

## Conservation Comments - PDS

**To:** Acting Executive Planner  
**From:** Conservation Planner  
**Date:** 24 November 2017  
**Re:** SSD 7919 - Loreto School – 85 Carabella St, Kirribilli  
Documentation received 16 October 2017

### 1. Heritage Status and Significance

The school site is a heritage item and is located adjacent to the Careening Cove Conservation Area. The site contains heritage-significant buildings including the:

**Chapel-** A circa 1929-30 building that replaced an earlier chapel. It has exceptional aesthetic, historic and social significance. The addition connecting the Chapel to Elamang in 1972 is intrusive and unsympathetic.

**Elamang –** A 1851-1852 residence that was modified in 1921 for use as a school with a large extension to the east for a hall and dormitories above. The colonnaded verandah was added in 1924 and further expanded in 1954 with a two-storey to the north-east. Elamang has historic, aesthetic and social significance. The 1954 addition has moderate historic significance that relates to evolution of the school campus.

**Mary Ward Building –** A 1979 Modernist style school building with moderate heritage significance due to its association with designer Kevin Curtin of Kevin J Curtin & Partners Architects. It allegedly has some issues with its concrete structure and there is no supporting information submitted.

**J Block-** A 1965 Modernist school building that has been assessed by the heritage consultant as having moderate heritage significance. This needs further assessment as the architect is not known and it has been altered by a top floor addition.

**Marian Centre –** This 1938 Inter-war apartment building has Art Deco influences. It addresses Carabella St and enhances the streetscape character to the adjacent Careening Cove Conservation Area as well as the streetscape setting for the heritage items located directly opposite due to its style, materiality and detailing. It has social significance for its association with the YWCA, a previous owner. This assessment is contrary to the assessment provided by the heritage consultant but is not of consequence as the exterior of this building to be retained.

**Araluen House –** A large Federation C1910 residence with extensive rear gardens with sandstone outcrops and sandstone retaining walls used as the Sisters' residence however, it is excluded from the proposed works and does not form part of this development application.

**Sandstone block retaining walls-** These are located throughout the site and include sandstone walls located between the: Marian Centre and B-Block (remnants of the sandstone retaining walls from the Tremayne House circa 1890s since demolished when the Marian Centre was constricted), as well as on the south-western side of the Mary Ward building dating c1904 and adjacent to the property boundary of 69 Carabella St, possibly dating from the time of its construction. These sandstone walls all have moderate historic significance.

**Carabella St Boundary Masonry Wall and Gates -** These date from 1929-30 and have high historical significance and relate to the time of the construction of the Chapel.

**Gardens-** The gardens provide a landscape setting to the group of heritage-significant building within the site. The driveway approach to Elamang is significant as it aligns with the original entry to Elamang when it was a residence. The large fig tree on the northern campus corner close to Elamang Ave has high landscape significance and is a prominent element in the Elamang streetscape. There are an additional 15 trees that contribute significantly to the landscape setting of the buildings and to the character of the site.

**Aboriginal Archaeology** The site has been assessed by GML Heritage as having 'no to very low levels of potential for Aboriginal archaeology.' C:\Users\varluc\Desktop\85 Carabella St - Loreto.doc 24/11/2017/4 2/4

Heritage items that are located in the immediate vicinity include: 69 Carabella St (Federation style dwelling) , Araluen House at 71 Carabella St (the Sisters' residence), 8 Elamang St (Federation style residence) 10 Elamang St (Federation style residence), 17 Elamang St ( Federation style residence) 29 Elamang St (Victorian residence), 54 Carabella St ( Federation style residence), 56 and 58 Carabella St (Federation style residential semis), as well as 40,42, 44 and 48 Carabella St ( all Victorian style residences).

## 2. Heritage Impact Assessment

**B- Block** – No objection is raised to its demolition as it has no heritage significance. The replacement Learning Hub seven-storey building is considered to be satisfactory subject to the application of the conditions regarding materials and finishes. It will not be easily seen from either street frontage and is acceptably distanced from the Chapel and Elamang buildings. Its impact to the Marian Centre is considered similar to that of the existing B-Block and hence no objection is raised. .

The proposed walkway on the north-eastern side of the Learning Hub will have acceptable impacts, although close to Elamang subject to the provision of adequate soft landscaping.

No objection is raised to the proposed extensions to the Gymnasium as it has no heritage significance and the works envelope is similar to the existing envelope and is acceptably distanced from Elamang and the Chapel.

The removal of the existing Jacaranda tree is a negative heritage impact however, as it is prominent feature tree and is assessed as having high landscape significance by the arborist. A mature replacement planting is recommended.

**Northern Precinct Stage 1 Works** – No objection to the demolition works associated with the Science Building and the Centennial Hall as these elements have no heritage significance.

No objection is raised to the proposed Connector Pod works as they will have only low impact upon the nearby heritage-significant buildings and the view loss of the harbour from Elamang is considered to be low. Some view corridors of the Chapel belfry will be lost as a result of the Connector Pod works from Elamang Ave however, this is considered to be an acceptable minor loss as the belfry will remain the tallest structure on the campus and will be visible from many other locations due to its height.

**Eastern Precinct Stage 1 Works and Concept Master Plan** -No objection is raised to the demolition of the Music and Performing Arts Building as it has little heritage significance.

Concern is raised to the proposed demolition of the Mary Ward building as it has been identified as having moderate heritage significance by the heritage consultant. This is contrary to clause 5.10 of NSLEP 2013 and Part B Section 13.8 of NSDCP 2013. The interior of the Mary Ward Building has not been assessed in terms of its heritage significance. Further information is required regarding its structural integral.

Should the demolition of the Mary Ward building be proven to be acceptable, then no objection is raised to the proposed development envelope for the proposed six/seven storey new building in the Concept Master Plan subject to resolution of harbour view loss from the heritage items at 69 and 71 Carabella St.

The sandstone wall to the south of the Mary Ward building is to be retained.

**Southern Precinct Stage 1 Works and Concept Master Plan** – The proposed demolition of the eastern Chapel wing and reconstruction of the east Chapel wing to its original single-storey profile is highly supported and will have a positive heritage impact.

No objection is raised to the proposed connector pod between the Chapel and J-Block as it will be set behind the Chapel's southern wing and lower than the Chapel belfry.

The landscape solution to the space between the J-Block and Chapel requires further resolution as does the Courtyard to the south of Elamang.

The proposed works to levels E, F and H of the Chapel building will have minimal impact as these areas are of low heritage significance however, details are requested of the proposed new openings to ensure that they are sympathetically detailed. The removal of the original staircase from the Chapel building's southern wing will have a moderate heritage impact however, it is understood that disabled access is required and an archival recording is recommended prior to its demolition. An alternative solution is to modify a Chapel window to a door to allow a ramped access point however, this is considered to have greater heritage impacts. C:\Users\varluc\Desktop\85 Carabella St - Loreto.doc 24/11/2017/3/4 3/4

The proposed southern connector pod is considered to be acceptable as it will have less impacts to the Chapel than the existing intrusive concrete structure. The restoration of the southwest elevation of the Chapel southern wing is a positive heritage impact.

No objection is raised to the proposed changes to J-Block as it will result in little heritage impact.

The demolition of the Junior School is acceptable as the building has no heritage significance. No objection is raised to the proposed new replacement building as it will sit neutrally in the Carabella streetscape and will have negligible additional impacts to the Chapel and Elamang buildings.

### 3. Conclusion

The following is required to resolve the identified heritage impacts:

- Structural report for the Mary Ward Building as its demolition has not been satisfactorily justified on the basis of being structurally unsound. This is a requirement of clause 5.10 NSLEP 2013 and Part B Section 13.8 of NSDCP 2018
- A thorough heritage assessment of the Mary Ward Building including its interior, as the heritage consultant has assessed it as having moderate heritage significance despite its first level addition and the architect's anonymity. Demolition cannot be supported without this assessment. This should also inform whether demolition is acceptable or not.
- New walls on Levels F and H of the Chapel to be located on the original location that was previously demolished and nib walls to be retained as per heritage consultant's recommendation on Pages 104-105 Section 7.3.5.
- Details of the proposed new openings to the external openings on the NW elevation and NE elevation of the northern wing of the Chapel wing are to be provided as per the heritage consultant's recommendation on Pages 104-105 Section 7.3.5.
- Infill of windows on Level H of Chapel's southern wing to be completed as blind windows so that the location and size of the original windows remains legible as per heritage consultant's recommendation on page 105 Section 7.3.5.
- The St Aloysius verandah on the original Chapel is to be retained and to be documented on the drawings. Non-original elements may be replaced such as the roof sheeting.
- Archival recording of the staircase proposed to be demolished in the Chapel's southern wing. (Can be a condition of consent)
- Exterior Finishes and Colour Schedule. The use of dark toned brickwork is supported to be consistent with the palette of materials used in the nearby conservation area and to allow the lighter rendered Chapel and Elamang buildings to be more visually dominant,
- Resolution of the harbour view loss from the heritage items located at 69 (Fairhaven) and 71 (Araluen House) Carabella St resulting from the proposed new building on the north-east corner of the campus in the location of the existing Mary Ward building as well as the harbour view loss from residences on the opposite side of the road at 54, 56 and 58 Carabella from the additional height of the proposed new Junior School building.
- Landscape Plans with further refinement as the exact species location and the plant pot sizes. Replacement trees should be 200L (minimum) where planted into natural ground where possible. Additional canopy trees should be provided on the site to ameliorate the impacts of the additional paved areas and built structures.
- Landscape Plan for the proposed landscape works between the Chapel and J -Block. The removal of the three mature Brush Box trees (identified as significant by the arborist) will result in significant canopy loss and replenishment canopy trees are required. The hardened solution does not support the heritage significance of the Chapel building.
- Additional canopy trees should be provided along the Elamang St frontage as replenishment trees.
- Landscape Plan required for the courtyard to the south of the Elamang building and it should have a soft landscape solution to support the heritage significance of Elamang. The fully paved solution is not supported.
- Landscape Plan required for the proposed amphitheatre adjacent to the Chapel, including sections. It currently appears to detract from the significance of the Chapel building due to the hardened surfaces.
- Sandstone blocks from the demolished walls located between the B-Block and Marian Centre are to be salvaged for re-use on site and incorporated into the Landscape Plan. Sandstone 'log' retaining walls as shown on drawing LH – 601 Issue D by Site Image are not understood. Timber log walls are not acceptable, and sandstone blocks should be re-used on site.

- Archival photographic recording to be made of the demolished sandstone walls. (This may be a condition of consent).
- Proposed new location of the heritage significant St Michael's statue to be provided as it requires removal due to the proposed amphitheatre works.
- Archaeological investigations and recording should be made as per the recommendations at Section 9.4.1 in the heritage consultant's report.

Subject to the resolution of the above, I will be able to provide recommended conditions that cover issues such as materials, finishes, potential archaeological findings, archival recordings protection of heritage-significant fabric during construction works and the like (including recommendations by the heritage consultant at Section 9.3.2).

## **CONSERVATION PLANNER**