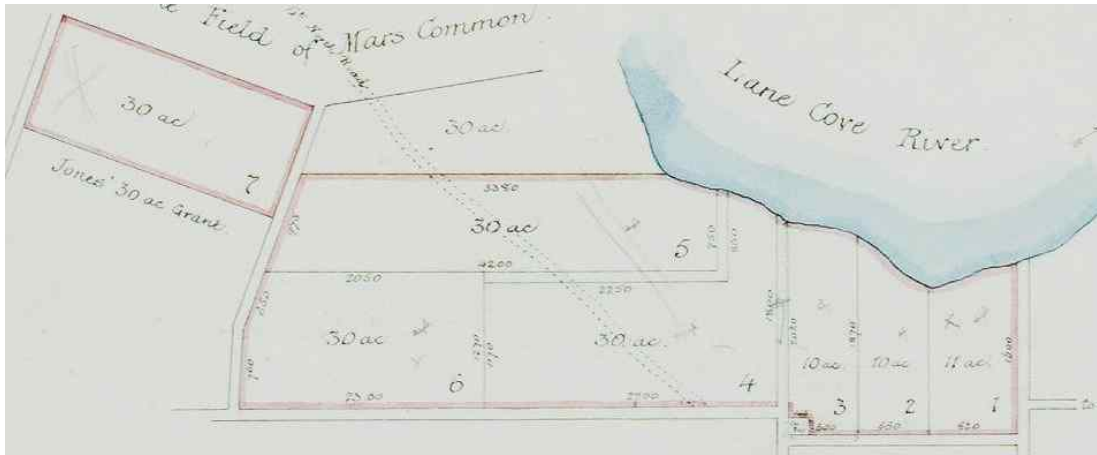
² Advertisement, "To newly arrived immigrants", *Sydney Herald*, 7 December 1840, p.1,

³ Advertisement, "Beautiful property at Lane Cove, for sale", *Sydney Morning Herald*, 12 May 1847, p.1.

⁴ "Joubert Houses Open", *Hunters Hill Trust Journal*, March 1977, no pagination. According to the article, Joubert purchased the house on quarterly instalments over four years - the receipts for the transaction are held at the State Library of NSW.

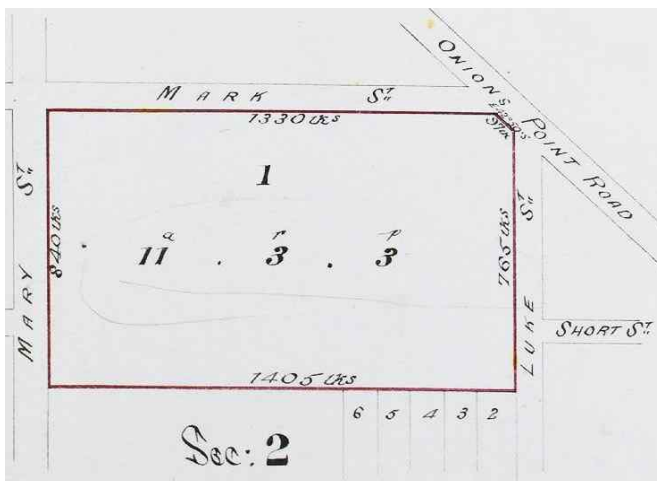
⁵ Old Systems Title Book 23 Number 497.

⁶ Primary Application Number 300.



3 Extent of land converted to Torrens Title by Charles Smith.
Source: Certificate of Title Volume 4 Folio 179.

In 1875, after some of the land had been sold, the residue was sold or otherwise conveyed to Shepherd Smith, manager of the Bank of NSW.⁷ Merchant and former mayor of Hunters Hill, Didier Numa Joubert, then acquired some 146 acres (59 hectares), which included Mary Reibey's land grant, from Shepherd Smith. The transfer of title took place on 11 August 1876.⁸ Joubert transferred to the title to over 11 acres (about 4.5 hectares) of the land to the Marist Brothers on 6 November 1876.⁹



4 Land acquired by the Marist Brothers from Didier Joubert in November 1876.
Source: Certificate of Title Volume 274 Folio 166.

2.3 Development of St Joseph's College

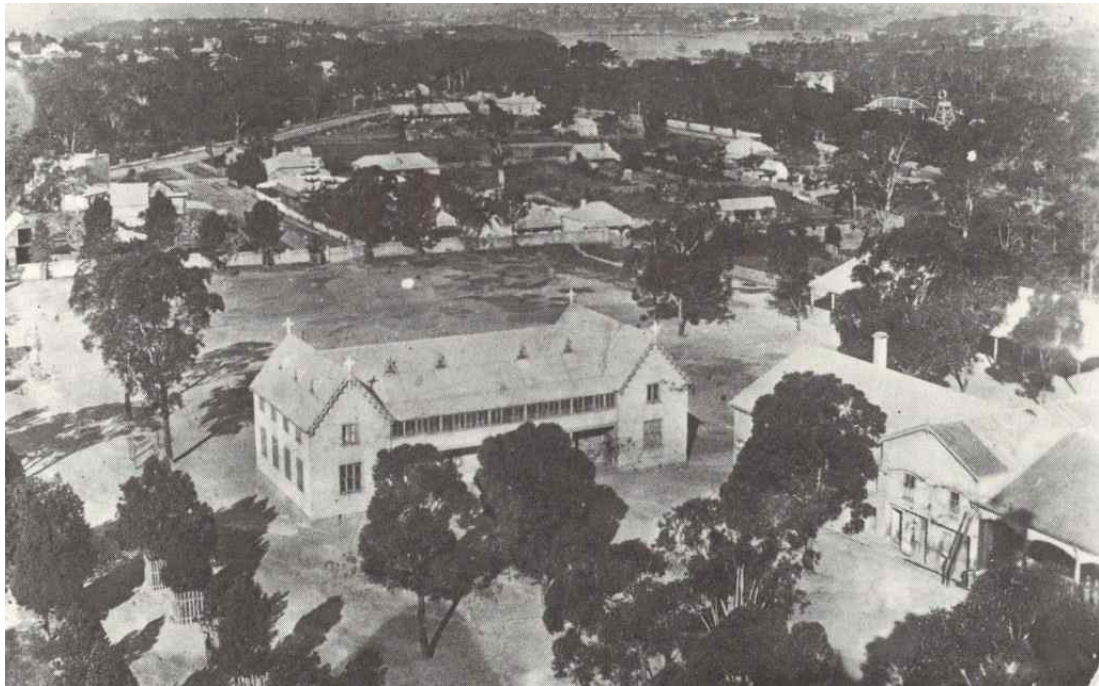
In February 1872 four Marist Brothers landed in Sydney. They had come to open the first Marist Brothers' school in Australia, which was located in Harrington Street, The Rocks. A primary school at Harrington Street opened in April 1872. It was consolidated by a secondary school, which opened in 1875, and a boarding school, which opened in 1879. The boarding school was relocated to Hunters Hill in 1881. The Marist Fathers, a distinct but closely associated group, had arrived in Hunters Hill in 1847. They began

⁷ Certificates of Title Volume 13 Folio 169 and Volume 225 Folio 58
⁸ Certificate of Title Volume 225 Folio 142
⁹ Certificate of Title Volume 268 Folio 234.

construction of the Villa Maria monastery in 1863 and it was here that the four Marist brothers spent their first night in Australia.

The first building at St Joseph's College was a two storey stone novitiate, designed by the architect Denis Walter Ryan. He had undertaken work for the Marist Brothers in Harrington Street in 1872 and during the second half of the nineteenth century undertook a large number of commissions for the Catholic Church, as well as other clients. Ryan invited tenders for the construction of the novitiate during July 1877.¹⁰ The two storey building, which is attached to the southern wing of the Main Building, was completed in 1878. The next task was to provide accommodation for boarding pupils.

Work commenced on a temporary two storey timber building, which was designed by one of the founding Brothers, Brother John. It was constructed in large part by the Brothers and novices, and was sufficiently advanced to allow the Brothers to advertise for boarders at the College by July 1881. 44 boarders were initially welcomed. A rapid influx of pupils over the rest of the year required the erection of a number of temporary buildings. Part of the grounds, where the swimming pool and Brother Emilian Hall now stand, was put to use as a "a hard, gravelly grassless ground" where games of cricket were played."¹¹



- 5 The temporary timber building, completed in 1881. To its right is a long building originally containing laboratories, music rooms and a shelter that was built during the 1880s.
Source: reproduced in *A Century of Striving*.

Architect Ryan was also engaged to modify plans of a building erected by the Marist Brothers at Aubenas in France, which were sent to the Brothers in Sydney. The plans arrived in the middle of 1877. After a protracted period of time passed, construction of a large stone building finally commenced in the middle of 1882. Scottish born engineer Charles O'Neill, who moved to Sydney in 1881 and with the assistance of

¹⁰ "Tenders", Sydney Morning Herald, 19 July 1877, p.1.

¹¹ Michael Naughtin, *A Century of Striving*, p.30.

Marist Fathers founded the first conference of the Society of St Vincent de Paul, offered his services if they should be needed. Prominent local architect Joseph Sheerin, who had enrolled two sons at the College, offered his services as honorary architect. The building was ready for occupation in the early months of 1884. In time it became the southern wing of the Main Building.



6 The overall form of St Joseph's College was already in place when the southern wing was constructed. This perspective sketch appeared in *The Freeman's Journal*, 26 July 1884.

Construction of the central and northern wings of the Main Building commenced in March 1889. These sections of the building were documented (if not designed) by the prominent architectural firm of Sheerin & Hennessy, who had recently completed the Seminary at St Patrick College in Manly. Provision was made for the eventual construction of a chapel on the western side of the central wing. Sections of the building were occupied while work proceeded on the building. Construction was slowed by the financial conditions of the early 1890s. The building was officially opened and blessed on 17 March 1894. Apart from the substantial complex of stone buildings at the College a host of ancillary buildings and features were in place: "[i]n the grounds are gymnasium, ... [3] covered playsheds ... detached infirmary, large workshops, music rooms, physical laboratory, dairy, summer-houses, artistically laid out flower gardens and fruit and kitchen gardens."¹²

The two storey temporary building of 1881 was demolished during 1895.

¹² "St Joseph's College", *Australian Town and Country Journal*, 24 March 1894, p.12.



- 7 Part of a panoramic photograph taken from the roof of the Main Building circa 1879 showing development in the vicinity of the subject site.

Source: State Library of NSW digital order no. a3339009, Charles Bayliss photograph.



- 8 A similar view in 1904, showing a group of structures possibly associated with the dairy of the small stone cottage near Gladesville Road.

Source: Willoughby Library File 002/002950.



9 Part of a panoramic photograph taken from the roof of the Main Building circa 1879 showing landscaping at the north-eastern corner of the College site.
Source: State Library of NSW digital order no. a3339009, Charles Bayliss photograph



10 A similar view in 1904. Landscaping has become more formal.
Source: Willoughby Library File 002/002948.

In October 1903 a statue of the founder of the Marist Brothers, Benedict Joseph Marcellin Champagnat, was installed in the vestibule of the Main Building. It was the work of sculptors Vermare & Sons of Lyons in France.¹³

Handball courts were opened in early November 1905 They were built to the design of architects Sheerin & Hennessy and allowed four games to proceed simultaneously.¹⁴ The courts replaced an open structure (possibly a play shed) standing against a two storey building that is understood to have contained a dairy and with modifications eventually became the Brother Stanislaus Centre for Visual Arts . The first tennis court at the College, situated to the north-east of the handball courts, came into use in 1911.



11 Undated photograph of the single storey 1880s building, with the handball courts at upper left. The open nature of the south-eastern section of the College site is apparent.
Source: *St Joseph's College archives*.

There was evidently little new construction undertaken at the College until the second half of the 1920s. Three projects of some note from the interwar period enhanced its grounds and in two cases provided important locations for religious devotion.

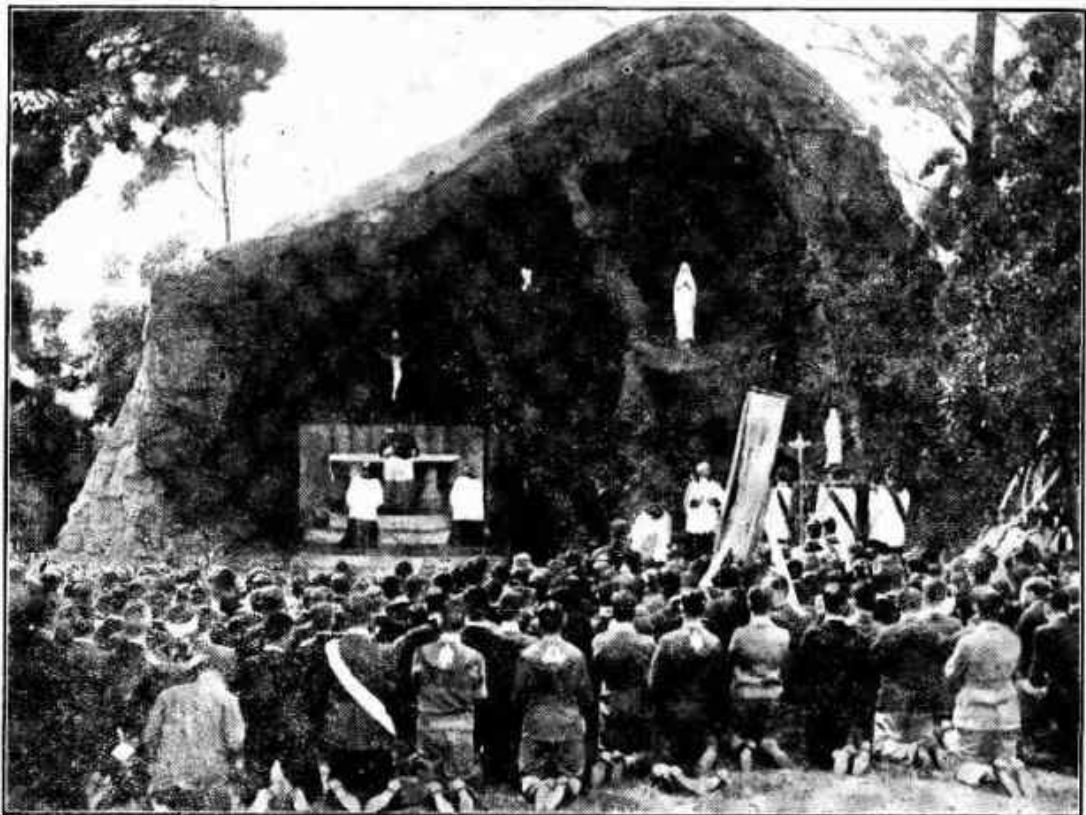
The first was the acquisition of gates associated with Sydney Town Hall, which made way for the excavation associated with the underground railway beneath Central Sydney. The gates were placed at each of the four entries to the site, one on each street. The Lord Mayor of Sydney, John Mostyn, formally

¹³ Naughtin, p.122.

¹⁴ "The New Handball Courts at Hunter's Hill", *Catholic Press*, 9 November 1905, p.5.

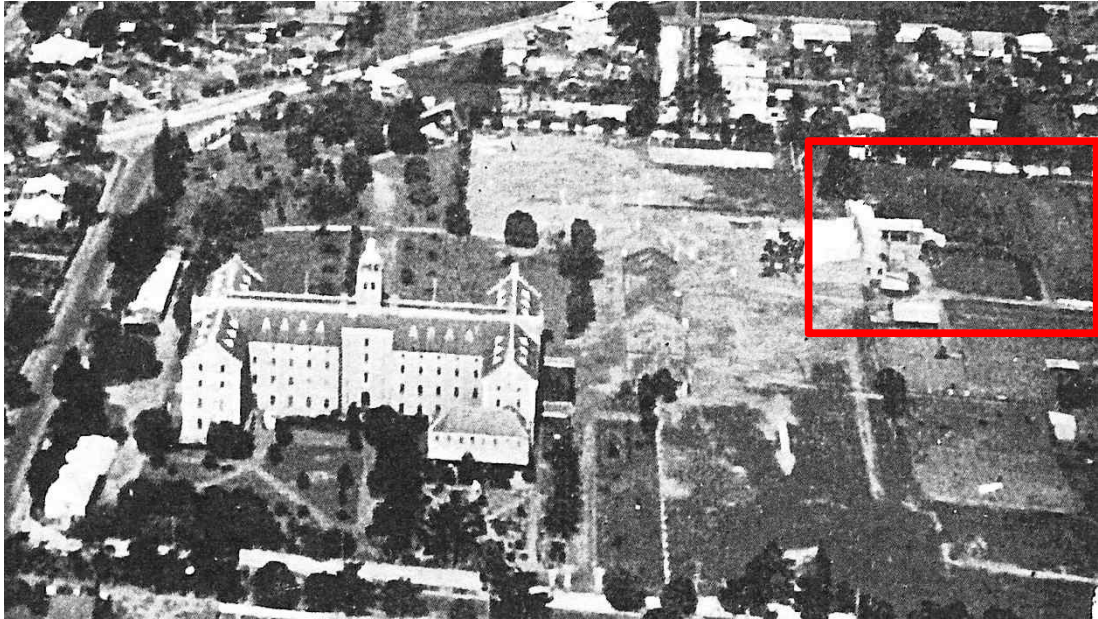
opened the gates on 24 September 1927. Towards the end of the 1920s a grotto was constructed on the western side of the College grounds. The completed grotto was blessed by the Papal Legate, Cardinal Cerretti on 24 October 1928. It was a replica of the Catholic shrine at Lourdes, “perhaps the largest and most beautiful in Australia,”¹⁵ and replaced a grotto constructed in 1903 that housed a statue of Mary brought out from France. The grotto was demolished in 1977 because of structural deficiencies.

Construction of the Chapel on western side of the Main Building’s central wing took place at the end of the 1930s. It was designed by architect Clement Glancey (1891-1961), who designed numerous churches and other buildings for the Catholic Church during the 1930s as well as St Christopher’s Cathedral in Manuka, ACT, commenced in 1938. The completed Chapel at St Joseph’s was blessed and opened on 11 August 1940 by the Archbishop of Sydney. It provided the additional amenity of an assembly hall. The statue of Benedict Joseph Marcellin Champagnat is understood to have been relocated to the northern side of the Chapel at this time.



12 Blessing of the grotto by Cardinal Cerretti in October 1928.
Source: *Freeman’s Journal*, 1 November 1928.

¹⁵ “Sacred Grotto. At St Joseph’s College”, *Sydney Morning Herald*, 25 October 1928, p.12.



13 Circa 1931 photograph of St Joseph's College. The area including part of the site of the proposed PESPP development is highlighted.
Source: *Golden Jubilee Souvenir of St Joseph's College, Hunter's Hill, Sydney, 1881-1931*.



14 The Chapel viewed from the south-west.
Source: State Library of NSW digital order no. hood_23359



15 Aerial photograph of St Joseph's College, 1943. The locations of proposed development is highlighted.

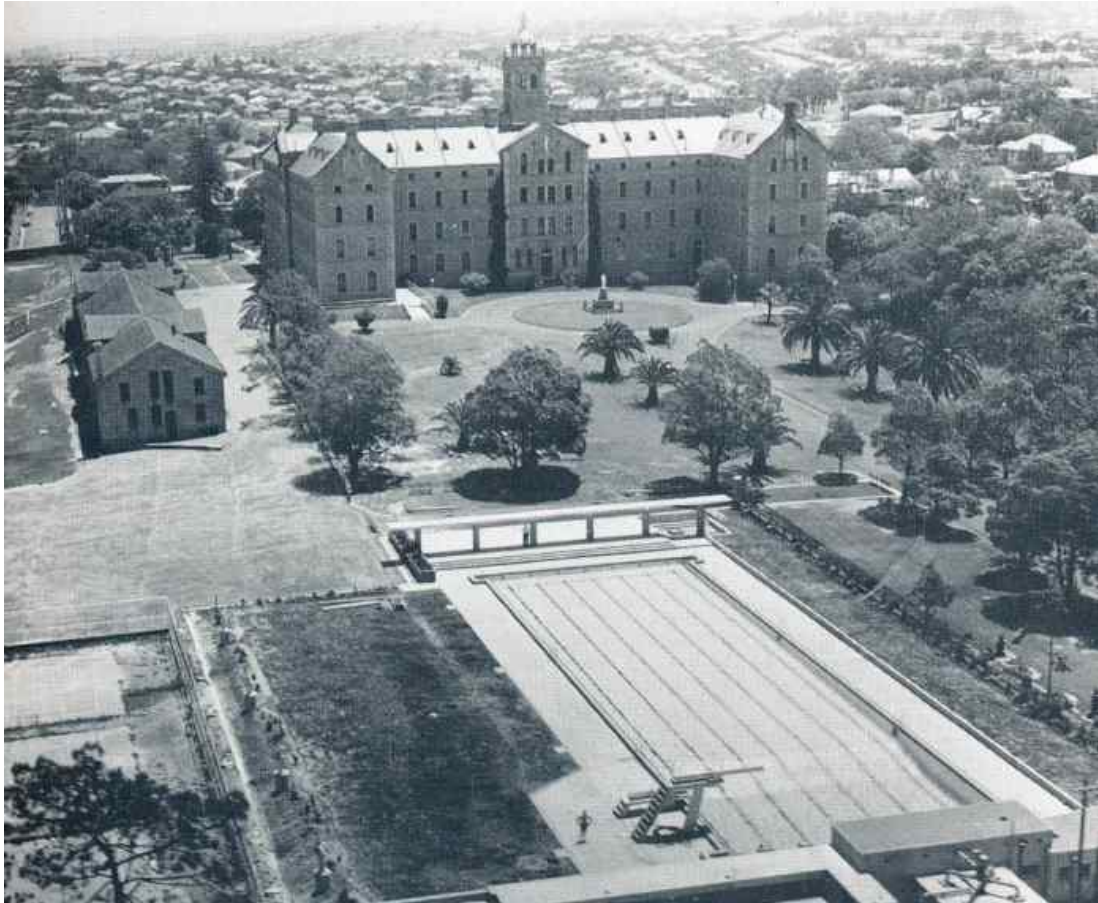
Source: Spatial Information Exchange.



2.4 Post World War II development

The pace of development at St Joseph's College accelerated in the decades after World War II, reflecting increased pupil numbers and changing needs.

The War Memorial Olympic Pool was the first major post-war project. It was designed by architect and former pupil Thomas Silk, and was blessed and opened on 13 October 1957. A sunken remembrance pool was incorporated into the project. The pool honoured former pupils who had died during World War I and World War II.



16 The War Memorial Olympic Pool. The 1880s building that contained a laboratory, music rooms and a shelter can be seen above it to the left.

Source: <https://www.joeys.org/about-us/history/>

The new Pius X block provided valuable classrooms along with laboratories and squash courts. Designed by architects Silk & Dobson, the building's foundation stone was laid in July 1960 by Cardinal Gilroy and the completed structure blessed and opened on 16 July 1961. The construction of the large building necessitated demolition of the single storey building constructed in the 1880s and a two storey stone building to its west. Following the introduction of the Wyndham Scheme in 1962, which added an extra year to secondary education, additional facilities were constructed that included bed-study rooms for 172 pupils, new dormitory accommodation, new classrooms and laboratories, a lecture theatre and art and music rooms. Construction began in 1965; blessing and opening took place on 19 March 1967, with Cardinal Gilroy, Governor of NSW Sir Roden and Lady Cutler in attendance.



- 17 Portion of a circa 1970 aerial photograph showing buildings constructed during the 1960s. The handball courts (A) are still in place.
Source: State Library of NSW digital order no. a085002.

The Brother Ligouri Resources Centre, situated between the Chapel and the Pius X block, was designed by former pupil and architect John Sim. It was blessed by Monsignor Duffy and opened by local Federal member John Howard on 17 October 1976

Construction of the Centenary Building, a multi-purpose hall and gymnasium, commenced in 1980, with the blessing and laying of the foundation stone taking place in the middle of March 1980. The building was blessed a year later by Cardinal Freeman and opened by Sir Zelman Cowan. The hall was named the Brother Emilian Multi-Purpose Hall. A gymnasium, located to the south of the Hall, was built at the same time. The Brother Louis Music Centre, beneath the Brother Emilian Hall and designed by architect Robert Simpson, was opened on 28 October 1984.¹⁶ Several years later, on 5 February 1989, a new Science Building was blessed and opened. It was named in honour of Brother Angelus, one of the College's outstanding science teachers who had died three months before the opening.

On 11 February 1990 the Brother Stanislaus Centre for Visual Arts was blessed and opened. Situated in a former outbuilding – originally a dairy shed and then until 1975 the College laundry - the alterations to the building was designed by John Sim.

¹⁶ *St Joseph's College Annual*, December 1985, p.13.



18 Aerial photograph of the College taken from the north, 1982. The complex of buildings including the Brother Emilian Hall and the gymnasium can be seen at left.
Source: *"you'll never walk alone"*.



19 The Brother Stanislaus Centre for Visual Arts (now Brother Stanislaus Building) around the time it was opened.
Source: *"you'll never walk alone"*.

Extensions to Year 11 and 12 accommodation, designed by SJPH Design Partnership, were commenced in May 1995 and completed the following year. A new Year 11 building in the south-eastern corner of the grounds replaced cricket and basketball training facilities, which were then relocated to the southern side of the Pius X Building. Designed by SJPH Designinc, the building was completed in completed in 2000. During 2004-2005 Boarding Co-ordinator residences were constructed near Gladesville Road. In 2012 the John Healy fitness centre was relocated to the site of the former College Laundry when the laundry was moved off-site. The following year the College opened a multi-level Technology and Arts Precinct.¹⁷

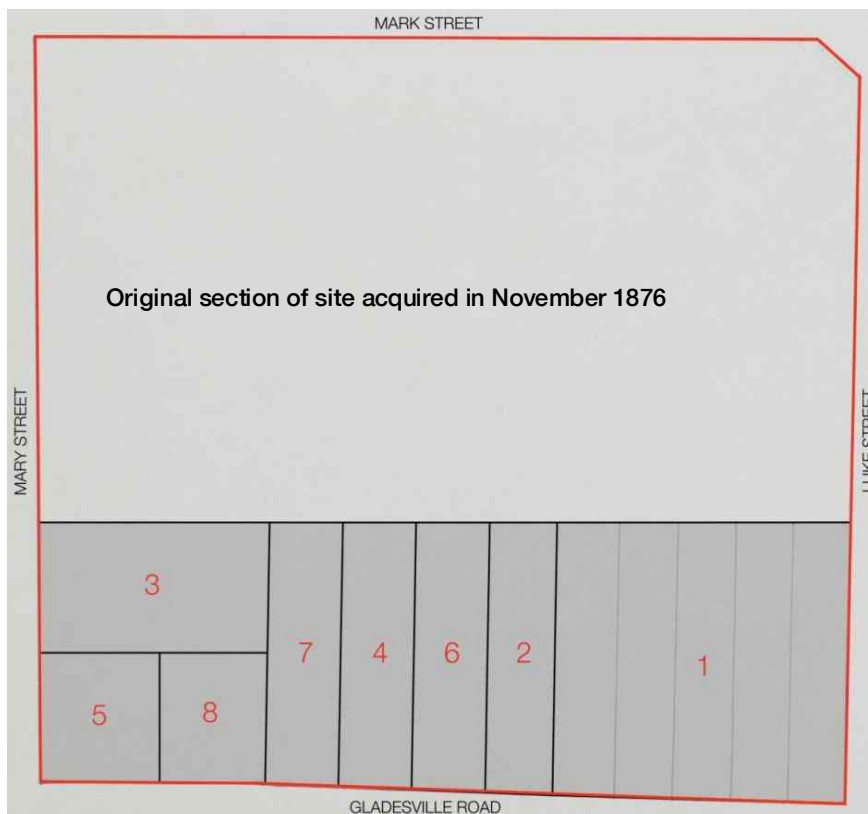
2.5 Acquisition of the southern section of the site

The southern section of the site, bounded by Gladesville Road, was acquired over a lengthy period of time. The original site was consolidated and enlarged by acquisitions made between March 1878 and December 1959. The whole of the College site was brought onto one consolidated title in 1960 after the acquisition of the last allotment in 1959.¹⁸ The sequence of purchase is described in the following table and diagram.

¹⁷ <https://www.ioeys.org/about-us/history/>, accessed 22 January 2018.

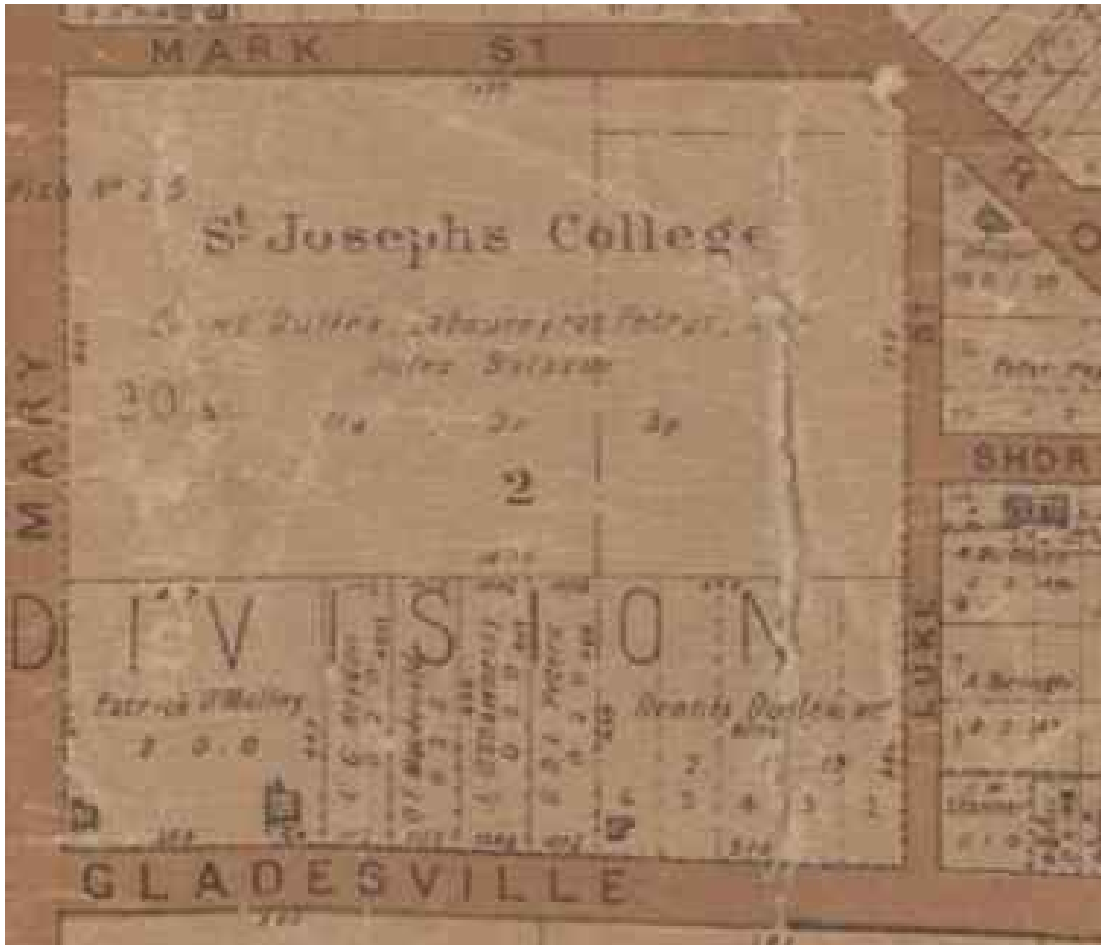
¹⁸ Certificate of Title Volume 8019 Folio 139.

Lot	Original purchaser	Date of transfer to Marist Bros
1	Part of 1 acre purchased by James O'Shaunessy in 1875, sold to Patrick Hayes the same year.	25 March 1878
2	Marist Bros. This acquisition consisted of five allotments and was known as Joubert's Reserve.	22 July 1881.
3	Part of two acres purchased by Edward O'Maley in 1874 and subsequently subdivided into three portions.	3 July 1888
4	Owen Eugene Macdonald (1875)	1 April 1892
5	Part of O'Maley subdivision. Acquired by David Morisey in 1903.	16 July 1903
6	Part of 1 acre purchased by James O'Shaunessy in 1875, which passed to Christopher Farrell and Frederick Campbell in 1901 after his death.	8 September 1905
7	Charles Gilbert Heydon (1875)	6 October 1922
8	Part of O'Maley's subdivision; remained in the O'Maley family, off which it was acquired by the Marist Brothers.	18 December 1959

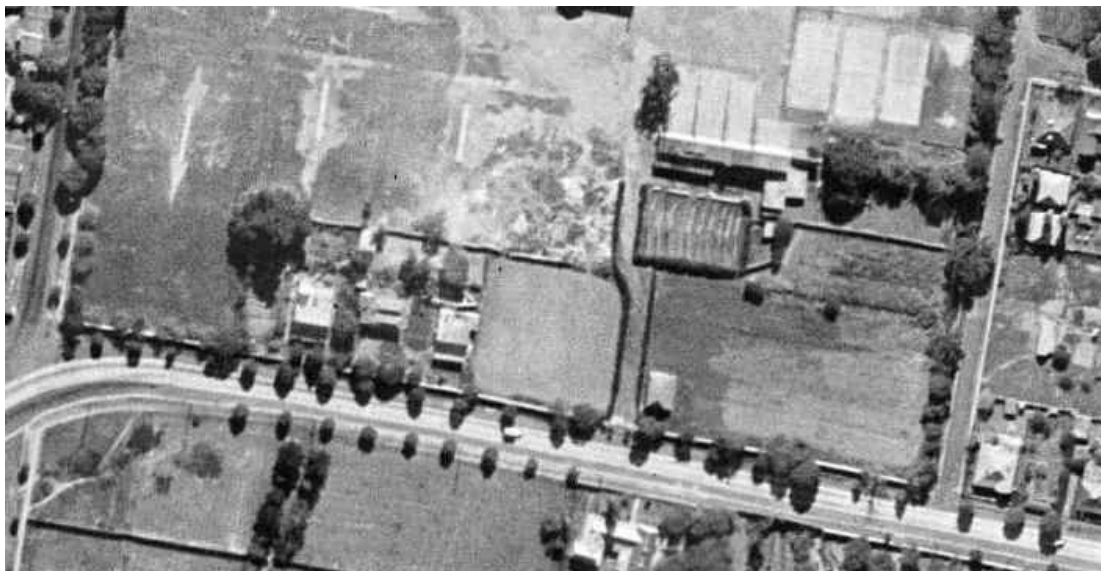


20
Sequence of acquisitions in the southern section of the College site.

Archival maps and photographs show that much of this land remained undeveloped. A small cottage (probably the small stone gatehouse that stands near the Gladesville Road gates) was standing by 1886. There were also two cottages on the 2 acres acquired by Edward O'Maley prior to his subdivision of the land.



21 Portion of Higinbotham & Robinson's 1886 map of the Municipality of Hunter's Hill showing development along Gladesville Road between Mary and Luke Streets.
Source: National Library of Australia call number MAP F 150.



22 Development along Gladesville Road and the south-eastern corner of St Joseph's College, 1943.
Source: Spatial Information Exchange.

3 HERITAGE SIGNIFICANCE

3.1 Statement of significance

The following statement of heritage significance for St Joseph's College is extracted from Australian Heritage Database:

St Joseph's College is of historical significance for its demonstration of the expansion of Catholic education in the late nineteenth century, for its association with the establishment of the Marist Brothers in Sydney and as a prominent Catholic boys' school in New South Wales (NSW). It has continued social value as a major educational institution in NSW. Together with St Patrick's Seminary, Manly, it illustrates the prominence of Sheerin and Hennessy as architects for the Church. It is a major Sydney landmark.

3.2 Heritage items in the vicinity of the site

There are a number of individually listed heritage items in Hunters Hill LEP that are located in the vicinity of St Joseph's College:

- "Leura", 34 Gladesville Road (Item I510);
- House at 11 Mark Street (Item I226);
- House at 13 Mark Street (Item 245);
- Villa Maria church, monastery and grounds, 1 Mary Street (Item I244);
- "D'acre Villa", 36 Mary Street (item I247);
- House at 38 Mary Street (Item I248);
- "Viewforth", 42 Mary Street (Item I249);
- House, formerly "Toorak", 44a Mary Street (Item I250);
- "St Elmo", 46 Mary Street (Item I251);
- House, 3 Short Street (I298);
- House at 5 Short Street (Item I299); and
- House at 51 Ryde Road (Item I289).

Both St Joseph's College and the heritage items in the vicinity of its site are located within the Hunters Hill Heritage Conservation Area No. 1.

3.3 Heritage constraints







Curtilage of the site is defined by the stone wall that surrounds it. However, the site has a visual curtilage that extends to the surrounding streets. Significant views are available both across the site and from surrounding streets, particularly Mark Street and Mary Street. A number of heritage items included in Schedule 5 of Hunters Hill LEP are located on the northern side of Mark Street and the western side of Mary Street. The College site is defined by the high stone wall that, apart from the gates on four streets, completely contains and defines the campus. The open space around significant buildings – the Main Building/Chapel and Gate Lodge - provides a curtilage for them. In the case of the Main Building the primary open space lies to the east of the building. This open space is bisected by a driveway that extends to Ryde Road. Important views to the Main Building are available from the primary open space. Secondary open space is situated on the southern, western and northern sides of the Main Building/Chapel. It is confined by buildings constructed on its peripheries.

The most important views to the College from within the Hunters Hill Heritage Conservation Area No. 1 are available from Ryde Road, towards the main gate, and from Mark Street and Mary Street, towards the

Main Building and Chapel. The following diagram describes heritage constraints that apply to the site of St Joseph's College, including curtilage to the principal heritage elements and important views.



LEGEND

-  Historic sandstone wall
-  Historic gates
-  Significant buildings to be retained
-  Statue (movable heritage)
-  Primary open space
-  Secondary open space
-  Significant view
-  Locally significant heritage item

Maintain landscaped setting for the Main Building

Maintain landscaped approach to the Main Building

Retain enclosing spatial qualities of the boundary wall



23 Identification of views, curtilage and site constraints.
Source: Nearmap with TKD overlay.

4 DESCRIPTION OF THE PROPOSAL

The proposed works at St Joseph's College consist of the following:

- Demolition of existing buildings, which do not have heritage significance, near the intersection of Luke Street and Gladesville Road:
 - College Shop;
 - Healy Gym and Maintenance Workshop;
 - Outdoor Sports Courts;
 - Workshop/Storage and Shed.

- Construction of the PESPP, comprising the following facilities:
 - Lower ground floor containing new car parking, maintenance workshops, storage, offices, and amenities, etc. A net increase of 55 car parking spaces is proposed (85 new spaces to be provided in the SCP basement less 30 at-grade spaces to be removed);
 - Ground floor containing three indoor sports courts, amenities, kitchen and entry lobbies;
 - First floor containing void over sports courts, bench seating (180 seats), staff facilities, two general learning areas and foyer;
 - Driveway entry to the PESPP (no new vehicular crossovers),
 - Landscaping and tree removal/replacement.

- Construction of a new single-storey building to accommodate the relocated Healy Gym in the north-western corner of the site near the intersection of Mary Street and Mark Street. This will necessitate the removal of the statue of Benedict Joseph Marcellin Champagnat, which will be relocated to a new site in the vicinity of the Main Building.

- New kiosk substation and landscaping in the north-eastern corner of the site;

- Use of the completed works as an educational establishment;

- Staging which would facilitate completion of the PESPP in up to two stages (noting that the entire project may be completed in one stage).



24 Sports Court Project viewed from the south at the intersection of Gladesville Road and Luke Street.
Source: Roberts Day.



25 Sports Court Project looking south along Luke Street.
Source: Roberts Day.



26 Healy Gym viewed from the north at the intersection of Mark and Mary Streets.
Source: Roberts Day.



27 Healy Gym viewed looking north-east along Mary Street.
Source: Roberts Day.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Introduction

This section of the report provides an assessment of the proposed development against the NSW Heritage Office Model Questions and Hunters Hill Council planning instruments with reference to its impacts on St Joseph's College nearby heritage items and the Hunters Hill Heritage Conservation Area No. 1.

5.2 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication '*Statements of Heritage Impacts*'.

Demolition of a building or structure	✓
Minor partial demolition	×
Major partial demolition	×
Change of use	×
Minor additions	×
Major additions	×
New development adjacent to a heritage item	✓
Subdivision	×
Repainting	×
Re-roofing/re-cladding	×
New services	×
Fire upgrading	×
New landscape works and features	×
Tree removal or replacement	✓
New signage	×

Demolition of a building or structure

The proposed development involves the demolition of several buildings, which do not have a high level of heritage significance.

Question: Have all options for retention and adaptive re-use been explored?

The size and configuration of the existing buildings precludes their adaptive reuse for the proposed PESPP. None of the items that are to be demolished have heritage significance.

Although the Old Arts Building is understood to have been a dairy and then the College laundry, it has been subjected to a high level of modification. It was adapted for use as a Visual Arts Centre around 1990 and comparison of the existing building with photographs taken at that time show that the structure has since been modified, most particularly by reconfiguration of its roof and enlargement of the building's footprint.

Question: Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

The proposed development does not involve modifications to any of the significant buildings across the St Joseph's College site.

The PESPP is located in a part of the site that was used for servicing the College. It was not meaningfully developed with College facilities until the end of the 1970s and later.

The building to house the gymnasium, while located in a significant part of the site, does not necessitate modifications to the Main Building or Chapel.

Question: Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

Demolition is essential at this time for the construction of the proposed PESPP. There are no foreseeable circumstances where retention of the Old Arts Building or the Healy Gymnasium is feasible.

Question: Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

The proposed development has been designed in the office of Tanner Kibble Denton Architects, a practice that has acknowledged expertise in the heritage conservation of buildings and development on significant sites.

New development adjacent to a heritage item

Question: How is the impact of the new development on the heritage significance of the item or area to be minimised?

The impacts of the PESPP on significant components of the St Joseph's College site is minimised by its location at the south-eastern corner of the site and extensive screening by buildings between it and the Main Building, which is the most significant building on the site. The building is set back from the significant stone walls along Luke Street and Gladesville Road, thus providing a curtilage within the College site for them. The construction of the proposed building will not necessitate any disturbance of the walls. The setbacks will allow buffer planting between the building and the walls that will provide additional screening of the building in views to the College site from the public realm.

The height of the PESPP has been minimised by excavating sections of the building into the site, thus taking advantage of the site topography. There is sufficient setback between the building and the site boundaries so that landscaping can be provided. In addition, the building will be screened by trees and stone walls along Luke Street and Gladesville Road, thus minimising impacts on the Hunters Hill Conservation Area No. 1.

The modulation of the building's exterior, which includes patterning formed by coursing of sandstone cladding on the Luke Street and Gladesville Road elevations, contrasts of texture and colour derived from selection of building materials, patterns of vertical elements and sun control louvres, and projecting elements that cast shadows across wall planes, reduces its apparent height and breaks up its visual massing. Selection of traditional materials such as timber, brick and sandstone will further assist in minimising its impacts on the Conservation Area. Although the building will be visible from Gladesville Road and Luke Street, it should be noted that residential development along the southern side of Gladesville Road and eastern side of Luke Street does not have heritage significance and was generally

constructed relatively recently. The PESPP will have no impacts on listed heritage items at 3 and 5 Short Street and 34 Gladesville Road because of its location relative to them and intervening trees and buildings between the items and the development.

Impacts of the Healy Gym on the Main Building are mitigated to some extent by the distance allowed between it and the various sections of the Main Building. Although there will be some impacts on the setting of the historic structure, an open space curtilage still allows the building to be clearly read and understood. Impacts on the Hunter's Hill Conservation Area No. 1 will be minimised by the screening that results from the wall and trees along May Street and by the wall, trees and the two storey Brothers' Residence along Mark Street.

The proposed substation is located in an unobtrusive part of the site. Its impacts on the College will be mitigated by its location and the vegetation on this part of the site. The substation will be screened from the surrounding section of the Conservation Area by the existing stone wall along Luke Street.

Question: Why is the new development required to be adjacent to a heritage item?

The site of the proposed development is contained within the boundaries of St Joseph's College, the entire site of which is listed in Schedule 5 of Hunter's Hill LEP. In addition, the College site is situated on the southern edge of the Hunters Hill Conservation Area No. 1.

Question: How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

There is a wide open space curtilage between the historic Main Building and the PESPP, preserving the historic relationship of the building to the eastern section of the College site. The location of the PESPP in the south-eastern part of the College generally assists in minimising impacts on the heritage significance of the place.

The curtilage around the north-western section of the Main Building allows sufficient space for its architectural significance to be understood and appreciated. In this way the impacts of the Gym are lessened.

Question: How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The PESPP will have some impacts on views to the site from the south and south-east. However, it will have little or no impacts on views to or from the Main Building. The selection of materials and colours, and modulation of the building mass will also assist in mitigating impacts on views to and from the site. Existing street trees and new planting on the College site between the PESPP and the stone walls bounding the site will provide screening.

The substation will have little or no impact on views to significant parts of the College from within its grounds, and will not be visible in views to the site from Luke Street.

The Healy Gym will have some impacts on views associated with the north-western part of the site. These are minimised by screening provided by the College walls and existing trees, and by the simple architectural form of the building, augmented by selection of materials and colours.

Question: Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

An Aboriginal Cultural Assessment has been prepared by Biosis Pty Ltd. It does not identify the College site as a place of Aboriginal significance and its archaeological significance has been identified as low.

An Archaeological Assessment has also been prepared by Biosis Pty Ltd. It identifies that the south-eastern corner of the College site may contain archaeological material relating to the use of this area as a farm or dairy – the northern portion has moderate archaeological significance and the southern portion low archaeological significance and potential. It is possible the proposed development may impact on potential archaeological remains with low to moderate archaeological potential.

The requirements of the building program preclude locating the PESPP in another part of the site. Any archaeological impacts will be mitigated by monitoring demolition and initial ground disturbance works, preparation of a research design and preparation of a construction heritage management sub-planning order to establish an unexpected finds policy in the event that unexpected archaeological remains are encountered.

Biosis have identified the site of the substation and Healy Gym as having low archaeological potential and no archaeological significance.

Question: Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed PESPP is sympathetic to St Joseph's College because of its location at the south-eastern corner of the site. Its contemporary design acknowledges the history of development at the College, where individual buildings are a reflection of the architectural styles that were current when they were designed and constructed. The building bulk is modulated through the facade treatment and articulation. The scale and height of the building is visually reduced through the use of different materials and vertical blades (rather than large blank walls). Materials and blades are arranged horizontally, to reduce the vertical scale of the building. The upper sandstone facade cladding is neutral in colour which is visually recessive and further reduces the impact of the building's height. It also relates the building to significant buildings in the College site and the conservation area.

The proposed Healy Gym is sympathetic to the Main Building and Chapel because of its simple architectural form, low height, considered selection of external materials and the balance of fenestration and solid areas of wall surface.

The proposed substation is sympathetic because of its siting, which is in an unobtrusive part of the site that has mature trees and planting to ameliorate any impacts.

Question: Will the additions visually dominate the heritage item? How has this been minimised?

The PESPP, because of its location on the College site, will not dominate the item. The Healy Gym will have an impact on the setting of the Main Building. However, its scale, low height and simple form ensure that it will not dominate the Main Building.

Question: Will the public, and users of the item, still be able to view and appreciate its significance?

The proposed development should have no impact on the ability of users and members of the general public to view and appreciate the heritage significance of St Joseph's College. The items that make up the development are part of the ongoing historical use of the site for educational purposes.

Tree removal or replacement

The proposed development includes the removal of trees on the site of the PESPP, the removal of a single tree for the substation and a palm tree for the Healy Gym.

Question: Does the tree contribute to the heritage significance of the item or landscape?

None of the trees to be removed are considered to form part of remnant bushland or native vegetation communities. None of the trees is listed on Hunters Hill Council's register of significant trees, and none are protected under the Threatened Species Conservation Act (1995) or Biodiversity Conservation Act (1999).

Question: Why is the tree being removed?

The removal of the trees is necessitated by the construction of the PESPP, Healy Gym and substation.

Question: Has the advice of a tree surgeon or horticultural specialist been obtained?

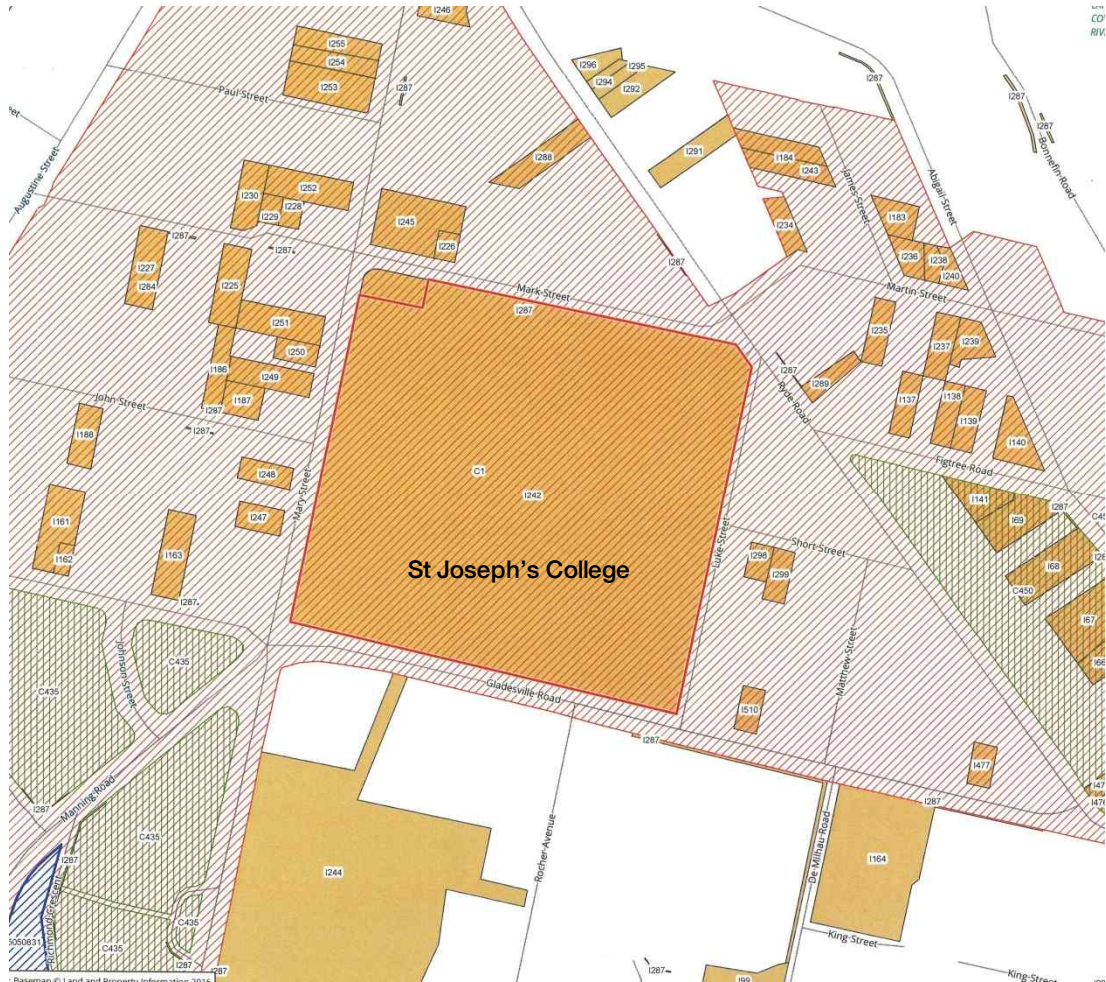
The advice of arborist Bluegum Tree Care and Consultancy was obtained.

Question: Is the tree being replaced? Why? With the same or a different species?

Trees are generally being replaced at the PESPP site, but not necessarily by the same species.

5.3 Hunters Hill Local Environmental Plan

St Joseph’s College, including stone walls and gates, is listed as a heritage item in Schedule 5 of Hunter’s Hill LEP 2012. The College is situated on the southern edge of the Hunters Hill Conservation Area No 1.



28 St Joseph’s College and its relationships with the Hunter’s Hill Conservation Area No.1 and nearby heritage items.

Source: Biosis.



Clause 5.10 of the LEP contains heritage provisions. The relevant provisions are assessed in this section of the report below.

Heritage provisions	Comments
5.10(1) Objectives	
The objectives of this clause are as follows: (a) to conserve the environmental heritage of Hunters Hill; (b) to conserve the heritage significance of	(a), (b) the proposed development conserves the environmental heritage of Hunters Hill through the retention of significant items on the St Joseph’s College site, which are not physically altered by the works. Although there will be

Heritage provisions	Comments
<p>heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>some visual impact on the Hunter's Hill Conservation Area No. 1, these are offset by screening provided by the wall around the College, trees on the College site and street trees. There will be no impact on the significance nearby heritage items in Short Street and Gladesville Road;</p> <p>(c) The subject sites have archaeological potential at a local level ranging from moderate to nil. Refer to the Baseline Historical Archaeological Assessment written by Biosis.</p> <p>(d) St Joseph's College is not known to be a place of Aboriginal heritage significance.</p>
<p>5.10(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area.</p>	<p>Development consent is required for the proposed development because it involves demolition of buildings in a conservation area and the erection of buildings on land on which a heritage item is located, The item is also situated in a heritage conservation area.</p>
<p>5.10(4) Effect of proposed development on heritage significance</p>	
<p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5).</p>	<p>This statement of heritage impact has been written to evaluate the impacts of the proposed development on the heritage significance of St Joseph's College and on the Hunters Hill Conservation Area No.1.</p>

Heritage provisions	Comments
<p>5.10(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>Refer to previous comment.</p>

5.4 Hunters Hill Consolidated Development Control Plan 2013

The relevant heritage provisions in the Hunters Hill Consolidated Development Control Plan 2013 are assessed in this section of the report below.

DCP provisions	Comments
Chapter 2.2.4 b Desired streetscape character	
<p>(i) In general, proposed developments should maintain and enhance the character of existing streetscapes which contribute to identity and history of the Hunters Hill Municipality.</p>	<p>The proposed PESPP development is bounded by Gladesville Road and Luke Street.</p> <p>Development on the eastern side of Luke Street opposite the site of the PESSP was built within the last fifty or so years and consists of single and two storey detached residences and groups of two storey townhouses. The appearance of the single storey house on the corner of Luke Street and Gladesville Road indicates it was built during the Federation era.</p> <p>Development on the southern side of Gladesville Road opposite the PESPP site includes a house built circa 1970 and the grounds and recently constructed buildings of The Heritage retirement village.</p> <p>Whilst these built elements generally do not contribute to the identity and history of Hunters Hill Municipality, the existing tree lined character of the streetscapes will be maintained with the proposed development.</p> <p>The Healy Gym is located near Mary Street, which contains several heritage-listed dwellings. While the building is contemporary in style, potential impacts</p>

DCP provisions	Comments
	<p>on this locality are to be mitigated by the design and height of the roof, and selection of external materials. The building is partially screened on the western side of the site by the existing stone wall and completed screened on its northern side by the existing Brothers' residence.</p>
<p>(ii) Streetscape character of heritage conservation areas and heritage items should respond to requirements that are specified by the Hunters Hill LEP 2012 and Chapter 2.4 Heritage of this Plan.</p>	<p>Refer to Section 5.3 and to the section relating to Chapter 2.4 in this Statement of Heritage Impact.</p>
<p>(iii) In areas with special qualities that contribute to identity of the Hunters Hill Municipality, the siting and form of proposed developments should demonstrate very high levels of compatibility with established patterns of gardens and buildings:</p>	
<ul style="list-style-type: none"> • Heritage conservation areas that are defined by the Hunters Hill LEP 2012. 	<p>St Joseph's College is an important component of Heritage Conservation No 1 historically, aesthetically and socially, and has been a significant element in the locality since the 1880s.</p> <p>Impacts of the proposed PESPP on the surrounding sections of the Heritage Conservation Area are mitigated by the modulation of the PESPP's form, use of materials and partial screening provided by the street walls and trees, as described elsewhere in this report.</p> <p>Impacts of the Healy Gym are mitigated by its form, relatively low height, use of materials and colour, and screening provided by adjacent built elements.</p>
<ul style="list-style-type: none"> • 'Garden suburbs' where existing residential buildings range from the mid-Nineteenth Century through to the early-to-mid Twentieth Century. 	<p>Refer to 2.2.4 b (i) above.</p>
<ul style="list-style-type: none"> • Neighbourhoods that accommodate clusters of contributory items which are listed by Appendix ii of this Plan. 	<p>There are no contributory items situated on Luke Street or any other streets bounding the College that are included in Appendix ii of the DCP.</p>
<p>(iv) In general, proposed residential developments should demonstrate reasonable compatibility with the predominant pattern of existing dwellings or buildings in the surrounding neighbourhood:</p>	<p>Although the proposed development is not residential, the College is bounded by residential development on its eastern and southern sides (Luke Street and part of Gladesville Road).</p>

DCP provisions	Comments
<ul style="list-style-type: none"> Setbacks for proposed buildings and structures should be similar to the immediate neighbours, and front setbacks in particular should remain relatively consistent along the surrounding street frontage. 	<p>The constraints of the site in combination with the planning requirements that the building is to fulfil preclude similar setbacks to immediate neighbours. However, the PESPP is set back 4.3 metres from Luke Street and 4 metres from Gladesville Road.</p> <p>The proposed Healy Gym is set back more than 6 metres from the internal face of the stone wall bounding Mary Street.</p>
<ul style="list-style-type: none"> The form of proposed buildings and roofs should incorporate a degree of articulation which is similar to existing traditional residential buildings nearby, and the alignments of exterior walls should not be long or continuous without incorporating any visible break or stepping. 	<p>The scale and function of the PESPP and Healy Gym preclude articulation of traditional residential buildings.</p> <p>The external walls on the eastern and southern sides of the PESPP incorporate a pattern of projecting blocks in the section clad with sandstone and shadows resulting from the subtle stepping of stone courses. Modulation is also achieved through the introduction of window openings, sun-control blades and the colours and textures of various building materials</p>
<ul style="list-style-type: none"> In residential localities where existing development is predominantly single storey: any proposed two storey element should not visually dominate the immediate street frontage, and also should not be visually intrusive when viewed from a nearby public place or waterway. 	<p>The St Joseph's College site is zoned for Educational Establishment use and does not have height controls.</p> <p>The eastern side of Luke Street is zoned for Medium Density Residential use and has an 8.5 metre height limit. A number of detached houses and townhouses on Luke Street are two storeys in height.</p> <p>The south side of Gladesville Road is zoned for Low Density Residential use and also has an 8.5 metre height limit.</p>
<p>Chapter 2.2.4 (c) Desired residential landscape character:</p>	
<p>(i) In general, existing character of residential localities should be maintained and enhanced by providing landscaped areas around each building or paved area:</p>	
<ul style="list-style-type: none"> Landscaped areas should conserve existing trees or accommodate new landscaping. 	<p>The environs of the PESPP are to be landscaped. Although the proposed development necessitates the removal of trees within the site and on Luke Street, they will be replaced with new trees.</p> <p>The Healy Gym requires the removal of a palm tree.</p>
<ul style="list-style-type: none"> Existing trees and new landscaping should ensure that new building forms would not visually dominate any existing streetscape or landscape setting. 	<p>Existing and proposed trees along Luke Street will provide screening for the PESPP, thus assisting in minimising its impact on the Conservation Area,</p>

DCP provisions	Comments
Chapter 2.2.4 (d) Desired character of buildings and architecture:	
<p>(i) In general, the form and architectural character of development proposals should be compatible with existing traditional buildings which were constructed in this Municipality between the mid-Nineteenth Century and the early-to-mid Twentieth Century (including residential, commercial and civic buildings).</p>	<p>The form and architectural character of development on the College site was established in the last two decades of the nineteenth century with the construction of the Main Building, which has become a landmark in the area. Later development on the site has continued this precedent with buildings that are, however, subservient in height and mass to the Main Building and designed in architectural styles appropriate to the period in which they were built. The PESPP conforms to this precedent, as does the Healy Gym.</p>
(ii) Existing character of residential localities should be maintained and enhanced:	
<ul style="list-style-type: none"> For proposed facades which would be visible from a waterway or public place: style and level of architectural detail should be consistent or compatible with existing traditional buildings nearby. 	<p>The scale and function of the PESPP and Healy Gym preclude articulation of traditional buildings. They are contemporary in architectural expression, which is consistent with other development across the College site – each building is reflects the architectural styles of the period in which it was built</p>
<ul style="list-style-type: none"> Proposed facades should not be visually dominated by wide garages or by exposed basements. 	<p>The proposed development complies with this provision.</p>
<p>(iv) Design of visually prominent exterior walls for both residential and commercial buildings should be compatible with the architectural character of traditional buildings that are located nearby:</p>	<p>The proposed PESPP is not a residential building and is to be constructed on a site that serves educational purposes. It contains buildings, including residential buildings, constructed in several different periods. Each of the buildings reflects the period in which it was constructed.</p>
<ul style="list-style-type: none"> New walls predominantly should be masonry construction with windows that are set into vertically proportioned openings, and facades that incorporate ribbons of windows or extensive glazed balcony balustrades should not be visually prominent. 	<p>The exterior of the proposed PESPP incorporates areas of sandstone cladding and vertically configured window openings. Horizontal bands of windows are offset by regularly spaced vertical louvres.</p> <p>Fenestration in the Healy Gym is vertically proportioned.</p>
<ul style="list-style-type: none"> Exterior finishes predominantly should incorporate earthy or medium-to-dark tones. 	<p>External materials include sandstone, timber, face brickwork and proprietary claddings, and are predominantly medium-to-dark in tone.</p>

DCP provisions	Comments
Chapter 2.4.2 Aims and objectives	
(a) Conserve and enhance cultural heritage which contributes to character and environmental identity of the Hunters Hill Municipality by the appropriate use and development of land, existing buildings and structures.	The proposed development is appropriate to this site, which has been used for educational purposes since 1881 and is thus a significant historical component of Hunter's Hill. The significant buildings on the site are retained and are not modified by the development proposal.
(b) Protect the heritage significance of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality's character, scenic quality and environmental identity.	The proposed development does not entail works to significant buildings and the streetscapes of its immediate environs. Although the PESPP will be visible from Gladesville Road and Luke Street, their character in this locality is largely defined by buildings of no heritage significance. There will be no impact on the significance of these streetscapes. Similarly, although the Healy Gym will be visible to a relatively small extent, there will be no impact on the significance of the Mary Street streetscape.
(c) Retain evidence of this Municipality's thematic development history by conserving significant elements of environmental heritage.	Compliance with this provision is achieved by the retention of the Main Building, walls and gates, which are identified as significant elements of environmental heritage. None of these elements is physically affected by the proposed works.
(d) Complement heritage conservation provisions of the Hunters Hill LEP 2012 to ensure that future development does not detract from the significance of heritage items and heritage conservation areas which are important elements of this Municipality's character and environmental identity	Refer to Section 5.2 of this report.
Chapter 2.4.3 General requirements for heritage items	
(a) Development proposals must evaluate likely effects in relation to identified values or significance of a heritage item and its setting, or the identified values and significance of a heritage conservation area:	
(i) Evaluation of likely effects upon heritage significance should address principles of the ICOMOS (Australia) Burra Charter which have been adopted by this Plan.	In general terms the proposed development acknowledges the Articles of the Burra Charter. There is no intervention into the significant items on the site, while the proposed PESPP and Substation will not impact on the setting of the Main Building.

DCP provisions	Comments
(ii) In relation to proposed redevelopment of a heritage item, the Burra Charter requires proper research of the heritage item in terms of its form, components, growth and history, together with an assessment of significance in relation to heritage of the Hunters Hill Municipality.	This statement of heritage impact includes an historical summary of development at St Joseph's College and a statement of significance for the place.
(iii) In relation to a heritage conservation area, any proposed change to a building or its surroundings demands proper research of the heritage conservation area in terms of identity, history, character, topography and amenity.	A summary of the history of St Joseph's College and development across the site is included in Section 2 of this statement of heritage impact.
(b) Documents should demonstrate that the proposed development would neither destroy nor detract from qualities which make the heritage item and its setting significant, or detract from qualities which make the heritage conservation area significant.	Refer to other comments in Section 5 of this Statement of Heritage Impact.
Chapter 2.4.4 Detailed requirements for heritage items	
Proposals for redevelopment of a heritage item also should address the following requirements:	
(a) Primary aims are to maintain and enhance qualities that have been documented by a heritage conservation management plan.	This provision is not applicable.
(b) Any proposed changes to the existing building should respect the form, scale and materials of the original building, or should be of a very minor extent.	The proposed development does not involve changes to existing buildings. It consists of new buildings in different parts of the site, along with the installation of an electrical substation.
(c) Proposals which involve substantial extensions are more likely to be acceptable if they would not compromise the integrity or character of the original building:	
(iii) New works should incorporate an architectural style and details that would complement the original building, and should neither imitate nor visually compete with architectural character of the original building.	The proposed development is contemporary in design. This follows an established precedent at St Joseph's College, where each phase of development is clearly distinguished by the architectural design and appearance of individual buildings.
Chapter 2.4.5 Detailed requirements for heritage conservation areas	
Proposals for redevelopment of a property that is located within a heritage conservation area also should address the following requirements:	The proposed development consists of the redevelopment of the south-eastern corner of the St Joseph's College site.

DCP provisions	Comments
(a) Primary aims are to maintain and enhance qualities that have been documented by a heritage impact statement.	Refer to previous sections of this report.
(b) Proposed works should neither destroy nor detract from qualities which are influenced by elements of the area's existing character which include:	<p>The proposed PESPP and substation will have no impact on the heritage significance of St Joseph's College or listed heritage items in its immediate vicinity, as outlined in this Statement of Heritage Impact.</p> <p>The Healy Gym will have a limited impact on views to and from the north-western section of the College site but its overall impact will not affect the heritage significance of the place.</p> <p>The proposed development will have an acceptable impact on the heritage significance of Hunter's Hill Conservation Area No. 1, as outlined in this Statement of Heritage Impact.</p>
(i) Streetscape character and amenity.	<p>The streetscape character and amenity of the four streets bounding St Joseph's College are in part defined by the institutional buildings within the College grounds. The impacts of the PESPP on streetscape character and amenity will be no greater than that of the existing College buildings and will be ameliorated by the detailed resolution and selection of building materials, along with screening provided by existing street trees and new buffer planting. The Substation will have no impact on the streetscape.</p> <p>Impacts of the Healy Gym on the streetscape will be mitigated by partial screening provided by the College's stone walls and street trees, as well as existing buildings in its vicinity. The simple architectural form and material selection will further assist in minimising any impacts on the streetscape.</p>
(ii) Topography and established gardens.	<p>There will be some excavation required for the construction of the PESPP. However, this will have no impact on the topography of the College site as a whole or the Conservation Area.</p> <p>The Healy Gym will impact on the garden and lawn areas of the open space to the north of the Chapel. However, the landscape design of this part of the site has changed since the mid-1940s, as is evident from archival photographs.</p> <p>The proposed substation will have some impact on the garden area in the vicinity of the main entry to the site.</p>

DCP provisions	Comments
(iii) Buildings with pitched roofs.	While residential development in this section of the Conservation Area is characterised by pitched roofs, the majority of buildings within the College Grounds designed and constructed after World War II have flat roofs. Roofs of proposed buildings will be shallow in pitch and consistent with other buildings at the College.
(iv) Facades which incorporate a high proportion of wall-to-window area.	The exteriors of the proposed buildings reflect the requirements of internal spaces needed to fulfil the needs of the College. The exterior of the PESPP is modulated by selected building materials and colours, and has openings as required by planning needs. The elevations of the Healy Gym are modulated by regularly spaced window openings.
(v) Windows and doors that have vertical proportions.	Windows and doors in the PESPP are vertical in proportion or, if horizontal bands are modulated by vertical sun-control blades. Fenestration in the Healy Gym is vertical in proportion.
(vi) Building colour schemes which do not clash with established garden settings.	Colours of materials in the proposed PESPP and the Healy Gym are neutral or reflect the use of traditional building materials such as brick, sandstone and timber. These colours are unlikely to clash with the garden settings provided by the different sections of the College grounds in which the buildings will be located.

6 CONCLUSIONS

The proposed development at St Joseph's College, comprising the PESPP, Healy Gym and substation can be supported on heritage grounds for the following reasons:

- The proposed PESPP will have no impact on the heritage significance of important items on the College site. Its contemporary design is consistent with development that has taken place across the site since the 1950s;
- The PESPP will have some impact on views to the College site and its immediate environs from the south east and south. However, these will be minimised by the modulation of the building through the colour and texture of building materials, modulation of massing through shadow and pattern and vertical elements such as windows, blades and sandstone coursing. Existing and new trees will provide screening;
- The PESPP will have no impact on important views to the main building;
- The proposed substation will have no impact on the heritage significance of the place;
- The proposed Healy Gym will have a minor impact on the setting of the Main Building and views to and from the north-western section of the site. However, this is mitigated by the simple form and low scale of the building;
- The site has limited archaeological potential, thus minimising any archaeological impacts of the development;
- There will be no impacts on the heritage items in the vicinity of the College site;
- The setting of the site, particularly in Luke Street, will be enhanced by the proposed works.

APPENDIX A PHOTOGRAPHS



29 Looking to the south-eastern section of St Joseph's College from the Main Building.



30 Existing Healy Gymnasium.



31 Existing Healy Gymnasium viewed from the Sports Courts.



32 Workshop on the eastern side of the Healy Gymnasium.



33 College shop viewed from the north-west (above) and south-west (below).



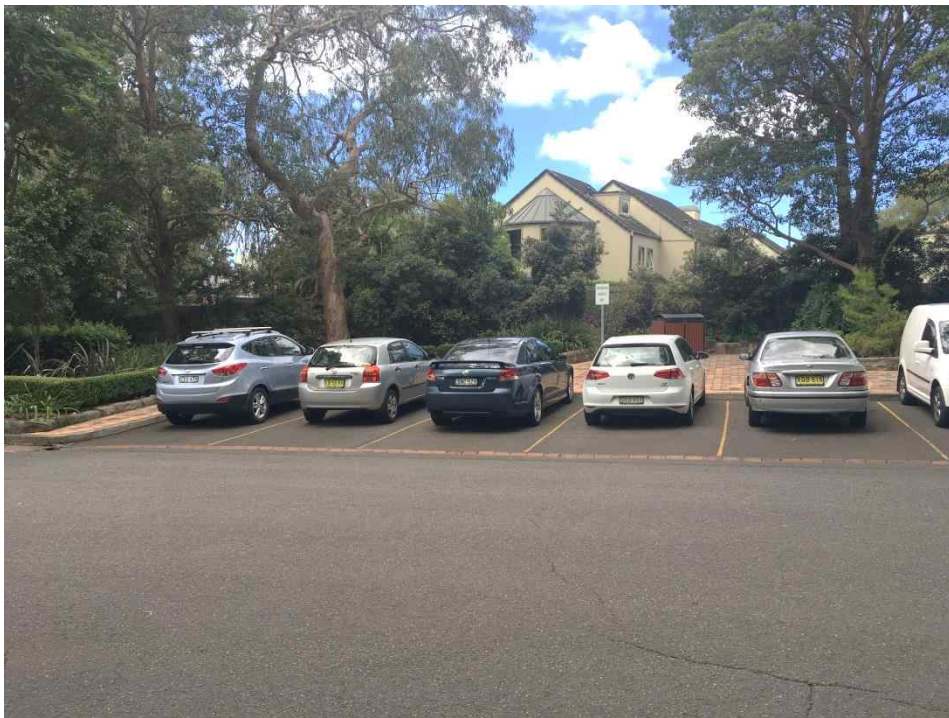
34 Looking towards the Hely Gymnasium from the west. Part of the Year 11 dormitory is visible to the right.



35 Roadway between the College shop and the Br Emilian Hall (at left).



36 Shed to the east of the Healy Gymnasium and workshop.



37 Car parking area adjacent to the proposed substation site.



38 Site of proposed substation. The landscaping works and paving are relatively recent.



39 Brothers' residence on the northern side of the site of the proposed Healy Gymnasium.



40 Courtyard to the north-west of the Main Building and Chapel.



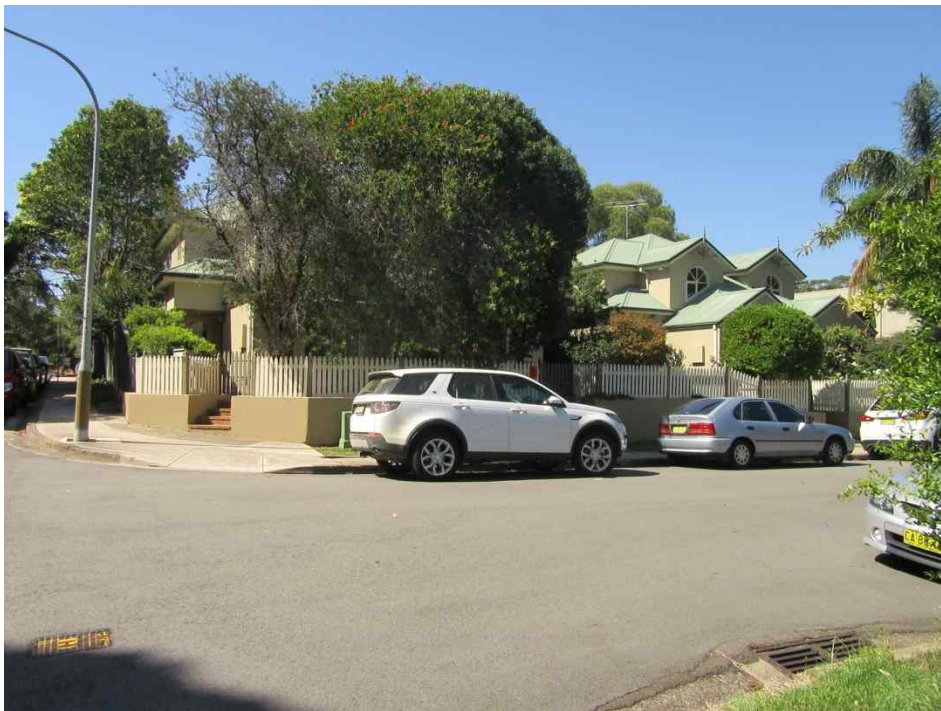
41 Looking north along Luke Street. St Joseph's College to the left.



42 Healy Gymnasium and workshop viewed from Luke Street.



43 Looking south along Luke Street – Br Emilian Hall to the right beyond the stone wall.



44 Residential development along the western side of Luke Street.