

## STATEMENT OF HERITAGE IMPACT



## MLC Senior School Centre

March 2014

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## **1.0 Introduction**

### **1.1 Context of the report**

This report has been prepared on behalf of MLC School to assess the potential heritage impacts and accompany the Development Application for the proposed new buildings and facilities at the School site bounded by Park Road, Rowley and Grantham Streets, Burwood.

### **1.2 Background and heritage listing status**

MLC School currently occupies several sites located about Rowley Street. The School grew from its official opening in January 1886 and original land purchase which comprised of land on both the eastern and western side of Park Road and has continued to expand from that time. The School now features a range of buildings and facilities generally dating from the 1890s to 2010. The early buildings are generally located close to the Rowley Street frontage.

A Heritage Assessment was prepared by this office in early 2012 in the context of a Master Plan that was being prepared on the School site. The aim of the assessment was to identify the significance of the School and its various components and to assist the ongoing management of the place by the identification of elements that should be retained and elements that could sustain some change without impact on the identified cultural significance of the site.

The assessment found that MLC Burwood, particularly the main School site is of local historic, aesthetic and social significance as a good example of any early all girls Church run School, established in the late 1880s and as part of the early development of the Burwood area.

The assessment identified and graded the various buildings and elements and particularly noted the Chapel, Schofield Tower and remaining wing also building containing Potts Hall on the corner of Rowley and Grantham Streets and associated fence to be of high cultural significance. Other buildings and elements were identified as being of lesser significance, representative and typical examples of educational buildings and facilities dating from later periods of the School's development.

It is currently proposed to demolish some of the later buildings, extend and construct new School buildings and facilities at the northern end of the main School site bounded by Park Road, Rowley and Grantham Streets.

The site is not covered by any instruments under the *NSW Heritage Act* (1977) and is not classified by the National Trust of Australia (NSW). The "Methodist Ladies College" is, however, listed as a heritage item of local significance in Schedule 5 (Heritage items) of the Burwood Local Environmental Plan 2012. There are also other items located in Park Road.

As such, Burwood Council must take into consideration the potential impacts of any proposed works on the cultural significance of the item and heritage items in the vicinity and their setting. The usual mechanism to assist deliberations is a Statement of Heritage Impact (SOHI) that accompanies the Development Application.

### **1.3 Methodology and objectives**

This report has been prepared in accordance with the guidelines for Heritage Impact reports as contained in the NSW Heritage Manual produced by the NSW Heritage Branch (former Heritage Office).

The assessment is based on a recent inspection of the property and analysis of the context and consultation with School staff. The 2012 Heritage Assessment has formed the basis of the historical overview and identification of the significant elements on the site.

The potential impacts of the current proposed works have been assessed with reference to the Burwood Local Environmental Plan (LEP) 2012 and relevant planning documents and NSW Office of Environment and Heritage, Heritage Branch criteria.

The main objective of this report is to assess the appropriateness of the proposed works and outline how any potential impacts may be reduced or are mitigated.

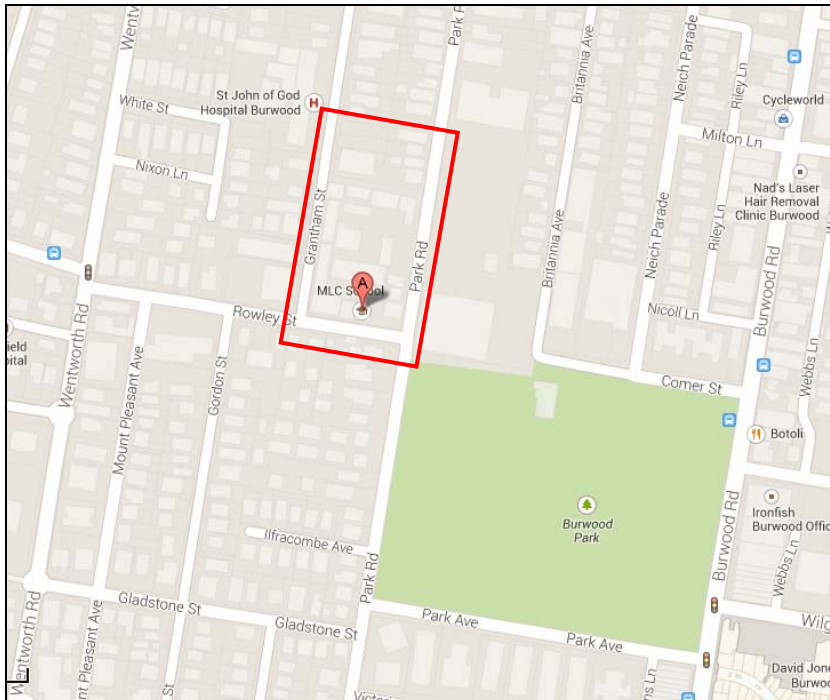
## 1.4 Authorship

This report has been prepared by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants.

All contemporary photographs included in this report, unless otherwise stated, were also taken by Luisa Alessi in January 2014, specifically for the preparation of this report.

## 1.5 Site Identification

The School building and facilities occupy several lots generally located about Rowley street, Burwood. The current proposed works are restricted to the main School property bounded by Park Road to the east, Rowley Street the south and Grantham Street to the west.



**Figure 1.1** Location plan

(Source: Google)

## 2.0 Historical Overview

The earliest recorded settlers and land grants in the area date from the 1790s from which time small farms were established along the track that developed between Sydney and early settlement at Parramatta (Parramatta Road). Burwood derived its name from a 250 acre grant given to Captain James Rowley of the NSW Wales Corps in 1799, who named the land after "Burwood Farm" where he had lived in Cornwall, England. Later grants increased his holding to 750 acres which basically extended the area from Parramatta Road to Croydon. Following his death and disputes over his will the land was gradually subdivided and sold from 1834. By this time a number of inns had been established along Parramatta Road and area had become a staging place between Sydney and Parramatta.<sup>1</sup>

Burwood remained a roadside village and farming area until the coming of the railway line from Sydney to Parramatta in 1855. Burwood was one of the original stations on the line. The opening of the station brought about further subdivision and development of the area, particularly for city businessmen, wealthy merchants and industrialists who constructed substantial homes in the suburb. The suburb continued to grow and by the 1880s land speculators and builders moved in with further subdivisions bringing a subsequent wave of development. It was in this context that the School site was chosen and College established.

The School site is part of the 750 acres granted to Thomas Rowley and later part of Cargill's subdivision. In April 1878 Sarah E Lester of Burwood purchased Lots 1 to 6 Section 1 of Cargill's Subdivision. This comprised the southern section of the main block with frontage to Rowley Street, Grantham Street and Park Road. In April 1887 Lester purchased Lots 7 to 10 of Section 1 located to the immediate north of her initial purchase and in the same year consolidated what was to be the initial School grounds when she purchased Lots 4 and 5, with 233 feet street frontage and area of just over 1 acre, of Fraser's subdivision located opposite, on the eastern side of Park Road.<sup>2</sup>

A large Victorian house, *Kent House*, occupied the site bounded by Park Road, Rowley Place (now Street) and Willama (later Burwood then Grantham) Street that by the 1880s was used by Miss Lester as a private ladies' college. In three separate transfers representatives of the Wesleyan Church officially purchased Lots 1 to 10 of Section 1 of Cargill's subdivision and land comprising of just over an acre located on the eastern side of Park Road also owned by Miss Lester.<sup>3</sup>

*Kent House* consisted of only four rooms on the ground floor, with a series of bedrooms on the first floor. In addition to the house, the block on the western side of Park Road also included a self-contained cottage, used mainly for sleeping. The land on the eastern side of the road was a vacant, grassed paddock. Altogether the property amounted to about a hectare in area, which allowed for expansion. A drawing (**Figure 3.1**) shows the land and building as purchased. *Kent House* with attached cottage occupied the corner of Rowley Street and Park Road and faced the vacant block located on the opposite side of Park Road.

The Wesleyan Ladies' College was officially opened at the beginning of a new school year on 27<sup>th</sup> January 1886. Although a subdued occasion, it marked a new direction in secondary education, particularly in the education of girls. It was the culmination of many years of negotiation and a tangible sign of the Wesleyan Church's commitment to education. The only full time paid employees were the newly appointed headmaster, a recently ordained minister, Charles John Prescott, a Principal and a housekeeper to organise domestic arrangements and take care of the boarders.<sup>4</sup>

<sup>1</sup> Burwood Council website - Local History & Pollon, F (ed) *The Book of Sydney Suburbs*, (1988), p. 41-42.

<sup>2</sup> Land and Property Information, Certificate of Title, Volume 339 folio 123, volume 833 Folio 3, Old Systems, Book 411 No. 975

<sup>3</sup> Land and Property Information, Old Systems Book 411 No. 975, Certificate of Titles Volumes 339 Folio 123, Volume 833 Folio 3.

<sup>4</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), p. 1.

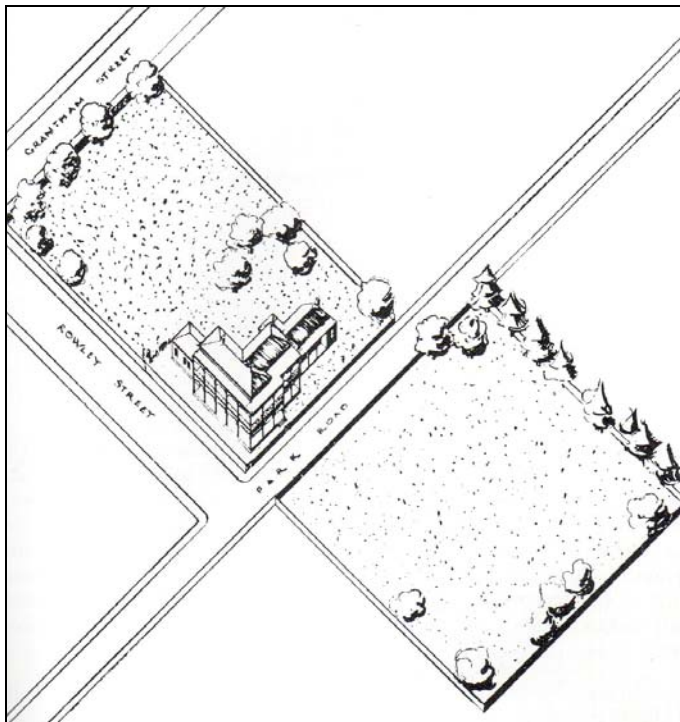


It was agreed that the name of the school was to be “Wesleyan Ladies’ College” despite an earlier recommendation that it be called “Methodist Ladies’ College”. From this point things progressed quickly. Mr Prescott, who had been a tutor at Newington, as the appointed headmaster organised the school and set the fees for both boarders and day girls.

When the School opened there were a mere ten students in attendance. Four were boarders and six day students. Financial problems plagued the College in its early years, however, the number of pupils grew steadily.<sup>5</sup> An important development which, in a sense placed the College in the forefront of educational practice was the establishment of a kindergarten in 1889.

Student numbers continued to rise and it wasn’t until 1889 that the school’s finances began to improve. By 1891 the number of students had risen to eighty-seven and plans were made for a significant extension to the buildings. The cottage, which had been used mainly for sleeping accommodation, was planned to be demolished and replaced with a two storey building with dining hall and suite of bedrooms above. The extension was made possible by a 2000 pound donation by a Mrs Schofield, a former teacher and wealthy widow of a Wesleyan minister. The new hall, known as *Schofield Hall*, was designed by architect Harry C Kent who also made provision for two towers. Years later Mrs Schofield also donated another 800 pounds for the construction of these. The foundation stone was laid by Mrs Schofield in 1891 and new building was opened in November 1892. The building featured a spacious hall with timbered ceiling and wooden beams and a specially designed cabinet to house the foundation laying trowels.<sup>6</sup>

By the late 1890s the name of the School had changed to “Burwood Ladies’ College” and organisational changes followed with the appointment of new headmistress and president and introduction of dual administration which separated the day-to-day running, general education and discipline from religious instruction. The school had survived the period of recession during the 1890s and was faced with new changes and challenges associated with new principals in charge, reforms in the educational system and changes in the wider area associated with the creation of the Commonwealth of Australia in 1901.<sup>7</sup>



**Figure 3.1** Drawing indicating the original *Kent House* buildings and School site purchased in 1886.

(Source: Coupe, p. 5)

<sup>5</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), 15-21.

<sup>6</sup> *Ibid.*, p. 26.

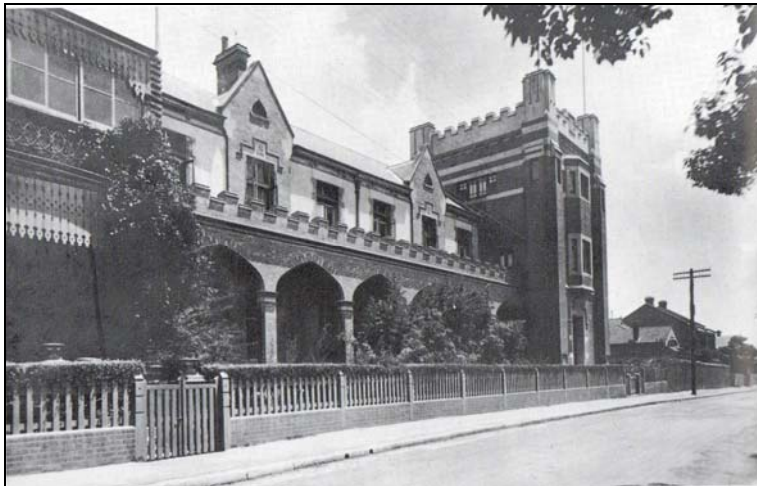
<sup>7</sup> *Ibid.*, p. 27.

In 1906 the overcrowded state of the College and the fact that the buildings were no longer able to accommodate all the students enrolled at that time was noted. In preference to restricting numbers at the School some extensions were undertaken. Several old buildings at the back of the school were demolished and the kitchen and pantry were doubled in size. A new store-room, larger kitchen and scullery were added and nine new bedrooms, two bathrooms and two classrooms were also built to overcome the immediate problems. This addition was later known as the Central Wing, the development was assisted by the support of the Methodist Conference, bequests and donations.<sup>8</sup>

A new principal was appointed in 1914 and in the same year the name of the School was again changed to "Methodist Ladies' College, Burwood". This reflected the continuing support of the Methodist community. The School continued through the First World War and academic pursuits continued to be the main focus, however, a number of extra-curricular activities were also offered. Sport continued to be a major part of the School with tennis and hockey remaining popular in addition to swimming in the early 1920s.<sup>9</sup>

By 1916 the enrolment reached 200, including 66 boarders. A second cottage had been rented and by 1917 three new classrooms were built. The problem of accommodation was still not fully resolved and in 1918 the Council resolved that the Trustees consider the financial implications of a major extension costing some 7000 pounds. It was decided to proceed with the building program after receiving advice that the Bank of NSW was prepared to advance money to the School at an acceptable rate of interest.<sup>10</sup>

The Tower Wing, was opened in March 1919. Designed by Alfred G Newman, Architect, the cost of the build was actually 8933 pounds and with furniture this added another 1594 pounds. The tower after which the new block was named was in part financed by the endowment given by Mrs Schofield. The new structure was constructed to the north of the Schofield Hall and extended across the site. The Tower itself, added a touch of flamboyance to the School's appearance and remains a notable feature along Park Road.



**Figure 3.2** View of the Tower and earlier buildings along Park Road in 1919.

(Source: Coupe, p. 70).

By 1921 it was reported that the school again was full and that both day girls and boarders had been turned away. In 1922 a new principal, Mr Potts, was appointed and largely as a result of his efforts during his term (1922-1933) new properties were acquired, existing ones extended and new tennis courts were laid. Growth in the number of students during the 1920s necessitated the ambitious program of building and expansion.

<sup>8</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), p. 51.

<sup>9</sup> *Ibid.*, p. 62-66.

<sup>10</sup> *Ibid.*, p. 69-70.

The combination of increased revenue due to the growing number of students and capable and shrewd business management of Mr Potts transformed and dramatically changed the physical appearance of the school and its facilities. In 1923 *Abbeythorpe*, a residence that stood between the School's property and Burwood Park was purchased and initially used for the kindergarten and primary classes with accommodation for boarders on the upper floor. The property not only had a large two storey Victorian Italianate house, but also contained a small tennis court.<sup>11</sup>

A new hall was desperately needed. Schofield Hall was the largest indoor space in the school and could no longer cope with the required uses. By 1925 the school's resources were again becoming strained, however, it was resolved to go ahead and build a new hall on the site of the old kindergarten on the corner of Rowley and Grantham Streets. The building firm Kell and Rigby were engaged to build the hall at a cost of 10,658 pounds. The new block was to have a tower to balance the Tower Wing and was to incorporate a gymnasium and art room as well as new classrooms. The building was opened in June 1926 complete with hall which seated 1000 people. The gym has been fitted out with money raised at a fete in the previous year and funds raised by the Old Girls' Union provided furnishings for the new hall. This was followed by the construction of the tuckshop in early 1928 with further expansion to the School grounds also following with the purchase of two more properties in Park Road in 1929.<sup>12</sup>

By the 1930s the School was in a stable condition and well placed to withstand the effects of the Depression. Building expansion and new property purchases continued.<sup>13</sup> In 1935 an enclosed elevated corridor, known as Tower Bridge, was constructed to join the Central and Tower Wings of the College. This provided easier access between the upper storeys of these two buildings.<sup>14</sup> Mr Potts retired in 1933 and barely a year later was struck by a car and killed. The new hall was named in his memory.<sup>15</sup>

In 1936 a two storey house adjoining the School in Grantham Street was purchased. Renamed *Sutton House*, in honour of former student and long standing headmistress, it was used to provide additional classrooms and purchased with view of future development. It was later to be redeveloped as the school's new Library. During late 1937 and early 1938 additions were completed to make a continuous frontage along Rowley Street joining the Assembly Hall and Prescott Wing and providing additional classroom and dormitory accommodation. In 1939 two more properties were also purchased in Park Road.<sup>16</sup> In the late 1930s plans for the construction of a swimming pool were made and funds raised, however, had to be postponed due to the onset of World War II.<sup>17</sup>

The war years brought a number of changes starting with the appointment of a new principal and headmaster whose first task included the implementation of war-time precautions including air-raid trenches provided by Burwood Council.<sup>18</sup> In 1946 the Governor of NSW, Lieutenant-General Sir John Northcott concluded Speech Day with the laying of the foundation stone of a new building which was to be constructed on the Grantham Street frontage. The new building would contain new science laboratories and a library. However, the construction of the building was to be delayed for another three years. In March 1947 fire destroyed the Prescott Wing (additions to the original *Kent House*), which extended along the eastern end of Rowley Street to Park Road. It is believed that it was due to an electrical fault in one of the science labs.

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<sup>11</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), p. 97-99.

<sup>12</sup> *Ibid.*, p. 98-101.

<sup>13</sup> *Ibid.*, p. 105.

<sup>14</sup> *Ibid.*, p. 116.

<sup>15</sup> *Ibid.* p. 104.

<sup>16</sup> *Ibid.*, p. 116.

<sup>17</sup> *Ibid.*, p. 114-115.

<sup>18</sup> *Ibid.*, p. 128-130.



Materials that had been destined for the new building were now used in the restoration of the damaged section of the school and new building program postponed.<sup>19</sup> However, the construction of the new Sutton House to provide new science laboratories, a geography room and much needed new library was eventually completed in 1949 after a series of delays. The official opening was on Speech Day 1949. The new “Wearne Library” was noted for its simple and light finishes and spaces and was for use of the entire school with seating for a 100 girls.<sup>20</sup>

The imposing new building and its facilities emphasised the drab and cramped quality of the surrounding sections of the school and plans were made for further expansion. In August 1949 a two storey house, *Youngarra*, located on the corner of Rowley and Gordon Streets came on the market and the School Council set a budget and made an offer, finally purchasing the property for 6000 pounds. A further 1400 pounds was approved for renovations to the building which contained fourteen rooms on a quarter of a hectare of much needed land. The works were completed within six months and the building was renamed *Kent House*, in memory of the original school building. It was occupied by the kindergarten and lower primary school. The building was demolished in 1966 and replaced by a new and larger building which brought all the kindergarten and primary school under the one roof.<sup>21</sup>

Long term planning and anticipation for further growth have long been part of the school's philosophy and was evident in this period by the purchase of additional land. At the beginning of 1953 the School purchased the land and cottage at No. 22 Park Road. The property was not put to immediate use and was leased to a government department for five years, which helped pay the loan and Council rates. Several years later an agreement with the private owners of No. 24 Park Road was also made and a down payment on an agreed sum made. The balance was finally paid in 1978 when the bungalow was demolished to make way for a tennis court.<sup>22</sup> The Parents and Friends Association's ambition to provide the school with a pool was realised when it was decided to place the pool to the east of *Abbeythorpe*, part of the estate the school had purchased in 1923. The pool was finally opened in March 1957.<sup>23</sup>



**Figure 3.3** The Rowley Street frontage c. 1937.

(Source: Coupe, p. 116.)



**Figure 3.4** Wade House opened in 1961 linked the Assembly Hall and Sutton House.

(Source: Coupe p. 159.)

<sup>19</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), p. 133-135.

<sup>20</sup> Ibid., p. 149-150.

<sup>21</sup> Ibid., p. 150-151.

<sup>22</sup> Ibid., p. 153.

<sup>23</sup> Ibid., p. 136 & 153.

Capital works continued into the 1960s. Plans for new building along “traditional” lines had been prepared, however, a more contemporary addition were approved by the School Council. Work promptly began a little over a year later and a tennis court between the Assembly Hall and Sutton Hall was replaced by Wade House, a modern two storey brick building with feature façade panels highlighting the contemporary architectural fashion. The building was noted for its contemporary internal finishes and provided a bright and roomy art room, five large classrooms on the first floor as well as several smaller rooms, domestic science and well appointed staff room on the ground floor.<sup>24</sup> Plans were also made for new laboratories during this period and the new laboratories, jutting out above the Sixth floor rooms at the northern end of the School property were officially opened in June 1967. The new primary block on the site of *Kent House* on Gordon Street with its nine classrooms, assembly hall and library was officially opened on the same day.<sup>25</sup>

The 1970s brought a number of changes and new principal initiated the so called “Design for the Seventies” campaign, which he launched in 1971, to address deficiencies in facilities and funding.<sup>26</sup> The changes brought on the most extensive building and extension program in the school’s history. In April 1972 the then Prime Minister, the Honourable William McMahon opened Whitely House, a new two storey building situated at right angles to Sutton House near the northern end of the school property. The building featured two new science labs on the first floor with classrooms on the ground floor and was named after a former headmistress.<sup>27</sup>

A new dormitory block was opened in 1974 and plans were well advanced for substantial modifications to the library. The building of the new accommodation followed the completion of new science laboratories. The new building, abutting the Tower Wing, comprised of nineteen single bedrooms/studies and one mistress’s suite.<sup>28</sup> The renovations of the Wearne Library, including new furniture, redesigned interior and incorporation of additional space was completed in early 1976.

In January 1977 a fire in the buildings on the corner of Rowley Street and Park Road postponed plans for a new and well equipped gymnasium which was next on the agenda to be constructed, opposite the main school buildings in Park Road on the site of *Abbeythorpe*. Caused by arson, the fire extensively damaged three wings of the building beyond repair. The first floor of the Schofield and Central Wings were completely gutted and Prescott Wing was almost three quarters destroyed. The roof of the Tower Wing had also been ablaze but fire extinguished before the flames could spread. When assessed it was decided that a significant portion of the affected buildings would have to be demolished. The first floor of the Schofield, the Prescott and Central Wings were irretrievably lost.<sup>29</sup>

The fire provided the ideal opportunity for a re-appraisal and revision of the master plan that had been prepared. It was decided to incorporate into the new buildings the Chapel and a drama theatre in addition to the incorporation of a courtyard to relieve the overbuilt appearance of the Park Road and Rowley Street corner. In the meantime work on the gymnasium proceeded and was completed by the end of 1978. Just under a year later, in October 1979, the Chapel was completed. At the end of 1980 the drama theatre, on the site of the former Prescott Wing and standing well back from Park Road, was also completed.<sup>30</sup> Most of the boarders’ accommodation had been destroyed or affected by the fire. With no real demand for boarding accommodation and after some debate the School Council decided not to rebuild the boarding quarter’s and to phase out the boarding school which closed at the end of 1979.<sup>31</sup>

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<sup>24</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), p. 159-160.

<sup>25</sup> Ibid., p. 161-162.

<sup>26</sup> Ibid., p. 173.

<sup>27</sup> Ibid., p. 174-175.

<sup>28</sup> Ibid., p. 174.

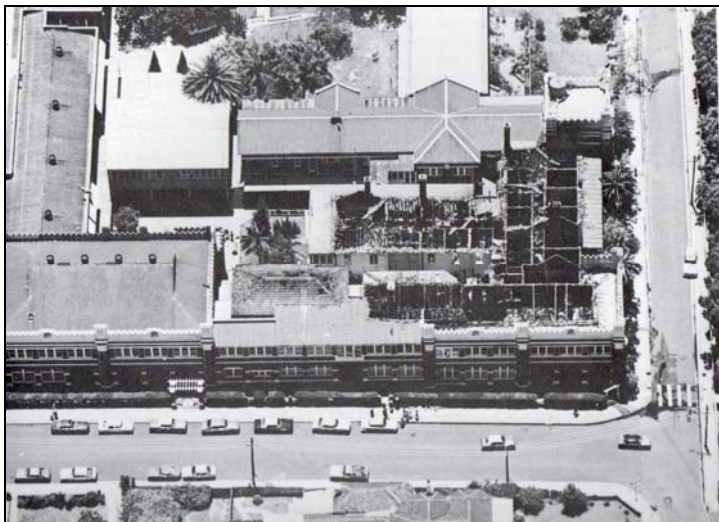
<sup>29</sup> Ibid., p. 179-80.

<sup>30</sup> Ibid., p. 180.

<sup>31</sup> Ibid., p. 182.

During the early 1970s, when it also became clear that the union of the Methodist, Presbyterian and Congregational churches to form the Uniting Church in Australia was imminent, consideration was also given to finding an appropriate new name for the School. An overwhelming majority was in favour of retaining the initials “MLC” and in order to prevent confusion with the insurance company, MLC Limited, the word “School” was also added. The School officially became MLC School, Burwood in June 1977 when the Methodist Church was subsumed into the new union.<sup>32</sup>

Three properties in Park Road were also acquired by the School during the 1970s. No. 35 was purchased in 1971 and house later refurbished to house a Scripture room, Chaplain’s office (a position that was created on the introduction of the single administration system) and career educator’s office. Five years later the adjacent property, Nos. 37-39 Park Road were also purchased. This was later demolished to make way for a new classroom block following the fire. Finally No. 24 Park Street was also purchased in 1978. The house was subsequently demolished and site occupied by tennis courts.<sup>33</sup>



**Figure 3.5** Aerial view of the site and damage caused by the 1977 fire.

(Source: Coupe p. 179)

Building works continued during the 1980s. In July 1983 a new Senior Library was opened. Literally located in the centre of the school buildings, it was also named the Wearne Library. The new building was located almost directly behind the old one with the loss of open space compensated by the raising of the building to first level, paving the area underneath and provision of landscaped gardens and courtyard with seating.<sup>34</sup>

In 1984 The Uniting Church in Australia Property Trust (NSW) purchased Nos. 29-31 Grantham Street,<sup>35</sup> located directly opposite the School on the corner of Grantham and Rowley Streets and made plans to construct a new music centre on the site to be completed as part of the centenary celebrations in 1986. The new building was completed in 1986 and was designed to resemble a long fronted cottage and to blend with the buildings in the eastern side of the street.

The school has continued to evolve to the present with a number of changes undertaken since the School’s Centenary in 1986. The most notable change is the replacement of the Tower Wing and construction of a new Senior Administration Block and offices. The New Tower was opened in 1993. The structure incorporated a tuckshop on the lower ground and semi circular amphitheatre adjacent to the Park Street entry to the main school site.

<sup>32</sup> Coupe, S & R, *Walk in the Light MLC Burwood A Centenary History* (1986), p. 184.

<sup>33</sup> Ibid. p. 182.

<sup>34</sup> Ibid., p. 181.

<sup>35</sup> Land and Property Information, Certificate of Title, Volume 5585 Folio 10.

This was followed by a new library in 1998. A new Sports Field (constructed over a car park accessed from Britannia Avenue) was opened in October 1995. The 1950s swimming pool was also replaced by a new Aquatic Centre in 2003. A new Junior School was also constructed on the eastern side of Park Street, north of the Pool and Sports field in 2008. The relocation of the Junior School from the Gordon Street site vacated these buildings for the Visual Arts Centre and gallery which now occupy Kent House.

In addition to construction and upgrade of buildings, some general alterations have also been undertaken including the replacement of roof claddings and upgrade of facades and building elements with addition of rendered finishes and sun shading elements, canopies and modern services.

Since that time it would also appear that additional land has been purchased to the north of the site along Grantham Street and a new Middle School building constructed in this area in 2010 as part of Governments BER program with lawn and garden to its north. This is also connected to No. 31A Park Road, which was purchased by the School in 1989.<sup>36</sup> The School has also recently acquired No. 33 Park Road with view to further modifications and expansion of the school ground and facilities. The current aim is to improve the existing student accommodation and increase landscaped areas around the buildings.

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<sup>36</sup> Land and Property Information, Certificate of Title Volume 5684 Folios 87 & 88.

### 3.0 Description of the site

#### 3.1 The site context

The current proposed works are restricted to the main School site on the northern side of Rowley Street and between Park Road to the east and Grantham Street to the west. The School buildings dominate the north western end of Rowley Street which is a wide dual carriageway with parking on both sides the street. Opposite the School on the southern side of the street is a late Victorian house (No. 6 Rowley Street) which has been listed as a heritage item. The building is, however, obscured by two modern dwellings constructed close to the street frontage. A Federation house which has also been listed as an item is located opposite the School on the corner of Rowley Street and Park Road (No. 47 Park Road). The built context is generally enhanced by a number of street trees and site plantings.

North of Rowley Street, Park Road is a one-way street with some parking on the western side. This section of the street is characterised by various School buildings and facilities including the modern Swimming Pool, elevated playing fields and car parking area and Junior School complex all located on the eastern side of the street.

To the north of the School site, the western side of the street is characterised by a mix of one and two storey detached dwellings. Several of these have been purchased by the School to enable further expansion of the School facilities. The dwellings further north vary in style and detail and generally date from the late 19<sup>th</sup> and early 20<sup>th</sup> century. The buildings are constructed close to the street frontage and narrow pedestrian pathway. Some have been highly modified and altered.

Grantham Street is a relatively busy dual carriageway with grassed verges, some streets trees and parking on both sides of the street. The southern end of the street is also characterised by School buildings including the two storey modern (c. 1986) face brick Centenary Music Centre, car park and tennis courts which occupy the south western section of the street. To its north are two modern rendered and face brick Nursing Homes which feature two storey facades constructed close to the street frontage.

The western side of the street, opposite the School site is also features a two storey late Victorian former dwelling and Inter-war period, single storey bungalow which have been converted for medical uses associated with the St John of God complex which I located to the north of these two buildings and dominates western side of the street.



**Figure 3.1** View looking north west along Rowley Street from the intersection with Park Road. Rowley Street is a wide dual carriageway with parking, also wide street verges and street trees on both side of the street.





**Figure 3.2** A Federation period house is located on the corner of Park Road and Rowley Street.



**Figure 3.3** The building, No. 47 Park Road has been listed as an item and has mature trees and plantings along Rowley Street frontage.



**Figure 3.4** View looking north along Park Road. The School buildings, particularly the remaining older buildings are highly visible features of this section of the street.



**Figure 3.5** This section of the street is one way. The built context is both enhanced and softened by trees and plantings.



**Figure 3.6** The modern Swimming Pool complex is located to the east of the main School site on the eastern side of Park Road.



**Figure 3.7** Modern facilities including elevated playing fields constructed over basement car parking occupy the School land on the eastern side of Park Road.



**Figure 3.8** The modern facilities are softened by landscaping and planting, particularly along the street frontage.



**Figure 3.9** The modern Junior School complex located on the eastern side of Park Road.





**Figure 3.10** View looking south west along Park Road. The western side of Park Road, north of the School site is characterised by one and two storey detached dwellings generally dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century.



**Figure 3.11** No. 31 Park Road is a single storey face brick with rendered base Federation period cottage with gabled and hipped main roof clad in terracotta tiles. The building is setback from the street frontage with small planted garden between. An open driveway extends along the southern side boundary to a detached garage located the rear of the house.



**Figure 3.12** No. 29 Park Road is a modified face brick single storey dwelling with hipped roof clad in tiles. The building is also setback from the street frontage with small front garden and open driveway extending along the northern site boundary.



**Figure 3.13** No. 27 is a two storey late Victorian/ Federation period single terrace with projecting end walls and open front verandah and balcony facing the street. The building is visually prominent element in the street due to its two storey scale and differing form and setbacks with open driveways extending along each side of the building.



**Figure 3.14** The northern setback and driveway of No. 27 Park Road.



**Figure 3.15** Typical dwellings located further north along Park Road.



**Figure 3.16** A number of the dwellings have been modified and street frontages also feature various fence treatments.



**Figure 3.17** Grantham Street is a relatively wide dual carriageway with parking, wide verges and a number of street trees on both sides of the street.





**Figure 3.18** The School buildings including the 1980s Centenary Music Centre occupy the southern part of the street.



**Figure 3.19** The western side of Grantham Street is also characterised by two storey Nursing Homes and buildings associated with the St John of God Hospital complex.



**Figure 3.20** The Ainsley Nursing Home on the western side of Grantham Street.



**Figure 3.21** A former dwelling which has been converted for use as part of the Hospital complex.





**Figure 3.22** The buildings on the western side of the street, opposite the main School site are generally setback from the street frontage with some trees and plantings located between,



**Figure 3.23** *Grantham*, (No. 21 Grantham Street) is a large two storey Victorian Gothic style former dwelling. The building has been listed as an item and is also part of the St John of God complex. The building is set well back from the street frontage with garden and driveway located between.



**Figure 3.24** The St John of God Hospital. Construction works, alterations and additions to the building are currently in progress.



**Figure 3.25** The St John of God Hospital is a modern, two storey building.



**Figure 3.26** View of the south eastern section of Grantham Street. The building context is generally enhanced and softened by the street trees and garden plantings.



**Figure 3.27** The eastern side of Grantham Street to the north of the main School site is characterised by one to three storey residential buildings and bungalows.



**Figure 3.28** The buildings along this section of Grantham Street generally date from the 20<sup>th</sup> century and include some modern two and three storey infill development.



**Figure 3.29** The mixed residential development including modern three storey residential flat building located to the north of the main School site.



### 3.2 Main site - MLC School

The bulk of the School buildings are located on the main site which retains a mix of buildings dating from various periods of development. These have also been overlaid with successive additions and alterations made possible by the acquisition of additional land. No buildings or elements remain from the initial period and 1880s establishment of the School. The original *Kent House* and cottage on the corner of Rowley Street and Park Road was partly redeveloped in the 1890s and 1930s. It was then largely destroyed by fire in 1977 and demolished from this time. However, part of the early additions to the site, Schofield Hall, now the Chapel remains ("restored" and adapted in the late 1970s following the fire). The Tower addressing Park Road and associated spaces including Chaplain's Office and dining rooms remain from the 1919 Tower Wing addition, however, the remainder of the wing appears to have been replaced with the Reception and Administration building sometime after 1986.

The current proposed works are confined to the northern section of the main School site and area currently occupied by Building 10, 11 and 12 (Science Laboratories, Whitely Wing and classrooms) which were constructed in stages from the 1960s through to the 1990s, also Building 14 and neighbouring cottage (Nos. 33 and 31A Park Road). The northern end of the site also features the Middle School – Year 6 Centre located which is the most recently constructed building on the site (2010).



**Figure 3.30** The main entry courtyard located at the northern corner of Rowley Street and Park Road.



**Figure 3.31** The Rowley Street frontage retains the 1920s Potts Hall Building and later additions constructed in the 1970s and 1980s (mid shot).



**Figure 3.32** Site plan. (Source: MLC School)



**Figure 3.33** The most significant features of the site are located in the southern section near the Rowley Street frontage. The Schofield Tower and Chapel are the oldest buildings on the site and survived the 1977 fire. The single storey Chapel was constructed in 1891-92. The Tower and associated wing were constructed in 1919.





**Figure 3.34** The Park Road frontage. A planted garden area (the Principal's Lawn) and pedestrian entry is located between the highly significant Chapel and Tower and later School buildings to the north.



**Figure 3.35** The pedestrian entry and street frontage between the Chapel and Tower and later School buildings to the north.



**Figure 3.36** The pedestrian entry on Park Road.



**Figure 3.37** Part of the entry and access to the Principal's Lawn.





**Figure 3.38** The Principal's Lawn is considered to be a highly significant open space and used for various functions. The space retains a mix of trees and plantings.



**Figure 3.39** The lawn is bounded Building 17 which was constructed in 1974 as dorms and is now used as staff rooms.



**Figure 3.40** Building 17 is a two storey face brick, concrete and glass building.

(PMA 2012)





**Figure 3.41** The building extends in a north-south orientation from the junction of the Schofield Tower and Building 4. The eastern façade, which faces the Principal's Lawn and Park Road frontage features an open verandah with pergola supported on heavy brick piers.

(PMA 2012)



**Figure 3.42** The building is also a simple building with expressed concrete framing, low pitched gabled roof and aluminium framed windows.

(PMA 2012)



**Figure 3.43** Part of Building 17 (at left) from the elevated walkway (15 on site map).

(PMA 2012)





**Figure 3.44** Buildings 10, 11 and 12 and associated elevated and covered walkways (mid shot) are located to the north of the Park Road entry and highly significant buildings.



**Figure 3.45** The southern facade of Building 10 which was constructed in 1960. It is a simple utilitarian building constructed in concrete and brick with parapeted flat roof and aluminium framed windows.



**Figure 3.46** Building 11 is a two storey brick and concrete building constructed in the 1980s. The building was constructed to Building 10 and was also extended in the 1990s when the new Tower classrooms and Tuckshop (Building 12) was constructed at its eastern end.



**Figure 3.47** Part of Building 11 which is also a simple standard building with aluminium framed windows.



**Figure 3.48** The site level changes in this section of the site with stepped amphitheatre (assumed to have been added c. 1990s) providing a junction and access to the canteen at the base of Building 12.



**Figure 3.49** The New Tower and Building 12 which was constructed in the 1990s.



**Figure 3.50** The New Tower was designed to reflect the design and detail of the 1919 Tower.





**Figure 3.51** The northern facade of Buildings 11 and 12.



**Figure 3.52** Two residential properties and cottages to the north of the School site have been added to the School site. No. 33 Park Road is a single storey painted brick modified cottage with hipped tiled roof and open front verandah. A small carport has been added to the site (just visible at left)



**Figure 3.53** No. 33 Park Road.





**Figure 3.54** The rear of Nos. 33 and 31A Park Road. A number of trees and plantings are located at the rear of No. 29 including a large Lilli Pilli.



**Figure 3.55** No. 31A Park Road (Building 14 Site Map) is also a modified painted brick cottage with hipped roof clad in terracotta tiles.



**Figure 3.56** The rear of No. 31A which has been extended and altered for use by the School.



**Figure 3.57** The modern Middle School building (Building 13) is located at the rear of the two cottages.



**Figure 3.58** The Middle School was constructed in 2010.



**Figure 3.59** The building is modern in architectural style and fabric.



**Figure 3.60** The northern façade of the building faces and open lawn.



**Figure 3.61** The open lawn and setback from the northern site boundary.





**Figure 3.62** The Middle School (Building 13) from the Grantham Street frontage.



**Figure 3.63** The open space between the Middle School and Buildings 10 and 11.



**Figure 3.64** The northern façade of Buildings 11 and 10.





**Figure 3.65** The Grantham Street façade of Building 10. The face brick façade is simple and utilitarian and is constructed to the 1940s Sutton Wing.



**Figure 3.66** The Grantham Street frontage. The buildings (Buildings 10 and 9) are constructed to the street frontage.



**Figure 3.67** A notable feature of the Grantham Street frontage is the former entry to Building 9, the Sutton Wing, which was constructed in the late 1940s.



**Figure 3.68** The buildings along Grantham Street. Building 7, with distinctive striped façade (mid hot) was constructed in the early 1960s.



**Figure 3.69** The prominent two storey facades along Grantham Street School frontage.



**Figure 3.70** The Grantham Street “façade” is terminated by the Potts Hall building, Building 3, which is a distinctive Federation style building constructed in c. 1926. The distinctive building remains a strong and highly visible feature of the Rowley Street frontage despite the various additions to the School.



### 3.3 Summary analysis

The School is located in an area characterised by mixed development ranging from one and two detached residential dwellings to modern Nursing Homes and a Hospital complex is also located opposite the site on Grantham Street. The various buildings date from the late 19<sup>th</sup> century to the present and are generally enhanced by setbacks, garden settings, trees and plantings. Rowley and Grantham Streets are relatively wide and busy dual carriageways that also feature wide verges and a number of mature street trees on both sides of the street. Park Avenue to the north of Rowley Street is one way with some parking. This street is also characterised by mixed development with the historic School buildings and associated fences and plantings in particular making a positive visual contribution to the streetscape.

The documentary and physical analysis indicates that the MLC School has continued to evolve and develop since its establishment in 1886.

At first the School catered for both boarders and day students who were housed in a former dwelling located on the corner of Rowley Street and Park Road. The house also had an attached cottage which was soon demolished and replaced with what was to be the first of many additions to the school. The school was one of the first to incorporate a kindergarten department. The increasing number of students continued to necessitate on-going expansion with the purchase of additional land which occurred as early as the 1920s. By this stage the Schofield Wing (now the Chapel, 1891-92) and Tower Wing (1919) has been constructed.

The architectural language of both with face brick facades, pointed arches, rendered details including crenellated parapets and a “tower” which has been described as being an architectural “flourish” provided architectural motifs and inspiration for buildings that followed.

The growing number of students combined with changes in educational requirements and employment of additional staff has resulted in the construction of new facilities and buildings. The School site has continued to expand to the present with north eastern section purchased and developed since the centenary of the School in 1986. Fires in the 1940s and 1970s also necessitated the replacement and evolution of some of the existing buildings and site.

The School purchased more land to the north of early main school site and buildings have been demolished to make way for Building 10 and its subsequent additions / new wings (Buildings 11 and 12). These buildings are largely utilitarian and incorporate standard brick and concrete construction with modern windows, louvres and screens also added to the facades for practical purposes. Building 12, incorporates a modern, “New Tower” constructed close to the Park Road. The structure reflects the formal detailing of the earlier 1919 Tower, in a modern manner. A brick and concrete covered and elevated walkway link the buildings to the wings to the south. The structure is heavy and robust and cuts through the site and physically and visually reduces and impacts on the existing open courtyard spaces.

The School has now also purchased two cottages on the Park Road frontage. No. 29 (Building 14) has been used as the Middle School reception and staff study. The building is a modified Federation period former dwelling. No. 31A has also been modified with changes including replacement of building fabric and addition of a carport in front of the building on the Park Street frontage. The buildings are examples of the late 19<sup>th</sup> and early 20<sup>th</sup> century residential development of the area, however, are not outstanding examples and are representative examples that retain no particular architectural features of note. No. 31A retains a high fence and mature garden including a large Lilli Pilli at the rear of the building which contributes to the green character of the area, however, is not a primary feature along the Park Road streetscape.



## 4.0 Assessment of Significance & grading

### 4.1 Statement of significance

The Statement of Significance from the 2012 Heritage Assessment is as follows:

*MLC Burwood, particularly the main school site bounded by Rowley and Grantham Street and Park Road, is of local historic, aesthetic and social significance as a good example of an early all girls Church run School established in the late 1880s, as part of the early development in the local area.*

*The establishment of the School in 1886 represents the recognition of Burwood as a favourable and growing suburb. Subsequent land acquisitions and development of the school also reflects the growth and development of the local area. The establishment of the school also represents the Church's recognition and value of an all girl school, it was the first all girls' school established by the Wesleyan/ Methodist Church.*

*The Schofield Wing/ Chapel, Tower and remaining wing, corner building containing Potts Hall and associated fence are of high, local historic, aesthetic and social significance as part of the early development of the School. Despite some change, adaption and additions, the buildings represent the early growth and development of the School and generally retain their overall form, character and Federation and Inter-war period details including face brick facades, brick and rendered detail including corner pilasters and towers and crenellated parapets, parapeted and pitched roof forms. Each also makes a high visual contribution to the Park Road, Rowley and Grantham Street streetscapes.*

*Part of the School land on the eastern side of Park Road is also of some historic significance as part of the lands originally purchased for the School. This land has traditionally and significantly continues to be used for school sports activities.*

*The remainder of the school buildings are representative examples of educational buildings and facilities from the 1960s to the present. The various forms, subsequent changes and development of these buildings, connections and associated landscaping and spaces between also represent the changes in educational systems and requirements which is constantly evolving and developing. This development is typical for schools and is evident in the wider area. The buildings are of limited technological significance as they utilise standard construction techniques and materials.*

*The various changes and modifications to the buildings and site frontages and construction of new building and additional wings demonstrate the on-going use and evolution of the school and changing requirements, tastes and expectations.*

*The built context is enhanced by a number of open spaces and courtyards, trees and plantings. The area of the Principal's Lawn and area and planting in front of Kent House Visual Arts Centre is also of some historic and aesthetic significance and make a contribution to the School sites and Park Road and Rowley Street streetscapes.*

*The site is of high social significance due to its associations with the Uniting Church and its predecessors and past and present students, staff and their families.*

## 4.2 Grading of significant buildings, elements and spaces

The buildings and elements on the site were graded as follows:

| Grading     | Buildings, Elements and Spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exceptional | <ul style="list-style-type: none"> <li>There are no items or elements of exceptional significance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| High        | <ul style="list-style-type: none"> <li>The Schofield Tower and Chapel.</li> <li>The corner Admissions Building containing Potts Hall and associated façade (Building 2) and fence and gates along Rowley Street.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Moderate    | <ul style="list-style-type: none"> <li>The Sutton Building (Building 9) along the Grantham Street frontage.</li> <li>Building 2, (Grantham Street façade of High significance) but not modern southern façade and additions.</li> <li>The Principal's Lawn and open area (curtilage) and corner frontage around the Schofield Tower and Chapel including entry and western verandah space attached to the Chapel.</li> <li>The site of the Pool and associated open area and extent of the original land purchased on the eastern side of Park Road.</li> <li>The open area and some mature plantings along the Rowley Street frontage of the Gordon road/ Kent House Visual Arts Centre.</li> </ul> |
| Little      | <ul style="list-style-type: none"> <li>Building 14 (31A Park Road).</li> <li>The modern buildings and elements and spaces which generally date from the 1960s to the present including modern palisade fences and gates, also courtyard landscaping and plantings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Intrusive   | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

The Chapel and associated Tower (Buildings 6 and 5) and building containing Potts Hall (Building 3) were rated as being “high significance”. These buildings are located in the southern section of the main site, close to and facing Rowley Street.

Buildings 10, 11 and 12 and associated features including the walkways and landscaping which date from the 1960s to the 1990s were considered to be of “little significance”. Building 13, the Middle School located at the northern end of the main School site was also identified as being of “little significance”.

No. 31A Park Road (Building 14) was also identified as being of “little significance”. No. 33 Park Road is also considered to be of relatively little significance. Whilst the site and building relate to the late 19<sup>th</sup> century development of the area, the building is a representative example of a late Victorian dwelling. The building has undergone some modification and retains no particular features of architectural merit. The mature trees and plantings on the site contribute to the character of the area, however, the building incorporates standard material and details and makes limited visual contribution to the Park Road streetscape. Whilst it is assumed that it was the first building to be constructed on the site, the potential for any significant archaeological resources is considered low and highly disturbed by the subdivision and development of the site and area. The building itself is unlikely to reveal any new information which is not available elsewhere. The building is of no particular social significance as part of the typical residential development in the local area.

## 5.0 The Proposed Works

It is currently proposed to remove some of the existing teaching facilities and buildings on the site, undertake alterations and additions to the existing Middle School Building and construct a new building (Senior School Centre) and courtyard spaces as illustrated in the architectural drawings prepared by BVN Donovan Hill Architects.

The proposed works are in line with the Master Plan that was developed for the site with works confined to the northern portion of the main School site extending north of Rowley Street and including two former residential properties addressing Park Road, now owned by the School.

The aim of the proposed work is to rationalise and modify existing buildings and provide new facilities to improve student accommodation. Student numbers will not be increased. A number of options have been assessed and current proposed works are also proposed to increase open landscaped areas and create improved courtyard spaces between the buildings.

Buildings 10, 11 and 12 (Science Laboratories, the Whitely Wing and classrooms) and associated amphitheatre and landscaping, also the central covered and elevated walkway/ link (15 on map), Building 17 and the two buildings at Nos. 33 and 31A Park Road are proposed to be demolished. Some trees and plantings, including one Lilli Pilli at the rear of No. 33 Park Road are also proposed to be removed. Existing buildings in the southern section of the site and along Rowley Road will be retained.

A new three storey building is proposed to be constructed along the Park Road frontage and over the amalgamated sites of Nos. 33 and 31A Park Road. The new building will be setback from the street frontage in the approximate alignment with the Chapel and Schofield Tower (Buildings 5 and 6) to its south. The building is also setback from the northern shared boundary with No. 31 Park Road with planted buffer proposed between. Like the existing building in this section of the site, the new building is located on a lower level with new landscaping also proposed to bridge the gap.

The Chapel and Schofield Tower will be retained as existing. The associated Principal's Lawn will also be retained. The removal of Building 17 and walkway link (15) will open up the space which will be extended with new landscaping, planting and steps also proposed to create an expanded courtyard area.

It is proposed to construct an additional storey to the single storey Middle School Building (13) and provide a new two storey link to the Sutton Wing and buildings along Grantham Street. The demolition of the Science Labs and Whitely Wing (Buildings 10 and 11) will open up the intervening space and a new courtyard space and new landscaping is also proposed between the Middle Year Building, new and existing buildings.

The proposed additions to the Middle School are designed to align with the existing School buildings along Grantham Street. The building is, however, setback from the proposed new building to the east and the existing open lawn and setback to the north of the Middle School will also be retained and improved with additional buffer planting proposed.

The new two storey link will extend from the south western corner of the Middle School Building and is setback from the Grantham Street frontage and existing buildings to the south. The link will be constructed to the 1940s Sutton Wing and align with the parapet height, however, a small setback is proposed at the street facing junction so that the corner of the Sutton Wing remains expressed. A similar detail is proposed at the junction with the Middle School Building.

The proposed new building and additions are modern in architectural style, materials and details and incorporate parapeted walls, flat and low pitch roof sections.



The facades of the new buildings and additions have been articulated and feature a mix of lightweight and masonry walls, glass and metal screens and detailing with colours reflecting the existing built context.

Existing fencing along the street frontages will largely be retained with any new fencing to match existing types. Buffer and replacement planting is also generally proposed.

## 6.0 Heritage Impact Assessment

The following assessment refers to the Burwood Local Environmental Plan (LEP) 2012 and Development Control Plan (DCP) and relevant questions contained in the guideline document prepared by the NSW Heritage Branch, Office of Environment and Heritage.

### 6.1 Burwood LEP 2012 and Burwood DCP

In relation to clause **5.10 Heritage conservation** of the Burwood LEP 2012:

- (4) **Effect on heritage significance**  
*The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned.*
- 5) **Heritage assessment**  
*The consent authority may, before granting consent to any development:*  
*(a) on land on which a heritage item is located, or*  
*(b) on land that is within a heritage conservation area, or*  
*(c) 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.*

The cultural significance of the School site largely relates to its historic and social associations, aesthetic character of the early buildings on the site and association with the growth and development of Burwood. The School is a prominent and recognised feature that has continuously served the area since 1886 and has traditionally expanded and evolved which is typical of School development and in accordance with changing social and educational standards.

The proposed works are considered acceptable from a heritage point of view as the primary features that contribute to the significance of the site, the early Chapel and Schofield Tower and also the building containing Potts Hall will be retained and continue to be highly visible and prominent elements in the Grantham and Rowley Streets and Park Road streetscapes. The proposed works are concentrated at the northern end of the main School site and are setback from the highly significant elements identified in the Heritage Assessment. The significant Principal's Lawn will also be retained and improved by the removal of Building 17 and opening up of the central section of the site with new landscaping and connections also proposed.

The proposed demolition of Buildings 10, 11, 12, associated walkways (15) and Building 17 and removal of some trees and planting are considered acceptable. The buildings and walkways date from the later period of development of the School, from the 1960s to the 1990s, are relatively simple, utilitarian educational buildings of no particular character and have been identified as being of "little" cultural significance. These buildings and elements, particularly Building 10 make no particular contribution to the Grantham and Park Road streetscapes. Any adverse impacts are mitigated by the provision of expanded and new open courtyard spaces.

The proposed demolition and amalgamation of Nos. 29 and 31A Park Road are considered acceptable given the limited cultural significance of the buildings.

Whilst both buildings are representative of the late 19<sup>th</sup> and early 20<sup>th</sup> century development of the area, they are representative examples which have been modified and retain no particular features and make limited contribution to the Park Road streetscape.

Whilst some trees and plantings are proposed to be removed and removal of a Lilli Pilli at the rear of No. 33 Park Road is regrettable, new plantings and replacement trees are proposed around the buildings.

It is considered that the proposed new buildings will have no adverse impact on the cultural significance of the place. The highly significant buildings and elements will be retained and enhanced by the opening up of internal courtyard spaces and particularly expansion of the Principal's Lawn. The proposed new building and additions to the Middle School Building are setback from these elements. The building and additions have been carefully considered and designed with footprints minimised to afford improved open spaces around the buildings whilst rationalising and improving the student accommodation, use and amenity of the site.

The two storey height of the Middle School Building and proposed link is considered appropriate and aligns with the existing two storey facades of the School buildings along the Grantham Street frontage. The south western section of Grantham Street, opposite the School, is also characterised by predominantly two storey institutional type buildings and development including St John of God Hospital complex.

The proposed additions will have no impact on *Grantham*, No. 21 Grantham Street or other buildings. The building and proposed additions are setback from the street frontage and setback from the residential development to the north of the site has also been retained. The building facades have also been articulated and lightweight and permeable materials and elements have been incorporated to reduce the perceived scale and bulk of the structure when looking along Grantham Street. Any adverse impacts are also reduced by the proposed recesses at the junction with 1940s Sutton Wing and between the Middle School building and link, nature of the existing street context and retention of the existing street trees and plantings along the street and additional planting around and particularly to the north of the building.

The proposed three storey height of the new building facing park road is also considered appropriate. The building height is consistent with the existing buildings in this section of the site and School buildings on the eastern side of Park Road. The siting of the building takes advantage of the fall and change of level in this section of the site and the building is setback from the Schofield Tower (and Chapel) which will continue to be highly visible when looking along Park Road. The proposed new building is also setback from the northern share boundary with No. 31 park road which is also setback from the boundary with open driveway located between the fence line and house. Any potential visual impacts are also reduced by the articulation of the building façades and use of materials and details which reduce the perceived bulk and scale of the building, provision of additional buffer planting along the northern setback and open playing area to the east.

In relation to section 4.7 of the Burwood DCP:

### *Building Design Considerations*

#### **P6**

- (i) The proposed new building and additions to the Middle School are consistent with the existing School buildings in terms of scale. The modern character is also consistent with existing buildings in the mid and northern section of the site and School buildings on the eastern side of Park Road.



- (ii) The new building and additions are separated from the highly significant buildings on the site and appropriately differ in form and style so that the historic buildings continue to be highly visible and are able to be interpreted. The proposed addition to the Middle School links with the 1940s Sutton Wing and responds to the building in terms of height and simple form, however, a recess has been provided at the junction so that the corner of the 1940s building is expressed and “older” building can be interpreted.
- (iii) The proposed new building and additions are setback from the highly significant buildings with open landscaped areas and courtyards provided between. Whilst the addition to the Middle School abuts the 1940s Sutton Wing, a small setback has been provided to express the corner and highlight “separate” the addition from the façade of the 1940s building.

## **P7**

The proposed new building and additions to the Middle School building follow existing setbacks and are aligned with existing School buildings on the site. The building heights are also consistent with the height of the School buildings and context along the Grantham Street and Park Road streetscapes.

## **P8**

The proposed new structures are two and three storeys high. Whilst they may be “larger” in footprint, the corner building containing Potts Hall is a robust, two storey high building with high parapet. Whilst the Chapel is single storey, it is elevated above street level and adjacent Tower is also three storey. The proposed new building and additions to the Middle School are setback and separated from the highly significant Chapel and Schofield Tower and corner building containing Potts Hall and as such will not dominate these elements.

## **P9**

The proposed works include the removal of several buildings and walkways which whilst not “unsympathetic” are standard and utilitarian building and structures and will facilitate improved use and amenity of the site and particularly increase the open landscaped areas around the buildings. The removal of Building 17 will also have the added benefit of opening up the space to the north of the Schofield Tower and associated wing which is considered a positive impact.

## **P10**

No new turrets, towers or spires are proposed. The new building façades are appropriately modern and do not seek to mimic or detract from the historic building fabric on the site.

## *Roofs*

## **P11 – P15**

The existing roof forms of the highly significant buildings on the site will be retained. The new buildings are setback and mostly separated from other buildings on the site.

The new structures incorporate parapeted flat and low pitch roof sections and modern materials which is considered appropriate for new additions.

### *Street fronted facades*

#### **P25**

There will be no change to the principal facades of the highly significant buildings on the site.

The proposed works include improved landscaping around the proposed buildings, along the street frontages and existing setback to the northern site boundary which will be retained.

### *Views and vistas*

#### **P35**

The proposed new buildings will have no impact on the primary views to the historic features of the site and streetscapes or on other items in the area. The proposed new buildings are:

- set well back from the highly significant buildings and elements with open landscaped space between;
- the new buildings are setback from the street frontage to maintain views along Grantham Street and Park Road frontages;
- the buildings are setback from the main School entry and will have no impact on any views along Rowley Street.

### *New Development*

#### **P37**

The proposed new buildings are modern in architectural style and materials which is considered appropriate so that the historic fabric remains discernible and able to be interpreted. The school has traditionally been at the forefront in the provision of up-to-date educational facilities in the local area. Part of the significance of the site relates to its ongoing development. The new buildings significantly add a new layer in the development of the place.

### *Development in the vicinity of a heritage property*

#### **P40**

The proposed new buildings are set well back from and will have no adverse impact on heritage items in the vicinity including No. 21 Grantham Street and No. 47 Park Road.

In relation to 4.7.3 of the DCP, existing fencing will be retained where possible with any new fencing to match existing types which are considered appropriate and allow views to the highly significant features and site safety and security.

## **6.2 Heritage Branch criteria**

### ***How is the impact of the new development on the heritage significance of the item to be minimised?***

The works are proposed to improve the use and amenity of the School so that it can continue to be an active and up-to-date asset in the local area.

The fundamental form and character of the highly significant buildings and features on the site will be retained with any potential impacts minimised in the following ways:

- by the retention of the main address and highly significant components of the site;
- by the retention of the Principal's Lawn and open setback around the buildings;
- by the retention and creation of additional open space and curtilage around the Schofield Tower and other buildings on the site;
- by the improvement of the School frontages and removal of buildings and elements that may detract from the character of the earlier buildings on the site;
- by the setback and provision of a recess at the junction of the Sutton Building and addition so that the 1940s façade can be visible and interpreted;
- by the provision of landscaped buffer areas along the site boundaries and replacement trees; and
- by the provision of appropriately scaled new buildings and additions which are modern in architectural style and character and do not seek to mimic the historic building stock, but rather provide another layer in the development of the place.

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

The proposed new elements have been setback from the highly significant elements and street frontages and have been designed to be as compact as possible to allow larger and improved open spaces about the buildings. As such views to the highly significant elements, particularly along the street frontages and overall site have been improved and maintained. Views and appreciation of the northern façade of Schofield Tower and associated wing will be improved and enhanced by the proposed works.

***Is the development sited on any known or potentially significant archaeological deposits?***

The site has previously undergone successive change, excavation and development. The archaeological potential of the site is therefore considered to be low, given the level of disturbance from the construction of the various buildings, fences and landscaping.

The proposed demolitions are limited to buildings and elements that have been identified as being of little cultural significance. The buildings, including Nos. 29 and 31A Park Road incorporate standard building techniques and materials and would not reveal any new information that would not be found elsewhere in the area.

***Is the new development sympathetic to the item? Will the additions visually dominate the item? Will the public, and users of the item still be able to view and appreciate its significance?***

Overall the works are considered "sympathetic" and in line with a Master Plan developed for the site and have been carefully considered so that the heritage attributes and features that contribute to the overall significance of place are retained and continue to be highly visible, interpreted and appreciated by users and public alike.

### **6.3 Conclusion and recommendations**

In summary the proposed removal of some of existing buildings and elements on the site and proposed new building and additions at MLC School, Burwood, are considered acceptable from a heritage perspective and positive heritage outcome for School and local area.



The proposed demolition is restricted to buildings and elements that date from a later period of the Schools development (1960s to the 1990s) and have been identified as being of “little” cultural significance. The buildings are generally utilitarian and representative buildings incorporating standard materials and details that have undergone some modification and make no particular contribution to site and area. Their removal will allow the opening up and creation of additional courtyard and open landscaped areas. Highly significant elements and attributes that contribute to the significance of the site will be retained.

The proposed new building and additions are in line with the recommendations of the previously prepared Heritage Assessment and Master Plan for the site and have been carefully considered. The new elements are setback from the highly significant elements with open landscaped areas between.

The buildings are consistent with other buildings of the site in terms of scale and are appropriately modern in architectural style and material so that the historic fabric remains highly visible and is able to be interpreted.

The building footprints have been restricted and façades are articulated and incorporate various materials with parapeted flat and low pitch roofs to reduce their perceived bulk and scale. The proposed new three storey building has been sited to take advantage on of the fall and lower level at that section of the site.

Any potential visual impacts are also reduced by the overall improvement of the accommodation, use and amenity of the site, provision of buffer and replacement planting and setbacks.

On this basis, Council should therefore have no hesitation in approving the proposed works, on heritage grounds.