

SAC REMOTE SITE
48 VICTORIA ROAD & 2B GORDON STREET
ROZELLE

OCTOBER 2021

Ruth Daniell B.Arch (hons) LLB rdaneill@ihug.com.au 0408649854

CONTENTS

PART 1 HERITAGE ASSESSMENT

- 1.0 Introduction
- 2.0 Requirement for the report
- 3.0 Authorship
- 4.0 Methodology
- 5.0 Location
- 6.0 Historical Background
- 7.0 Physical Evidence - Description of the Building
- 8.0 Assessment of Significance
- 9.0 Conclusion of the Heritage Assessment

PART 2 Heritage Impact Statement

- 10.0 Description of the Proposed Works
- 11.0 Heritage Impact Statements
- 12.0 Summary
- 13.0 Conclusion

1.0 Introduction

This Heritage Impact Statement was prepared in October 2021 on behalf of the St St Aloysius' College (SAC) for the adaptive reuse of part of the St Joseph's School at 2B Gordon Street and for works to No. 48 Victoria Road, a former school building, located on the opposite side Gordon Street. The proposed works are required to establish a remote school campus on the two sites.

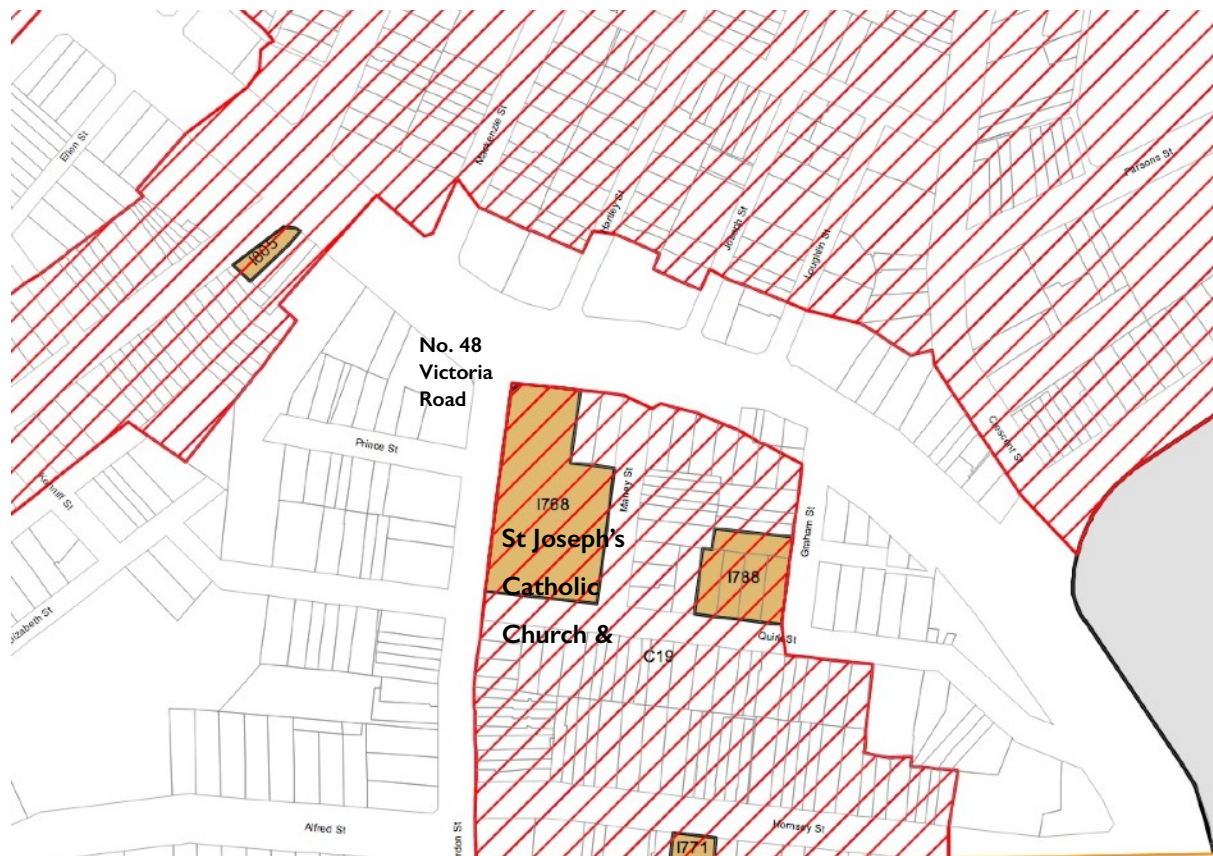
2.0 Requirement for the Report

The heritage listing sheet lists St Joseph's Catholic Church & School as a local heritage item, No. 1768, on the Leichhardt LEP 2013. The site is also located in the C19 Conservation Area, which is the Hornsey Street Heritage Conservation Area.

The proposed works to the first floor of the former St Josephs School requires the assessment of the proposed works on the heritage significance of the Heritage Item and the Heritage Conservation Item.

The works at No. 48 Victoria Road, require the assessment of the impact on the Heritage items in the Vicinity and the Conservation Area.

The Department of Planning, Industry and Environment (DPIE) requires a Heritage Impact Statement for development to Heritage Items, Heritage items in the Vicinity and in Conservation Areas.



Detail from the Heritage Map 007 from the Leichhardt LEP 2013.

3.0 Authorship

The report has been prepared by Ruth Daniell. As background, Ruth Daniell has degrees in Bachelor of Science (Architecture), Bachelor of Architecture (Honours) University of Sydney and has completed the 'Conservation of Historic Structures', Institute of Advanced Architectural Studies University of York, United Kingdom and MARC 99- The Conservation of Modern Architecture, Helsinki 1999 [ICCROM and the Helsinki University of Technology].

Ruth Daniell is a specialist conservation architect with extensive experience in conservation and its management. Ruth has been involved in architectural projects, urban design projects, main street projects, conservation management plans and conservation assessments. Ruth has worked for local government and State Government at the NSW Heritage Office and has been an expert witness in the NSW Land and Environment Court. Ruth has a Bachelor of Laws degree.

4.0 Methodology

This report uses the methodology outlined in the NSW Heritage Manual and the Australian ICOMOS Burra Charter.

5.0 Location

Site 1- St Josephs Church and School

The site where St Joseph's School is located is a parcel held by the Trustees of the Roman Catholic church for the Archdiocese of Sydney on the south-eastern corner of Victoria Road and Gordon Street. The site contains Heritage listed buildings including St Josephs Parish hall and classrooms.

The Real Property description is Lot 1 in DP 169780,



Aerial photograph showing the subject Site no. 1. Source: Six Maps.

Site 2 - 48 Victoria Road Rozelle

The site is located to the south-western corner of Victoria Road and Gordon Street.



Aerial photograph showing the subject Site No. 2. Source: Six Maps.

6.0 Historical Background**Early Land Grants and Subdivisions**

Surgeon William Balmain was granted 550 acres and most of the area now encompassing Balmain and parts of Rozelle and Birchgrove in 1800. In 1801 the entire grant was transferred to fellow surgeon John Gilchrist. Gilchrist never actually lived in NSW and advertised the land for sale in 1823. However, the sale was not a success. He gave power of attorney to his Sydney-based agent and merchant, Frank Parbury, who commissioned Surveyor John Armstrong to subdivide part of the land. This subdivision and sale of this land took place in 1836 and commenced



Metropolitan Detail Series Map (Balmain Sheet 69) dated 1890. State Library of NSW M Ser 4 811.1711. It shows that the hall had not yet been constructed and that the first church and first convent erected.

from the eastern end of the suburb (East Balmain) due to its proximity and convenient water access and later spread west. The early subdivision was suspended in 1841 due to difficulties associated with Gilchrist's will, but was resumed in 1852 when Surveyor Langley divided it into 46 later 47 sections. Langley used existing routes such as Darling Street and other tracks such as Beattie and Mullens Streets, which followed the local topography and contours, to delineate the parcels. The sections were purchased over the next 30 years by wealthy investors, local speculators and builders.

The Site of St Josephs Catholic Church & School

The site is located in Lot 16 of the 1852 subdivision. Development of the area followed from the 1860s. The early ownership is not known, however, the Catholic Church was established here in 1881. A Metropolitan Detail Series Map (Balmain Sheet 69) dated 1890 shows the site occupying the block between Gordon and Maney Streets. The church is shown in the southern section of the site and setback from the Gordon Street frontage. The main structure is rectangular shaped with two projections extending from the northern façade and a large wing attached to the south eastern façade. The two northern projections have stairs extending to the east. A separate detached building is also shown in the south eastern corner of the site, at the side of the church, with a small projection extending towards Maney Street. Two large buildings are also shown in the north eastern section of the

site. Inspection of the site indicates that since that time some changes and additions to the buildings and site have been undertaken to the Christian Brothers School.

Alterations to the church include extensions to the east and western end with basement and façade constructed to the Gordon Street boundary. Demolition or amalgamation of the south eastern wing with a new building to the south of the church. Also, replacement or enlargement of the building located in the south eastern corner of the site (Inter-war period); addition of a new building at the north eastern corner of the church (Federation period); and replacement or modification of the long narrow building facing Victoria Road (Post-war period) and subsequent addition and modification of the open northern yard. An organ was also added to the church in 1974. The school no longer operates as a primary School, however continues to be used for community and educational purposes including the Sydney Community College and is associated with the building located at No. 15 Quirk Street. The associated primary school is the Father John Therry school in Eaton Street, Balmain.

Historical Chronology

The Parish History provides the following chronology for the subject site. The entries for the hall are hi-lighted in bold.

1875	Two Good Samaritan sisters (Sisters Egan and Graves) commenced daily visits to Balmain West (now Rozelle), but the location of the first lessons is not known.
1876	First classrooms erected – Architect/builder James McDonald.
1877	Upper storey added.
1880	Cottage provided for Sisters in Gordon Street.
1881	First church and first convent erected – architect/builder James McDonald.
1882	Father Thomas O'Reilly appointed first parish priest and occupied a cottage on Weston Road (now Victoria Road).
1889	Father (later Monsignor) John Moynagh appointed parish priest.
1892	Opening of the first Christian brothers school (Brothers travelled daily from Balmain east until 1925 when Monastery purchased in Hornsey Street.
1905	New girls school and hall erected – architect/builder Austen McKay.
1911	Original church destroyed by fire.
1912	New church erected – architect/builder Austen McKay. Cost \$12045.00

1915	Extension to girls and infants schools.
1921	Extension to Christian brothers school.
1925	Purchase of Monastery for Christian brothers.
1932	Golden jubilee of Monsignor Moynagh.
1934	Death of Monsignor Moynagh, and appointment of Father (later Monsignor) Gerald Bartlett.
1936	New infants school erected, and major extensions to girls's school.
1937	New block to Christian brothers school – corner Gordon and Princes Streets.
1946	Monsignor Bartlett transferred to Forest Lodge and Father Sylvester O'Sullivan appointed as parish priest.
1955	New convent erected.
1960	Major renovation to boys secondary school.
1961	Major renovation to boys primary school.
1965	Closure of Christian brothers school.
1966	Girls school reclassified as a regional high school.
1974	Golden jubilee of Father O'Sullivan.
1975	Death of Father O'Sullivan and appointment of Father Gaffney as parish priest.
1976	Closure of girls secondary school. Transfer of Father Gaffney and appointment of Father Leslie Bagot as parish priest.
1981	Centenary of Rozelle parish.
1981	Departure of Good Samaritan sisters from the parish.
1986	Retirement of Father Bagot and appointment of Father Michael Caruana as parish priest.
1987	Transfer of Father Caruana and appointment of Father Alfred Cachia as parish priest.

1994	Closure of primary and infants schools – amalgamated with Father John Therry school, Balmain.
1998	Retirement of Father Alfred Cachia and appointment of Father Benedict Sant as parish priest.
2001	Retirement of Father Benedict Sant and appointment of Monsignor Vinve Redden as Moderator.
2012	130 year Parish anniversary.

Description of St Joseph's Catholic Church & School

The site comprises four large multi-level brick school buildings and a church which occupy most of the block bounded by Victoria Road, Gordon, Quirk and Maney Streets.

The Church is located in the mid section of the block and is a large painted and rendered brick structure with parapeted gabled roof clad in terracotta tiles with exposed rafter ends. A copper clad spire with cross rises above the ridge over the mid section of the main roof. The western façade is constructed on the Gordon Street frontage and has a rendered basement level with regular window openings. The façade comprises a number of bays divided by pilasters with pointed arched windows with rendered surrounds at ground level. The pilasters are topped by piers and pinnacles which extend above the parapeted facades. The central main bay has a rose window with rendered mouldings and niche with statue of St Joseph at the gable end. The parapets generally feature rendered capping and ecclesiastical details and crosses. The side facades also comprise a number of bays divided by buttresses with windows in each bay. Parapeted projections extend from the northern façade of the church. The northern façade also has two entries which face an open yard and sealed car park. The main church level is elevated above the ground level with concrete steps extending up to the timber panelled doors.

A palisade fence and gates on a painted stone base extends along the Gordon Street frontage and bounds the open area to the north of the church. A single decorative stone pier also remains at the corner of Gordon Street and Victoria Road. The open area is also bounded by a Federation period school building, located at the north eastern corner of the church, and post-war, modern building located in the north eastern corner of the site. The modern building has been modified and a single storey addition extends along the Victoria Road frontage. A high, face brick fence abuts the south western corner of the church and extends along the remainder of the Gordon Street frontage and return along Quirk Street. Another modern face brick school building and a large inter-war period building are located in the south eastern section of the site, facing Quirk and Maney Streets.

Modifications and Dates

1959: Classrooms/ toilet block (3658).
 1976: Partitions (14793).
 1976: Partitions to 1st floor classroom (15067).
 1987: Refurbish to provide offices (87/697).
 1993: Repair and repaint external walls.
 2000: Erection of four (4) illuminated advertising signage panels on the perimeter wall bounding Victoria Road (D/2000/417).
 2003: Replacement of existing roof slate on former hall and classroom building with similar slate. (D/2003/538, CC/2003/502).
 2004: Demolition of two existing toilet blocks (D/2004/251).
 2010: Alterations to school building - approval issued under Nation Building Task Force (EXT/2010/3).

Date of Construction of the Hall

The hall was built in 1905 as the Girl's School.

Alterations and Additions to the Hall

The Catholic Press (Sydney, NSW : 1895 - 1942) is the primary source for information about the hall.

- The hall was the original the girls school
- It was constructed in 1905 as a single storey building and is shown in the photograph by P.P.Woods, reproduced in this report.
- The walls were extended for the first floor addition in 1915¹ and a new hardwood floor to the hall was installed as part of the works within the precinct.²
- The architect for the works was Mr McKay of Messrs Buchanan and McKay Architects

¹ The Catholic Press (Sydney, NSW : 1895 - 1942) Thu 6 May 1915 [Rozelle's New School and Parish Hall: A Handsome Building](#)

² The Catholic Press (Sydney, NSW : 1895 - 1942) Thu 6 May 1915 [Rozelle's New School and Parish Hall: A Handsome Building](#)



Photo of exterior of original church.

This photograph shows the Girls School as a storey building prior to 1915 when a first floor addition was made.

- The "Description of the Building" states that "the ground floor is designed as a parochial hall for entertainments, 92 x 35 feet with a large stage and dressing rooms under the same. The ceiling height is of 20 feet and panelled in fibro cement, with oregon beams and moulds.... special attention has been made to ventilation and has a special floor has been laid in same for entertainments."

Description of Building.

The building is two storeys, each storey having a **floor** area of 92ft. by 35ft. It is of brick, set in cement, and faced with red O.K. bricks. The roof is of slate, supported on open timber roof principals. The ground **floor** is planned as a parochial **hall** for entertainments, 92ft. by 35ft., with a large stage, and dressing-rooms under same. The height of ceiling is 20ft., and it is panelled out in fibro cement, with oregon beams and moulds. The walls are treated in harmonious colouring, the whole having a pleasing effect. Special attention has been paid to the ventilation, and a special **floor** has been laid in same for entertainments. The first **floor**, which is supported on large steel girders, is divided into five large and lofty classrooms by wood and glass screens. Access to this **floor** is obtained by means of a wide flight of easy stairs, constructed of reinforced concrete, and finished with silicate paving. Special attention has been paid to the natural light, and the buildings are furnished in the most modern manner. The work was carried out under the supervision of Messrs. Buchanan and McKay, architects, by Mr. P. Rains, builder, of Drummoine.

The Catholic Press
(Sydney, NSW : 1895 -
1942) Thu 6 May 1915
[Rozelle's New School](#)
[and Parish Hall: A](#)
[Handsome Building](#)

The following extract is from the newspaper article "Monsignor Moynagh's Golden Jubilee: Rozelle's Tribute", Thu. 30 Jun 1932 The Catholic Press (Sydney, NSW : 1895 - 1942). The information about the hall is on bold.

The Golden Years of Labour

The history of the material progress of St. Joseph's parish, Rozelle, from the year that Monsignor Moynagh began to guide its destiny as parish priest, is a story of consistent and steady progress, and makes interesting reading. The new pastor took up his residence there in May, 1889, with a debt of £41 14. That did not daunt him, for in 1892 he determined to establish a boys' school, and in April of that year a fine building, containing three large rooms, was opened at cost of £900. The Christian Brothers were engaged as the teachers of the new establishment.

The Financial Statement.

The Very Rev. Father Moynagh, in welcoming the Archbishop, stated that the first portion of the school had been built in 1905, at which time it was intended that another storey should be added when it became necessary. The addition had since then become an absolute necessity. There was already a large debt, and the question arose as to how the financial difficulty was to be overcome, when a gentleman, who preferred only to be known as a "Lover of Education," came forward, and said he would give £1000 if the parishioners found the balance of the money necessary. (Applause.) Needless to say, the committee jumped at the offer. The contract for the raising of the walls of the existing hall, the addition of a second storey, and a new hardwood floor was £1865, the cost of partitions upstairs, making five classrooms, was £200; a new boys' lavatory, a room for the Brothers, a room for the parochial library, shelter-shed, and new fence, came to £232 15s; the school furniture, £100, and the architect's fees, £108. That made a total of £2505, which meant a liability of £1505 when the generous donation of £1000 was deducted. No loan had been raised, so that the financial position had only temporarily been fixed up; therefore it was important that the balance should be paid off as soon as possible. He did not think it possible to get a more faithfully-built building, and he thanked the architects, Messrs. McKay and Buchanan, and in particular Mr. McKay, who was an old parishioner, and also the builder, Mr. P. Raines, for their splendid work. (Applause.)

At the beginning of 1905 the parish debt was £1200, but it was found necessary about this time to erect a new school for the girls at a cost of £1437.

A New Church.

A big step forward was made in the year

1911, when a special meeting of the church committee was called by Father Moynagh to consider the question of enlarging the parish church, which was proving entirely inadequate to the needs of the increasing population. At this stage the entire debt on the parish had been reduced to £300.

Various suggestions were put forward at this meeting and the plans were laid before Cardinal Moran, who rejected them all as patchwork, and advised the committee to demolish the old church and erect in its place another of more extensive proportions. The Cardinal's advice was followed, and the plans were drawn by Mr. Austin McKay, architect of the present edifice.

Soon the new church began to take shape, and was completed and opened for worship in 1912, at a total inclusive cost of £6022 13s 6d. About the same time enlargements to the presbytery, which had never been suitable for two resident priests, and the purchase of an adjoining block of ground, added another £602 to parochial indebtedness.

The War Years.

At the outbreak of the Great War, in August, 1914, more problems other than the great international crisis presented themselves for solution. St. Joseph's parish fell for its share, since by this time the old wooden infant school had fallen into a state of utter disrepair, and had become a source of danger to the other schools through fire.'

At this stage an anonymous friend, who was none other than Monsignor Moynagh himself, offered a handsome donation of £1000 for the purpose of enlarging the girls' school, on condition that the parishioners would contribute the balance required to finish the work. The war clouds were looming dark across the world at this time, and the general uncertainty and hesitation of public opinion as to the outcome of the great crisis required no uncommon courage to undertake a big work involving a large debt. On the other hand, the chance of losing £1000 was to be considered, and the opportunity was a golden one. It was ultimately decided by the church committee to stand behind Monsignor Moynagh and push the work to completion. ***The tender of P. Raine for £2191 was accepted for the work, and the second storey of a fine building, which to-day forms the girls' school, was duly finished and opened for use. Various extra items brought the final cost of this work to £2632. On the completion of this work the school-hall was renovated and turned over to the purpose of a parish hall.*** In the next three years over £1000 was spent on necessary additions and renovations. The increasing school attendance then demanded an extensive change. In 1920 it was decided to build a second storey on to the existing boys' school building. It had been originally erected for this purpose. The Monsignor, therefore, authorised the architect to prepare his design for the completed building. The cost of the building at its completion had grown to £3898, to meet which the sum of £2298 was in hand, leaving an indebtedness of £1600. This work has a special merit, when it is recalled that at this time its sponsor, was carrying on his shoulders the burden of the administration of the Archdiocese of Sydney, which had been entrusted to him by the Archbishop during his absence abroad. Incidentally, it

might be mentioned that the boys' school of St. Joseph's, Rozelle, is considered by experts of the Education Department to be one of the best-equipped in the State.

Christian Brothers' Residence.

In 1924 Monsignor Moynagh inaugurated a movement, the happy consummation of which he has often declared to be the crowning work of his illustrious career. At a meeting of the church committee in August, 1924, he declared that it was most necessary, for obvious reasons, that the community of teaching Brothers, which staffed their boys' school, should be suitably housed in the parish to do their work efficiently and successfully. The committee concurred with his proposal, and a property was bought for £2255. The house, as it stood, was not at all suitable for its ultimate purpose, and needed many renovations, including an important addition for increased accommodation. These additions were carried out in accordance with the specified plans, and a very fine building was ready to be blessed and opened at a total cost of £4876.

During later years, notable additions have been made to the parochial pile, chiefly an additional school and meeting room, and the establishment of a fully equipped technical school, as an adjunct to the boys' school, the whole costing nearly £800. This latter work places the Christian Brothers' School, Rozelle, on an exalted educational plane, since it is one of only three Catholic schools in Australia to be thus equipped. Rozelle's great pastor has not contented himself with merely giving the lead in a vigorous building campaign. Through his long career he has also set a standard of extraordinary generosity, which will leave his parish indebted to him for all time.

Honoured names on church committees, of the past deserve a place in this review, viz., Messrs. M. Raleigh, J. Butler, H. Gallon, J. O'Sullivan, C. Peters, J. Eckort, M. McMahon, P. O'Loghlin, J. Flynn, M. Wexted, C. Manning, W. Kaufman, W. Ratcliffe, M. Molloy, E. Blayney, P. Bennett, E. Newman, P. McCullagh, F. Shiel, J. Shiel, B. McGrath, W. Bergin, F. Crimmings, P. Byrne and I. Murphy.

The evidence that the hall was refurbished in the late 1920s comes from two sources:

- a newspaper article
- an account of a fire in the hall between 1920-1930 around this time from the Financial Director of the Catholic Archdioceses as part of the oral history of the church precinct collected at an open day.

There is physical evidence for alterations to the hall in this era, that will be discussed in a following section of this report.

The newspaper article from The Freeman's Journal (Sydney, NSW : 1850 - 1932), states " St Joseph's (Rozelle). L., S and D Society, which has the use of the parish hall for social functions, recently expended a considerable sum on its complete renovation to secure the balance remaining on this work club ventured on its second annual cabaret ball."

The article from *The Freeman's Journal* (Sydney, NSW: 1850 - 1932) 12 July 1928 which states that the hall had recently been completely renovated.

ROZELLE.
St. Joseph's (Rozelle). L., S. and D. Society, which has the use of the parish hall for social functions, recently expended a considerable sum on its complete renovation. To secure the balance remaining on this work, the club ventured on its second annual cabaret ball on Wednesday, 4th inst. Over two hundred danced to the strains of Coonan's orchestra. The Blue and Blue caterers, under the supervision of Mrs. McGovern, were responsible for a first-class supper. Applause greeted the exhibition dance of Mr. Sid Halliday, and his partner, Miss Lina Watson, whilst during supper pupils of Miss Frances



Figure 1. View to the former St Joseph's School Building from Gordon Street is the principal view to the building. The first floor and projecting entry bay date from 1915.

6.0 Physical Evidence - Site I Former 1st Floor St Josephs Classrooms

The hall is a two storey dark red brick hall with a gabled central bay facing Gordon Street. A central entry is located on the ground floor of this section of the building. The main roof is a slate clad gabled roof with the ridge

running north south. The lower windows are generally vertically proportioned.

A site visit was made to inspect the classrooms on the first floor above the St Josephs School Hall.

The class rooms are in near to original condition.

A corridor is located on the western side of the building and the entrance to the classrooms are off the corridor.

The classroom walls are clad in vertical timber boards with timber framed glazing above. The glazing has 6 panes in each section as shown in the following photographs. The windows in the perimeter walls are vertically proportioned double hung four pane windows.



Figure 2. The entrance to the former St Joseph's school.



Figure 3 & 4. Left and Right. View of the corridor on the western side of the classrooms.



figures 5& 6. Left and right. View of the interior of the classrooms.



Figure 7. View of one of the classroom interiors looking towards the corridor on the western side.



Figure 8. View of the existing tearoom.



Figure 9. View of the first floor landing at the top of the stairs.

Site 2 - 48 Victoria Road Rozelle

The buildings on Site 2 were originally built in 1937 as the Christian Brothers School. They reflect the design of Inter War school Buildings by Architects in this period including the use of a dark face brick, stripped back formal style, with decorative brickwork within the facade and the use of an arched colonnade to what was originally an open verandah. The building has a gabled roof with a lower pitch to Victorian and Federation era buildings.

The buildings on the site are not heritage listed. They are located opposite the Heritage Listed St Josephs Site, and they are located in the Hornsey Street Heritage Conservation Area.



Figure 10. View of the eastern wall of the school building at No. 48 Victoria Road



Figure 11. View from the courtyard showing the 1930s school building.

Figure 12 & 13. Left and right below. The ground floor corridor.





Figure 14 & 15. Above and below, view of a typical ground floor classroom.





Figure 16. View of the upper courtyard, which is used for parking.



Figure 17. View of the first floor corridor.



Figures 18 & 19. View of the preparation room looking towards a first floor science room (left) and the science room fitout on the right.

7.0 Assessment of Significance

The Concept of Cultural Significance

In Australia the process of finding out whether a heritage item is important or not is called assessing cultural significance.

The criteria for assessment have been standardised in NSW by the Heritage Office and published in the NSW Heritage Manual in 1996. This procedure makes it possible to compare the significance of like items between local government areas, or between states. The NSW Heritage Office has subsequently published a "NSW Heritage Manual update" in 2001. This is called Assessing Heritage Significance and is an update to the Heritage Assessments guideline of 1996. This new guideline has been used in the preparation of this Report.

General Assessment Processes and Criteria

In NSW the heritage system requires three steps:

- 1) investigate significance
- 2) assess significance
- 3) manage significance

The Assessing Heritage Significance guideline explains the second step in this process – assess significance. The NSW Heritage Manual is a comprehensive set of guidelines explaining the NSW heritage management system. As well as the additional 12 guidelines documents forming the Manual there are three documents in the category Further Information, and four Companion Documents.

The Statement of Cultural Significance used here uses the criteria established under Part 3A of the NSW Heritage Act 1977 (Amended in 1998) for the listing of items of environmental heritage (defined as 'buildings, works, relics, moveable objects and precincts') which are of State or Local heritage significance.

The Summary Statement of Significance which follows the assessment of significance using the seven criteria listed below should be a succinct statement written in prose, which answers the question "Why is this item important". It should summarise, not simply reiterate, the analysis addressing the seven criteria.

Explanation of the Statement of Cultural Significance

An item will be considered to be of State or Local heritage significance if, in the opinion of the Heritage Council of NSW it meets one or more of the following criteria:

- a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- d) an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- g) an item is important in demonstrating the principal characteristics of a class of NSWs
 - cultural or natural places; or
 - cultural or natural environments(or a class of the local area's cultural or natural places; or cultural or natural environments).

An item is not to be excluded from the State Heritage Inventory on the ground that items with similar characteristics have already been listed on the Inventory.

While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria.

The heritage assessment is based on the NSW Heritage Office Criteria for Assessment of Cultural Significance.

In determining an item's heritage significance or the contribution it makes to the conservation area, the NSW Heritage Office sets out some factors for consideration.

These are:

- The loss of the integrity or condition of any item may diminish its significance.
- Has it been altered so much that it fails to meet the relevant assessment criterion?

It is recommended that the 'inclusion' and 'exclusion' guidelines provided by the NSW Heritage Office be used in determining the assessment of significance.

CRITERION A

An item is important in the course, pattern, of NSW's cultural or natural history (or the cultural or natural history of a local area).

The site and Church are of historic significance as part of an early subdivision and late Victorian period of development initially constructed in c. 1881. The church and site have subsequently undergone alterations and additions which demonstrate the growth and development and a shift in the local area.

CRITERION B

An item has strong and special association associated with the life and work of a person or groups of persons of importance to NSW's cultural or natural history (or the cultural or natural history of a local area).

The church and the St Joseph' School Building are associated with the Catholic Church, Christian Brothers and associated educational facilities and Schools including Father John Therry Primary School in Balmain

CRITERION C

An item is important in demonstrating aesthetic characteristics and or/a high degree of creative or technical achievement in NSW (or a local area).

The church is of aesthetic significance as a good and relatively intact example of a modified late Victorian Church with Gothic details. The church appears to have been extended and modified, however retains a sense of its original form and details including main nave, parapeted and bayed facades, pilasters, buttresses and rendered and ecclesiastical details, roof form and spire, northern wings, pattern of openings and palisade fence. The building is constructed to the street frontage and with its imposing form, overall form and details which are enhanced by the northern open area makes a positive contribution to the Gordon Street streetscape.

CRITERION D

An item has strong or special associations with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.

The church and school site are of high local social significance.

CRITERION E

An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of a local area).

Site and buildings do not have the potential to yield information that is not available elsewhere.

CRITERION F

An item processes uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of a local area).

The site and buildings are not rare.

CRITERION G

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments, or a class of the local areas cultural or natural places; or cultural or natural environments.

The building is a good representative example of a late Victorian period church with Gothic details.

Statement of Significance for St Josephs Church Group

St Josephs Catholic Church and former school are of local historic, aesthetic and social significance as a good representative example of a late Victorian Church with Gothic details and school that was initially established in c. 1881. The Church appears to have been subsequently extended and modified however it retains a sense of its original form and details including the main nave, parapeted and bayed facades, pilasters, buttresses and rendered and ecclesiastical details, roof form and spire, northern wings, pattern of openings and palisade fence. The building is constructed to the street frontage and its overall form and details are enhanced by the northern open area, making a positive contribution to the Gordon Street streetscape. **The School buildings have undergone typical alterations and additions that reflect the growth and development and a shift in the local area.**

Statement of Significance for the Hornsey Street Heritage Conservation Area.

Council's Heritage Study provides the following Statement of Significance which identifies why the Conservation Area is Important

- *One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area illustrates a number of layers of development from an early pre-suburban villa of 1876 to small scale tradesmen and workers' housing from the 1870s through to the 1930s. It is significant for its surviving development from the pre-World War II period (ie pre-1939).*
- *Demonstrates the close physical relationship between industry and housing (both middle class and workers' housing) in nineteenth century cities.*
- *Demonstrates the nature of some private subdivisions before the introduction of the Width of Streets and Lanes Act of 1881 required roads to be at least one chain wide.*

Management of Heritage Values

Generally

This is a conservation area. Little change can be expected other than modest additions and discrete alterations. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- *Existing widths and alignments of streets: avoid chicanes which cut*
- *diagonally across the carriageways.*

- *All pre-1939 buildings and structures.*
- *All timber buildings.*
- *All original external wall cladding — plastered brick or face brick:*
 - *reconstruct/reveal where necessary.*
- *All original architectural details to building, and encourage replacement of*
 - *lost elements, but only where evidence is available.*
- *Any remaining original iron palisade or low brick fence.*
- *Uninterrupted sandstone kerbs and gutters.*

10.0 The Proposed Works

The proposed works are shown on the drawings by PMDL.

The proposed works are set out on the architectural drawings by.

Site 1 - St Josephs First Floor Classrooms 2A - 2B Gordon Street Rozelle

The proposed works are:

Internal

- Use of the existing class rooms for the SAC remote campus
- Installation of pin boards, whiteboards and screens in existing rooms

Site 2 - No. 48 Victoria Road Rozelle

The proposed works are:

Ground Floor

- New Internal Fitout within the existing class rooms
- New office fitout with new glazed opening to the corridor
- New WC and bathroom fitouts
- New external lift to the eastern facade in the court yard
- New low level landscaping works to the courtyard

First Floor

- New internal fitout for class rooms
- New fitout for kitchen and staff room
- New fitout for music practice rooms

11.0 Heritage Impact Assessment

Development on the site must consider the provisions of the Leichhardt Local Environmental Plan [LEP] 2013, the Leichhardt Development Control Plan [DCP] 2013.

11.1 Leichhardt Local Environmental Plan [LEP] 2013

The Leichhardt Local Environmental Plan [LEP] 2013 contains the following provisions for heritage conservation.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Leichhardt,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) Requirement for consent

Development consent is required for any of the following:

- (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):*
 - (i) a heritage item,*
 - (ii) an Aboriginal object,*
 - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (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,*
- (d) disturbing or excavating an Aboriginal place of heritage significance,*
- (e) erecting a building on land:*
 - (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) subdividing land:*
 - (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

(4) Effect of proposed development on heritage significance

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) or a heritage conservation management plan is submitted under subclause (6).

The consent authority may, before granting consent to any development:

(a) (b) (c) on land on which a heritage item is located, or on land that is within a heritage conservation area, or on land that is within the vicinity of land referred to in paragraph (a) or (b), 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.

Response: The proposal for Site 1 to the first floor classrooms above St Joseph's Parish Hall, occurs to a Heritage Item and is located in a Conservation Area, requires consent by council and the council must consider the heritage impact of the proposed development on the heritage item and the conservation area. This Heritage Impact Statement satisfies the requirements of the LEP that a Heritage Impact Statement is prepared by a suitably qualified professional. The proposed works to Site 2, No. 46 Victoria Road occur to site that is not heritage listed item. The LEP required consideration of the proposed works on a Heritage Item in the vicinity and the Conservation Area.

11.2 Leichhardt Development Control Plan [DCP] 2013.

The provisions applying to the proposed development are set out below and on the following pages.

Part C Section 1.4 – Heritage Conservation Areas and Heritage Items Compliance

Objectives

O1 Development:

a. does not represent an unsympathetic alteration or addition to a building;	YES
b. encourages the protection, restoration, continued use and viability of buildings for their original purpose;	YES
c. encourages the removal of unsympathetic elements;	YES
d. is compatible with the setting or relationship of the building with the Heritage Conservation Area in terms of scale, form, roof form, materials, detailing and colour of the building and conforms with the Burra Charter (Refer to: http://australia.icomos.org/publications/charters/ ;	YES
e. conserves and enhances the fabric and detail of a building that contributes to the cultural significance of the building in its setting;	YES The original building fabric of the building on Site 1 is retained.
f. maintains the visual unity of groups of buildings, in particular semi-detached and attached terraces;	Not applicable.

Part C Section 1.4 – Heritage Conservation Areas and Heritage Items

Compliance

g. makes an appropriate visual and physical distinction between the existing building and new parts of the building;

YES

The new insertions on Site 1 have the ability to distinguish what is a new layer from significant original building fabric. The new external lift can be distinguished as new building fabric.

h. protects and enhances views of the existing building from the public domain; and

YES

The views to the Heritage item on Site 1 are still available from the public domain.

i. New buildings are sympathetic in scale, form, architectural detail, fenestration and siting to the Heritage Conservation Area or Heritage Item and conforms with the Burra Charter.

The only addition to the envelope of a building occurs on Site 2, and this addition is a lift externally. This small scale addition does not have a significant material impact on the Heritage Item or the Conservation Area.

Controls

The subject site is located in the Hornsey Conservation Area and the applicable controls are the following objectives and controls:

Part C Section 1.4 – Heritage Conservation Areas and Heritage Items

Compliance

General

Development maintains the characteristics and is consistent with the objectives and controls C1 for the relevant building type contained in Appendix B – Building Typologies of this Development Control Plan. The fabric of an existing building is to be the subject of appropriate conservation practices C2 including:

a. retention of original detail and finishes such as:

YES The heritage listed building on Site 1 is retained along with the original finishes and detailing.

i. original face brick which should not be painted over or rendered;

YES The original face brick is retained.

ii. original decorative joinery and iron work which is not to be removed;

YES Original decorative joinery will be retained of the Classroom above the Parish hall on site 1 will be retained. There is no decorative iron.

b. conservation of original elements;

YES Original elements in the heritage listed building form will be retained.

Part C Section I.4 – Heritage Conservation Areas Compliance and Heritage Items

c. reconstruction or restoration of original elements where deemed appropriate

YES Reconstruction and restoration will occur as required.

d. retention of the original cladding material of original roofs where viable;

YES There are no changes to the existing roof.

e. consideration of suitable replacement materials should be based on original material, and where a property is part of a group or row, replacement materials should have regard to the integrity of the group.

Any restoration and reconstruction works, as required will comply with this control.

C3 Development of dwellings within Heritage Conservation Areas must:

Not applicable to the proposed development.

a. not include the demolition of the internal walls and roof form, including any existing chimneys, of the front two rooms of the dwelling;

Not applicable as the building is not a residence.

b. retain the major form, scale and materials of the existing structure as described in (a);

YES The proposed works comply.

c. be for a rear addition which does not dominate the existing building or substantially change the relationship of the building to the street when viewed from the street; and

Not applicable to Site 1. The addition of a lift on Site 2 is a small scale addition and will not pose any issues of visual dominance to the Heritage Item across the Gordon Street, and does not dominate the Conservation Area.

d. retain significant, established gardens and plantings including early fences.

The works on Site 1 are internal works only. There are no significant plantings or early fences that will be affected by the proposed works on site 2.

Part C Section 1.4 – Heritage Conservation Areas Compliance and Heritage Items

C4 Demolition of dwellings in Heritage Conservation Areas or Heritage Items is subject to the provisions of Part C Section 1.2 – Demolition within this Development Control Plan.

Roof forms and materials

C5 Consideration of roofing materials for additions should have regard for compatibility with the original roof, as well as for the context of the setting (such as if a dwelling is part of a group of similar dwellings).

C6 Within Heritage Conservation Areas, whole roof forms should be retained where possible and roofs of additions should be subservient to the main roof (in scale, form, location and materials). Changes to the form of the existing roof or extension of the ridge cannot be supported.

C7 Where roof links are proposed to connect the original roof space to the new addition, they are to:

a. be of minimal scale and proportion (up to a maximum of 50% of the rear roof plane) and are to provide a link only. Roof links which span the whole rear roof plane will not be supported;

b. preserve the unity of the row, preserve chimneys and traditional scale and proportion in the street; and

c. not be used to raise the ridge, or be for the purpose of creating a viable roof space where roof space meets the requirements of the Building Code of Australia. Clerestory roofs are not considered an appropriate form of roof addition to traditional ridge lines.

Impact on the Conservation Area

The proposed works are internal on Site and will not impact on the Hornsey Street Conservation Area. The only external work on Site 2 is the addition of the and external lift and low level landscaping works. In my professional opinion they will not impact on the Hornsey Street Conservation Area.

12.0 Summary

The works on Site 1 occur to the classrooms above Parish Hall in the former St Josephs School, which is part of a precinct listed as a Heritage Item and is located in the Hornsey Street Conservation Area. St Joseph's Hall is significant as..." St Josephs Catholic Church and former school are of local historic, aesthetic and social significance as a good representative example of a late Victorian Church with Gothic details and school that was initially established in c. 1881The School buildings have undergone typical alterations and additions that reflect the growth and development and a shift in the local area."

This report sets out that part of the school and Parish hall fabric dates from 1905, 1915 and c.1928. The building has had a series of uses and adaptations. The original building was a single storey Girls School in 1905. The first floor class rooms were added in 1915.

The proposed works for the remote SAC occur to the classrooms that were added in 1915 as part of the first floor addition above the hall. The classrooms are significant as they retain, due to minimal alteration, representative values as classrooms designed c. 1915. The proposed works are internal works that propose very little intervention to the original building fabric of the classroom. The only works proposed are the installation of a whiteboard, blackboard and screen on selected existing walls. This work can be reversed at any stage in the future. The proposed works continue the original use of the classrooms, which is part of the heritage significance.

The proposed works on Site 2 are internal works, apart from an external lift and low level landscaping works, as shown on the architectural drawings. The lift is a small scale addition, and due to its location within the site and its separation from the Heritage Item and the contributory fabric of the Conservation Area, in my opinion it will have a negligible impact on the Heritage Items and the Conservation Area. There is be no issues of visual dominance and no disruptive visual contrasts.

The proposed works on Site 1 will have an acceptable impact on the heritage listed site and its buildings, and the works have an acceptable impact on the Hornsey Street Heritage Conservation Area.

For the reasons set out in this report we recommend an approval on Heritage grounds.