10 May 2018

The General Manager
Lane Cove Council Civic Centre
48 Longueville Road
LANE COVE NSW 1595

Dear Sir/Madam

RE: St Ignatius' College, Riverview – Former Handball Court
Statement of Heritage Impact

This concise Statement of Heritage impact has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany a Development Application for modifications to the brickwork structure of the former handball courts on the site of St Ignatius' College, Riverview.

The brickwork structure was originally built as four handball courts and has over time been reduced to one court and a portion of the rear wall. Later development has been located in very close proximity to the structure, significantly altering its original open setting. It is proposed to modify the remaining structure such that the former courts are interpreted and the resulting out door spaces re-purposed for passive recreation and out door learning areas.

REQUIREMENTS FOR THIS REPORT

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by the *Lane Cove Local Environmental Plan 2009* and by the NSW Office of Environment and Heritage, Heritage Branch guidelines.

METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance,* 1999, known as *The Burra Charter,* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place, cultural significance, fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter.* The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

AUTHORSHIP & LIMITATIONS

This report was prepared by, Samantha Polkinghorne, Associate Director, with the history sourced from the Conservation Management Strategy prepared for the site by **NBRS**ARCHITECTURE and dated 2004.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

SITE IDENTIFICATION

The site is located at 2-60 Riverview Street, Riverview in the local government area of Lane Cove. The former handball court is located on the senior school campus in the vicinity of the

Figure 1 — Location map showing senior and junior campuses of St Ignatius' College with the three parts of Lot 10 DP1142773 highlighted. North at top of page. (Source: SIX Maps).

Figure 2 - Aerial image showing the location of the former handball courts in the Senior School, circled in red. The Main Quadrangle Heritage Precinct within the school is circled in blue and is separated from the handball courts by later development. (Source: Google maps)

HERITAGE MANAGEMENT FRAMEWORK

The site is identified as item of environmental heritage of local significance item number I319 on Schedule 5 of the *Lane Cove Local Environmental Plan 2009* and is described as St Ignatius College, headland, 2-68 Riverview Street being Lot 194 DP 234296.

The State Heritage Inventory records the cultural significance of the place as follows:

> *A fine example of a Victorian institutional building on a commanding site dominating the Lane Cove River landscape and including a number of important associated buildings, structures and landscape features.*

As such, the property is subject to the heritage provisions of the *Lane Cove Local Environmental Plan (LEP) 2009* and the *Lane Cove DCP* under the *Environmental Planning and Assessment Act 1979.* Lane Cove Council must take into consideration the potential impact of any proposed changes to the site on the heritage significance of the heritage item.

HERITAGE ITEMS IN THE VICINITY

The location of the handball court and retained walling is set well within the boundaries of the site and is located amidst buildings of varying phases of development on the site. The handball courts lie outside the Main Quadrangle Heritage Precinct, with later non-significant buildings separating the courts from the historic buildings. The handball courts are not understood as a part of, nor do they contribute to, the heritage precinct group of buildings, however they are located within the area identified as a heritage item on the Lane Cove LEP 2009 heritage Map. Refer to Figure 2 and 3.

No further assessment of heritage impacts on heritage items in the vicinity beyond the site boundaries are considered in this report.

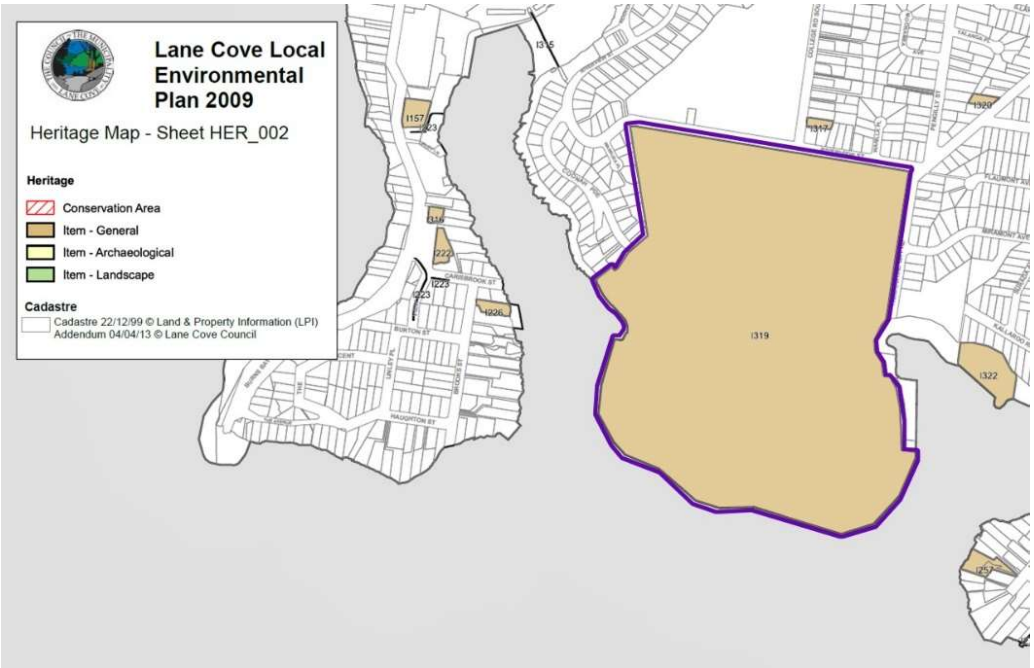

Figure 3 — Extract of the Heritage Map from the LCLEP 2009 with the heritage item of St Ignatius College bounded in purple. The listed land is confined to the area south of Riverview Street i.e. the Senior Campus.

In September 2004, Noel Bell, Ridley Smith & Partners (now NBRSArchitecture), prepared a draft Conservation Management Strategy for St Ignatius' College's 'Main Quadrangle Heritage Precinct' and stated the cultural significance of that part of the site as being:

> *The Main Quadrangle Precinct of St Ignatius College, 'Riverview' comprising the Main Block, The Doyle Wing, the Entry Archway and Western Wing, The Dalton Memorial Chapel and St Michaels House has cultural significance covering Historic Evolution and Associations, Aesthetic and Social values at Local and State levels of importance. The buildings are representative of the large Roman Catholic colleges established in the late 19th century throughout New South Wales in response to the secularisation of education through* The Public Instruction Act of 1880 *and the cessation of State Aid.*
>
> *The College has significance through the many associations with significant persons who have passed through the school and its associated organisations.*
>
> *The principal cultural significance of the place is its ability to demonstrate the evolution of Liberal Catholic Education under the influence of the Jesuit Order over 125 years of occupation of the site. This influence is seen in the impact of former pupils and staff at all levels of Australian society.*
>
> *The physical environment of the main quadrangle is a significant component of the historic evolution of the larger 'Riverview' site and in the esteem of present and past boys and teachers being the focus of historical, social and religious life on the campus. The buildings and their setting on the Lane Cove River are outstanding in their scale and character representing a major local landmark.* [1]

The handball court and retained wall structure that is the subject of this report does not lie within the Main Quadrangle Heritage Precinct.

HISTORICAL OVERVIEW

Based on a review of the detailed history of the St Ignatious school site prepared for the 2004 Conservation Management Strategy (CMS), no specific dates were identified for the construction of the four handball courts. The 2015 Heritage Interpretation Strategy notes the courts as dating from 1917, however without specific details. It can be safely surmised however that, based on Figure 4 below, the courts were in place prior to 1930. At that time, they were located on the edge of a large playing field away from the primary school buildings.

A chronology of the development of the school, sourced from the CMS, is included below to demonstrate how the site has altered over time. As Figure 5 demonstrates the handball courts have been overtaken by successive phases of development.

The construction of the Therry Building in 1972 resulted in the demolition of the majority of the court structure, leaving the rear wall and a single court at the western end facing onto the Gorman Field. Recently approved new development has further altered the immediate setting of the remnant structure. Originally easily viewed from a large part of the school, the remnant structure now sits between two later buildings, namely the Therry Building and St John's House, with views being further lost following the completion of the current approved works.

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[1] 'Riverview' St Ignatius College Heritage Precinct - Main Quadrangle, Draft Conservation Management Strategy, Noel Bell, Ridley Smith & Partners, September 2004, page 86.

Figure 4 - Slides from Father Lockington's collection – Main Building from due south with the handball courts beyond. Note the four courts are open without any covers. Date not noted. (Source: Lea-Scarlett E., Riverview, p208)

Figure 5 - Aerial View of Saint Ignatius Riverview 1988. This image suggests that covers of some description have been added. (Source: Lea-Scarlett E., Riverview, p342)

Figure 6 - Figure 6 - Closer aerial view describing the relationship of the handball court and remnant walling to later development. (Source: PMDL Architects)

CHRONOLOGY OF BUILDING CONSTRUCTION ON THE SCHOOL SITE

1880	Opening of St Ignatius Riverview in original cottage on the property
1880	Construction of Saint Michael's House Opening 29th Sept 1880 Architect – William Wardell Builders – Parry & West Housing First Division boarding and recreation rooms.
1881	Erection of weatherboard chapel, study hall and dormitory building. Architect William Wardell (demolished 1930)
1881	Erection of a band stand between the cottage and Saint Michael's House. Builders – Joe Weir and Tom Byrnes
1882	Construction of a wooden boatshed
1883-1884	Construction of Infirmary Architect – William Wardell
1883	Designs for a main building submitted by Mr Watkins, the college's new architect replacing William Wardell Mr McMullen, an Adelaide Architect & Father James Power
1884	Designs for main building submitted by Richard Dennehy architect from Geelong partner in the firm Gilbert Dennehy and Tappin of Ballarat. The plans showed a building in a huge square, representing four identical fronts. (Only the south front was completed according to the plan)

1884	Construction of brick Music House located on the site of the present West Block. (demolished in the 1920's)
1885	Richard Dennehy's plans accepted.
1885	Tenders opened for the foundations of the Main Building Initial Builder – Kinshela 2nd Contractor – McPhail No stones laid
1886	Construction of weatherboard study hall/gymnasium adjoining the music block on the site of the present west block (demolished in the 1920's)
1886	New Tenders called for construction of main building
1887	New contractor signed – John Corley
1888	Statue of the Sacred Heart installed in the main quadrangle
1889	Opening Ceremony for Main Building 20th November
1900	Timber skillion playroom against rear of Saint Michael's House converted to an open verandah
1906	Construction of Central Block Architects – Reid Smart Tappin of Melbourne, successors to the firm responsible for the original design. Cost over £5000
1906	The lift well in the western end of the main building was converted into small bedrooms.
1906	Plans for a new chapel submitted by architect and old boy James T. McCarthy
1908	Construction begins on the Dalton Memorial Chapel
1909	Opening Ceremony for the Dalton Memorial Chapel23rd May
1915	Construction of first phase of Observatory Cottage
1917	Handball Courts (Note: this information is sourced from the Interpretation Strategy report , not the Conservation Management Strategy)
1923	Two storey verandah added to the rear of Saint Michael's House and an extension to the west.
1926	Architect Henry E. White produced plans for the construction of the eastern end of the main building
1928	Dalton Memorial Chapel adorned internally with frescos by artist Vito Giuffrida
1928	Foundation stone laid by Archbishop Kelly Contractor – James G Taylor
1929	Foundation stone laid for Doyle Wing by Archbishop Kelly

1929	Extension to the Dalton Memorial Chapel into the quadrangle by two bays and the construction of the western transept Architect – Henry E. White. Contractor James G. Taylor Cost more than £3500
1930	Garden in front of the Main Building replaced by well ordered expanse of lawn into which the statue of the Sacred Heart was moved from its position in the main quadrangle.
1930	Demolition of original cottage "Ormeau View"
1930	Sale of the original weatherboard chapel, dormitory and study hall. (present location not known)
1932	The back of stage area in the Memorial hall converted into pocket sized class rooms
1936	Plans for West Block drawn up by architect E. Beeman of Manly
1938	Completion of West Block, ground floor only built in brick not stone. Contractor – R.W. Bowcock
1938	Two storey cement rendered verandah added to the rear of Saint Michael's House
1941	Construction of Science Block at the northern end of the Doyle Wing Architect – Louis P Burns Builders - S.D.C. Kennedy and Bird Estimated cost - £2840
1945	Plans drawn to convert Doyle Wing into classrooms and to complete the West Block. Never carried out Architect Donald Maclurcan, old boy
1947	Opening of Campion Hall, Riverview Prep-School at Point Piper Cost £36,000
1949	Construction of "Cova Cottage" on the waterfront beside the wharf, made from second hand material from the demolished boat shed
1949	Master Plan for the Site produced by Father John Brendan Casey (Rector 1949 to 1954). Plan included possible demolition of Dalton Memorial Chapel to be replaced by a more spacious building to the north of the completed quadrangle (Never carried out)
1950	Frescos in the Dalton Memorial Chapel painted out restoring the interior to original conservative colours. Giuffrida's other murals in refectory and main stair also painted over.
1953	Construction of "Garland Memorial Boatshed" replacing an earlier 1883 shed
1954	Father Casey commissioned architect, Gerald McDonnell to produced plans embodying his master plan which recognised that the approach to the college was no longer by water and visitors now arrived at the back of the college. (never carried out)
1954	Construction of "The Woods" building

	The only free standing building erected during Casey's years as rector. An L-Shaped brick building at the northern verge of Jubilee Park.
1955	Dalton Memorial Chapel new stained glass window' the "Bellarmine Window" installed in the western transept as a memorial to deceased old boy members of the RAAF. Design by Father James Brodrick S.J of Stonyhurst Craftsman – Stephen Moor, a Hungarian migrant
1955	Organ renovated
1955	Closure of college dairy
1955	Planting of Jacaranda and Flame trees along the college drive
1957	Closure of Campion Hall by Father Casey
1956	Construction of the lower drive from Tambourine Bay Road past "The Woods" building, sweeping in front of the main building and connecting with The Avenue to form a loop road. This allowed the myth of main entrance to the south to continue.
1958	Wallace Wing Foundation stone Cardinal Gilroy 23rd November Estimated cost - £120,000
1962	Work began on the Junior School Architect - McDonnell
1960	Creation of the War Memorial Library located on the first floor of the eastern wing of the main building.
1963	Sale of 31 acres out of a total of 37 acres which was the golf club site
1970	Demolition of the 1941 Science Building
1972	Construction of the Vaughan Building and the Therry Building (administration, library, science and class room buildings)
1972	Construction of a new administrative centre and staff room
1973	Construction of Saint John's House, new first division boarding house.
1980	"The Woods" building burnt down
1982	Harbour Pool demolished as water too polluted to swim in
1983	New classroom and art rooms constructed for the junior school
1988	Construction of 8 town houses on the junior school property to house married staff.
1988	West Block converted from offices and store room to a new refectory for seniors with "masculine elegance"
1988	Main refectory completely refurbished
1988	Saint Johns House and the Wallace Wing

	Extensively remodelled and redecorated
1991	Construction of the Gartland Sports Centre
1994	Construction of the Woods Music Centre
1995	Construction of the Performing Arts Centre incorporating Ramsay Hall, O'Reily Drama Theatre and design and Technology offices and classroom.
2003	Official opening of the – O Neil Science Wing Therry Middle campus The Vaughan Wing Refurbishment of the Regis Junior School Campus
2003	Regis Junior School boarding house completely renovated

DESCRIPTION

The handball court and remnant walls are constructed of pale brickwork with concrete slab surfaces; originally a bank of four courts only the westernmost remains. The side walls are partially raked with a band of light red brickwork and a simple coping detail along the top. Later metal and mesh covers were installed to prevent errant balls escaping over the top of the rear walls.

The rear wall, which has engaged piers regularly set along its length, has generally been retained, with the intermediate walls generally having been removed.

Figure 7 - Image showing the approved development under construction and the proximity of the structure to the handball court circled in blue. (Source: PMDL Architects)

Figure 8 - Image showing the approved development under construction and the proximity of the structure to the handball court circled in blue. (Source: PMDL Architects)

THE PROPOSAL

This concise Statement of Heritage Impact has been prepared based on a review of a design prepared by Arcadia Landscape Architects.

The proposed works have been designed to;

- Retain and interpret the location and alignment of the former handball courts based on existing fabric,
- Provide new passive recreation/outdoor learning spaces defined by the retained handball court walls, and
- Install sufficient interpretation materials and devices to enable the former use of the place, in the context of the wide range of sports practiced within the school, to be understood by students and other users of the area.

Figure 9 - Plan of the proposed works. (Source: Arcadia landscape Architects)

Legend:

01 – Sandstone seating terraces
02 – Existing brick walls to be cut down to 2.0 metres in height
03 – Garden beds with layered native shrub and groundcover planting
04 – Concrete pavement with dark oxide to match new paving works
05 – Inground inlay within garden beds along old wall alignments, sandstone pebble between steel edging 600mm wide
06 – Interpretive heritage signage element to face of brick wall
07 – Tennis court fencing to be installed to top of reduced height brick wall
08 – Open interface to Gorman Field.

Design Statement

The following design principles have been provided by Arcadia Landscape Design to outline the approach taken to the design of the proposal.

> *The proposed landscape concept aims to maintain a connection to the heritage handball courts at St Ignatius College through which the use of subtle interpretive elements, which will complement the contemporary new school extension. It is proposed to cut the remaining brick wall down to 2.0m height and enclose a new passive recreation/outdoor learning space with tiered sandstone seating walls, with a backdrop of new planting.*
>
> *An inground sandstone pebble inlay is proposed within the garden beds, to reference the alignment of the old bricks walls of the other handball courts.*
>
> *An interpretive signage element is also proposed to be installed to commemorate the original school layout.*

The following drawing prepared by Arcadia Landscape Architects has been evaluated in the preparation of this report.

Drawing name	Drawing number	Issue	Date
Landscape Concept	---	2	March 2018

HERITAGE INTERPRETATION

A Heritage Interpretation Strategy prepared for the site in 2015 by NBRSARCHITECTURE has, in Section 3.1 Historic Themes, identified the handball courts as contributing to an understanding of the role of sports in developing Australia's cultural life. This information should be presented in the approved interpretation in the context of the wide range of sporting pursuits undertaken at the school over time.

Handball Courts[2]

- *Early sporting structure.*
- *Legacy of Gaelic handball and its introduction into Australia by Irish Catholic Orders with educational missions including the Christian Brothers, the Marist Brothers and the Society of Jesus.*

Section 6.0 of the Interpretation Strategy sets out details for the implementation of any proposed interpretation.

Items 1 and 2 of the table in Section 6.0 relate to the handball courts and make the following recommendations:

Strategy:	*Explain the former use, significance and extent of the courts*
Interpretation Method:	*Signage/Landscape feature*
Interpretation Type:	*Signage/Landscape feature - As specified by signage/graphics consultant with architect and heritage consultant/ As specified by landscape architect in consultation with architect and heritage consultant*

[2] Heritage Interpretation Strategy: St Ignatius College, Riverview NBRSArchitecture 2015 p, 11.

HERITAGE IMPACT ASSESSMENT

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

EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. Relevant 'questions' to be answered in the NSW Heritage Manual, 'Statements of Heritage Impact', provided below, have been adapted to suit the circumstances of this application.

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

- The proposed modification and re-purposing of the handball court structure supports the ongoing and upgraded use of the place for passive recreation and outdoor learning spaces.

- The proposed interpretive measures proposed to form part of the modifications, including the retention of the remaining footprint and the lower portion of the original walls alongside suitable interpretive devices, ensures that the role of the former handball courts as part of the wider range of sporting activities associated with the school, is communicated to the students and users of the place.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- There are no aspects of the proposal which will have a detrimental impact on the heritage significance of the St Ignatius School.

MAJOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

Is the demolition essential for the heritage item to function?
Are important features of the item affected by the demolition (eg fireplaces in buildings)?
Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

Comment:

The proposed works include the removal of the upper portions of the handball court walls, to a height of 2.0 meters. This work is not a function of the condition of the structures, rather, a design decision which retains an understanding of the original layout of the hand ball courts, whilst adapting the spaces for a new use.

The open setting for the handball courts has been significantly altered by successive phases of development, which has also included the removal of three of the four original courts. The implementation of appropriate interpretation devices will allow the role of the game of handball to be appreciated in the context of the history of various sports offered at the school.

NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

How has the impact of the new work on the heritage significance of the existing landscape been minimised?

Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

How does the work impact on views to, and from, adjacent heritage items?

Comment:

The proposed landscaping features, including the tiered seating and plantings, have been designed to sit within and not obscure any understanding of the original handball court layout. As the use of the structures to be modified was as handball courts investigations into previous landscape schemes is not applicable.

The proposed changes to the place are contained within the footprint of the courts, and as such the likelihood of uncovering any archaeological artefacts is unlikely as the ground has already been disturbed.

Views of and from the courts have been eroded over time with the various phases of development in the immediate vicinity successively altering its setting and hence impacting on views.

HERITAGE OBJECTIVES OF THE LANE COVE LEP 2009

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

- The proposed works to adapt the handball court and retained walls for a new use as passive recreation spaces and outdoor learning areas, will also include interpretation that communicates the original use of the place and its role in the sporting practices of the school.

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

> *5.10 Heritage conservation*
> *(1) Objectives*
> *The objectives of this clause are as follows:*
> *(a) to conserve the environmental heritage of Lane Cove*
> *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

HERITAGE OBJECTIVES OF THE LANE COVE DCP

The *Lane Cove DCP* supports the *Lane Cove LEP 2012* by providing additional objectives and development standards for heritage items and properties included in heritage conservation areas, including in the vicinity of other heritage listed items.

The following section of the *Lane Cove DCP 2009* has been assessed against the proposed modifications, and is generally consistent with the guidelines of the *Lane Cove DCP* set out in the following Sections;

Part B General Controls
B9 Heritage

RECOMMENDATION & CONCLUSION

The following recommendation is based on the applicable Historic themes identified in the 2015 Heritage Interpretation Plan prepared for the site by NBRSArchitecture.

R1 – That details of appropriate interpretation strategies and text be prepared in line with the Interpretation Strategy approved for the site.

Based on the analysis in this report, and in light of the above recommendation, Lane Cove Council should have no hesitation, from a heritage perspective, in approving the proposed works to the handball court and remaining walls described in this application.

Samantha Polkinghorne
Studio Principal - Heritage
NBRSARCHITECTURE