

Ms Rita Hatem
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

By email: Rita.Hatem@planning.nsw.gov.au

Dear Ms Hatem

Notice of Exhibition of application for Marist Catholic College North Shore (SSD-10473) (North Sydney)

Thank you for your referral dated 19 February 2021 inviting comments from the Heritage Council of NSW on the above Marist Catholic College North Shore (SSD-10473) (North Sydney) proposal.

The proposed development involves:

- Demolition of existing buildings along Miller Street and Carlow Street, including the Early Learning Centre and terrace houses
- Tree removal
- Construction of a mixed-use education precinct comprising a high school and Early Learning Centre, including:
 - Adaptive reuse of the existing Presbytery, and alterations and additions to retained educational buildings;
 - Minor alterations to St Mary's Church to improve access from the north of the building;
 - Construction of a 5 storey (including basement) education building on the corner of Carlow Street and Miller Street;
 - Construction of 5 storey (including basement) building along Miller Street, accommodating teaching facilities, an Early Learning Centre (catering for children aged 0-5 years), and an auditorium;
 - Construction of a new basement car park below the Carlow Street building, accessed off Carlow Street;
 - Provision of separated pick-up/drop-off areas for Kindergarten – 1 and Years 2 – 12; and
 - Provision of ancillary canteen/café uses.
- Landscaping and public domain works, including creation of a new public piazza fronting Miller Street, adjoining St Mary's Church.
- Services and utilities augmentation.

The proposed SSD affects the State Heritage Register (SHR) item St Leonards Park (SHR no. 01941) located at 283A Miller St, North Sydney, NSW 2060. The significant values this site is listed for are:

- *historical values as one of the earliest established public parks in NSW being set aside as a recreation reserve in 1838 and gazetted as a public park in 1867.*
- *rare and representative example of a largely intact Victorian era park designed in the gardenesque style with its original layout still appreciable.*

- *rare as a continuously used cricket ground and bowling club dating from 1867 and 1887 respectively.*
- *WWII music shell and Modern movement style Bowling Club are rare and distinctive examples of early 20th century architecture and Modern Movement architecture.*
- *historic associations with Mr Edgar Herbert.*

The following reports were considered in our assessment:

- *Heritage Impact Statement, Weir Phillips, December 2020;*
- *Architectural Design Statement Marist Catholic College North Shore Masterplan, WMK Architecture, 11 February 2021;*
- *Visual Impact Assessment – Marist Catholic College (VIA), Ethos Urban, 17 December 2020;*
- *Arboricultural Impact Assessment Marist Catholic College, Tree IQ, 17 December 2020;*
- *Landscape Report Marist College North Shore, Oculus, February 2021;*
- *Conservation Management Plan St Leonards Park, Godden Mackay Logan, 2013.*

As delegate of the Heritage Council of NSW, the following comments are provided:

1. The Statement of Significance for the SHR listing of St Leonards Park recognises its historical values as one of the earliest established public parks in NSW. The subject site is directly adjacent to the Park. Views of the subject site to and from St Leonards Park must be considered so that the building does not dominate the streetscape and the aesthetic values of the SHR item are preserved.
2. The *North Sydney Draft Civic Precinct and Surrounds Planning Study (The Civic Precinct Study)* identifies the area north of the CBD through to Falcon St and Crows Nest, as ‘characterised by older educational institutions, heritage-listed Victorian terraced houses, St Leonards Park and a cluster of civic buildings and public open space at the precinct’s centre’. The precinct is intended as ‘a lower density green break between the two high-density areas of North Sydney CBD and St Leonards’ (VIA, p36).
3. The Visual Impact Analysis states that ‘views of the proposal may be visible from within the north-west quadrant of St Leonards Park, in particular the formed pedestrian path that traverses the park in a north-east to south-west direction (VIA, p10). The proposed Curlow Building at the corner of Miller and Curlow Street requires the removal of green space that supports a group of high and moderate significance trees, including a mature *Jacaranda mimosifolia* (Jacaranda) (Tree TQ96) 14 metres in height. This corner is located directly opposite the key entry point to the park and the view along the axial path running east west through the park (CMP, p44). The narrow setbacks to Miller Street associated with the proposed building and the proposal to offset with roof plantings, fails to preserve existing vegetation or allow for suitable deep rooted landscaping such as trees that would sufficiently mitigate the bulk and scale of the proposed development and preserve the landscape character of the locality (Figure 12 and 13, VIA, p21 and 22).
4. Whilst the educational establishment at Marist College, North Sydney is associated with an infrastructure landuse, the proposed response to this strategic and visually prominent corner of the site will have a cumulative impact on the views to and from the adjacent St Leonards Park and is inconsistent with Council’s objective that requires development to ‘conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views’ (cl 5.10 (1) (b) NSLEP 2012).

5. Based on the above, the building setbacks and loss of green space at the corner of Miller and Curlow Street is considered unsympathetic to the existing heritage values of the locality and streetscape and it will adversely impact views to and from St Leonards Park.

As the site contains local heritage items, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Tempe Beaven, Senior Heritage Assessment Officer, at Heritage NSW, on 9873 8629 or Tempe.Beaven@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steven Meredith', with a stylized flourish at the end.

Steven Meredith
A/Regional Manager, North
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
3 March 2021