

15 October 2020

Mr Peter Ibrahim
EPM
Level 2
146 Arthur Street
North Sydney NSW 2060

Dear Peter,

**RE: St Ignatius Riverview – S4.55 Modification to SSD7140
Concise Heritage Impact Statement**

This Heritage Impact Statement (HIS) has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed modification to SSD approval 7140 at St Ignatius College, Tambourine Bay Road, Riverview. It also satisfies the requirement for item 1 of Section 8 of the HIS that formed part of the original approved documentation.

The site comprises school buildings and related facilities and is listed as an item of local heritage significance on Schedule 5 of the *Lane Cove Local Environmental Plan (LEP) 2009* as St Ignatius College, headland, 2-68 Riverview Street, Riverview. (Item 319).

The proposed modification is limited to the demolition of the Wallace Building and the construction of a new building in two stages, the new Wallace Learning Building (Stage 2) and the new Student Node - Link Building. Details of the development proposal have been prepared by PMDL Architects.

Accordingly, this HIS reviews the proposal in terms of the relevant heritage provisions of the *Lane Cove LEP 2009* and the requirements of the *Lane Cove Development Control Plan (DCP) 2009*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

In preparing this report the author has reviewed the '*Riverview*' *St Ignatius College Heritage Precinct, Main Quadrangle Tambourine Bay Road, Riverview NSW 2066* Conservation Management Strategy, dated September 2004, prepared by NBRS + Partners Pty Ltd. The CMS establishes the cultural heritage significance of the buildings and setting of the Historic Quadrangle Precinct at St Ignatius College Riverview and the relative significance of the buildings, spaces, component elements and physical fabric of the place. The Wallace Building is not identified as a significant building that contributes to the heritage precinct (refer Fig 1) however the proposal does about the Main Block.

CULTURAL SIGNIFICANCE

The following information has been sourced from the '*Riverview*' *St Ignatius College Heritage Precinct, Main Quadrangle Tambourine Bay Road, Riverview NSW 2066* CMS.

The Main Quadrangle Precinct of St Ignatius College, 'Riverview' comprising the Main Block, The Doyle Wing, the Entry Archway and Western Wing, The Dalton Memorial Chapel and St Michaels House has cultural significance covering Historic Evolution and Associations, Aesthetic and Social values at Local and State levels of importance. The buildings are representative of the large Roman Catholic colleges established in the late 19th century throughout New South Wales in response to the secularisation of education through The Public Instruction Act of 1880 and the cessation of State Aid.

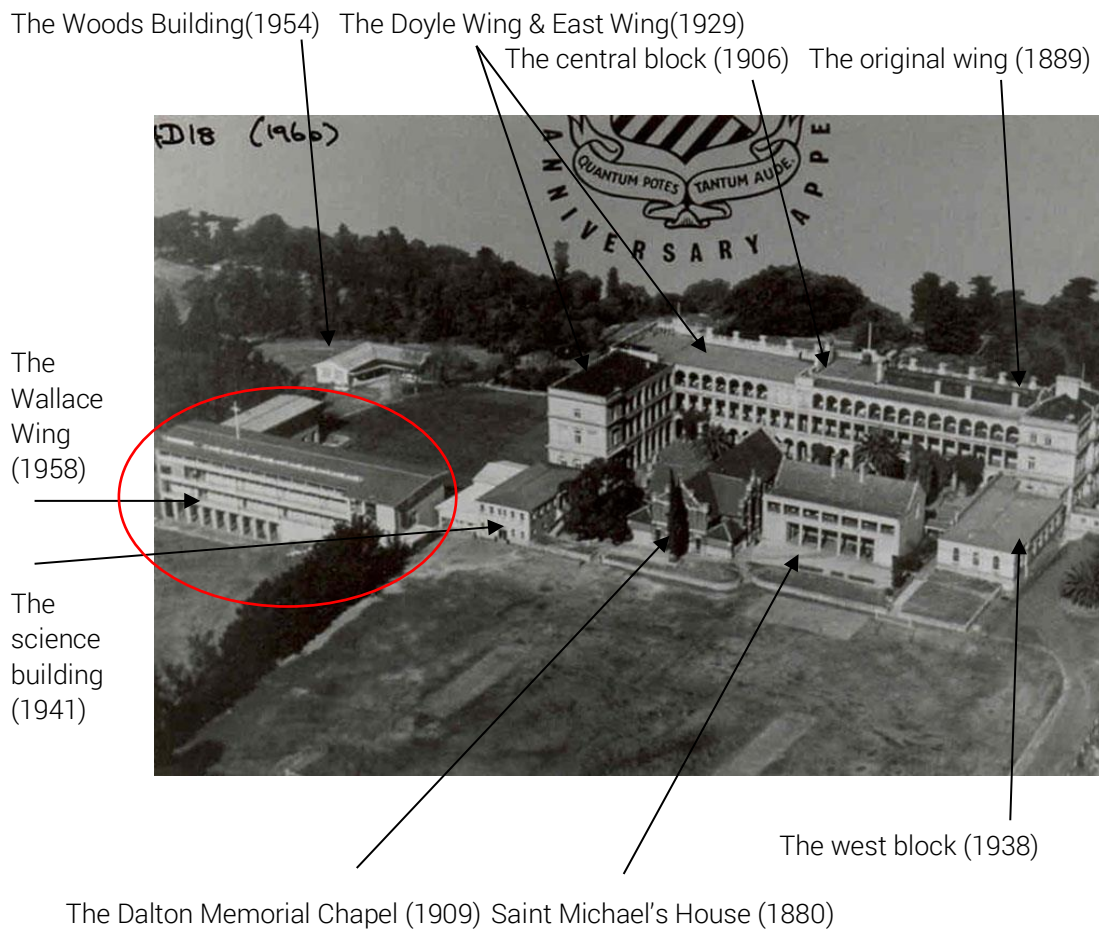


Figure 1 - Aerial View of the quadrangle 1960. The 1958 Wallace Building is circled in red, with the historic precinct to the right.
(Source: Fig 51, CMS)

THE WALLACE BUILDING

The following historical background has been sourced from the 'Riverview' St Ignatius College Heritage Precinct, Main Quadrangle Tambourine Bay Road, Riverview NSW 2066 CMS.

In 1957 architect, Gerald McDonnell was asked to design a new classroom block and this time grandeur was sacrificed to utility. The foundation stone for the new classroom block, was laid on 23rd November 1958 by Cardinal Gilroy and when completed provided three floors of classrooms to accommodate Years 8,9, &10 above a vast undercroft, with a two storey science block running south at its far end. This L-Shaped structure has been known since the mid 1960's as the Wallace Wing.¹

1988 was a year of refurbishment. The Wallace Wing was completely gutted and rebuilt and the west block, which had degenerated into a shambles of offices, storerooms and locker rooms, was renovated as the new refectory for seniors with a new masculine elegance.²

¹ 'Riverview' St Ignatius College Heritage Precinct, Main Quadrangle Tambourine Bay Road, Riverview NSW 2066 Conservation Management Strategy, dated September 2004, p47.

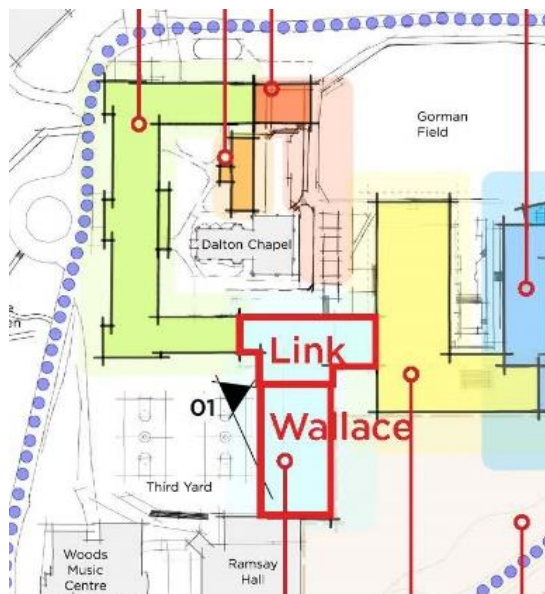
² Ibid p50.

THE PROPOSAL

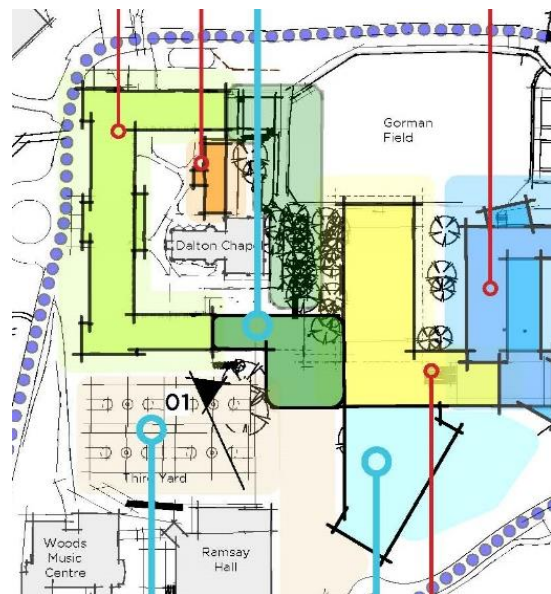
The proposed modifications to the approved Masterplan include the following:

- Proposed Staging of the works associated with the Wallace Building
 - Stage 1 – New Student Node – Link Building
 - Stage 2 – New Wallace Learning Building, incl Food and Beverage
- New Student Node – Link Building
 - Demolish the existing Administration Building and replace with a new facility in the same location linking the Main Block and Vaughan Buildings. Note: the approved layout includes the connection to the Main Block.
 - Proposed top of building height at RL 52m.
- New Wallace Learning Building
 - Move the approved location of the building and establish an alternative connection to the Vaughan Building.
 - Construction of an additional level over the approved 4 levels. (total 5 levels)
 - Ground level to accommodate a C.O.L.A. and Canteen.
 - Proposed top of building height at RL 52m.

Set out below is a comparison of the approved and proposed Masterplan layout.



1.0 Approved Masterplan layout including the Wallace Building (Source: PMDL)



2.0 Proposed layout modification for the Wallace Building in the revised precinct Masterplan (Source: PMDL)

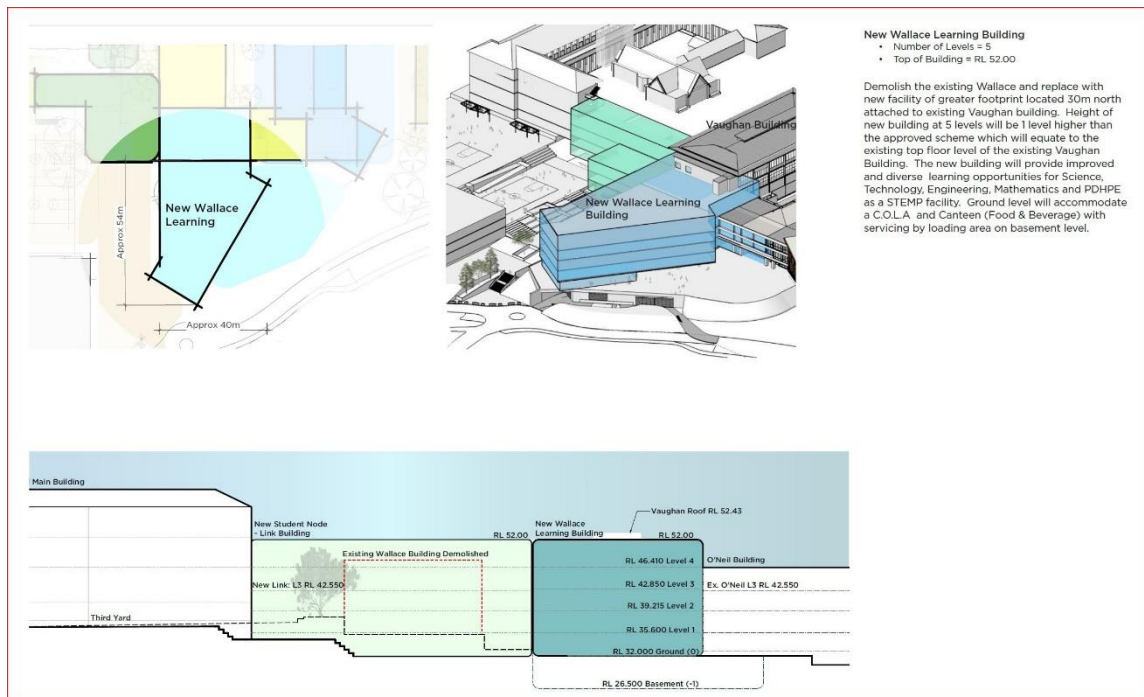


Figure 2 - Diagrammatic description of the proposed modifications. (Source: PMDL Architects)

ASSESSMENT OF HERITAGE IMPACT

This Concise Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: The *Lane Cove Local Environmental Plan (LEP) 2009*, the *Lane Cove Development Control Plan (DCP) 2009* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED MODIFICATIONS:	HERITAGE IMPACT:
Proposed Staging of the works associated with the Wallace Building	<ul style="list-style-type: none"> • Neutral heritage impact <p>The proposal to stage the works will have no heritage impact.</p>
New Student Node – Link Building <ul style="list-style-type: none"> • Demolish the existing Administration Building and replace with a new facility in the same location linking the Main Block and Vaughan Buildings. 	<ul style="list-style-type: none"> • Neutral heritage Impact <p>The demolition of the Administration Building and the new connection to the Main Block is already approved.</p> <p>This modification is for the Link Building as a separate structure, which in turn will accommodate Stage 1 of the works.</p> <p>The proposed height of the link building is clearly associated with the new development and has no adverse impacts on views of the buildings in the historic precinct.</p>

<p>New Wallace Learning Building</p> <ul style="list-style-type: none"> • Move the approved location of the building and establish an alternative connection to the Vaughan Building. • Construction of an additional level over the approved 4 levels. (total 5 levels) • Ground level to accommodate a C.O.L.A. and Canteen. 	<ul style="list-style-type: none"> • Neutral heritage impact <p>The relocation of the new Stage 2 Wallace Learning Building, and the proposed additional level, will be set further away from the Main Block. This modification will not alter the appreciation of the Main Block, nor its contribution to the historically significant precinct.</p> <p>The proposed height of the New Wallace Learning Centre is clearly associated with the new development and has no adverse impacts on views of the buildings in the historic precinct.</p>
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EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The proposed modifications to the approved Masterplan will not have any impact on the appreciation of the Main Quadrangle Precinct of St Ignatius College, and will support its historic and ongoing use as a school.

HERITAGE OBJECTIVES OF THE LANE COVE LEP 2009

The proposed modifications are considered to be acceptable, from a heritage perspective, for the following reasons:

- Does not impact on views to and from the Quadrangle Precinct, nor main buildings within the precinct;
- Does not impact on fabric assessed as higher significance; and,

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Lane Cove LEP 2009*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Lane Cove,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

HERITAGE GUIDELINES OF THE LANE COVE DCP 2009

The *Lane Cove DCP 2009* supports the *Lane Cove LEP 2009* by providing additional objectives and development standards for Heritage Items as follows:

The proposed modifications are consistent with the objectives of the *Lane Cove DCP 2009* that relate to heritage and are set out in the following DCP Sections;

B.0 General Controls

B.9 Heritage

a) *Ensure that new additions to heritage buildings are appropriate to the scale of the heritage item.*

CONCLUSION

The proposed modifications to the approved SSD 7140 will not have any heritage impact on the cultural significance of the Main Quadrangle Precinct of St Ignatius College, or the wider site. The proposed modifications support the historic and ongoing use of the place as a school and as such are acceptable in heritage terms.

The proposed development is consistent with the heritage objectives of the *Lane Cove LEP 2009* and the *Lane Cove DCP 2009*.

In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

Yours Faithfully,
NBRSARCHITECTURE.



Samantha Polkinghorne
Director