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URBIS

HERITAGE IMPACT STATEMENT

St Patrick's College,
Strathfield

Prepared for

ST PATRICK'S COLLEGE STRATHFIELD

7 April 2020

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EXECUTIVE SUMMARY

Urbis has been engaged by St Patricks College to prepare the following Heritage Impact Statement ('HIS') to accompany an Environmental Impact Statement which is being prepared regarding a State Significant Development (SSD-10400), in which consent is sought for the construction of a new Science & Learning building on the school grounds.

This HIS has been prepared to respond to part of issue 9 of the Planning Secretary's Environmental Assessment Requirements (SEARs) (issue 2, 7 January 2020) which require that the applicant:

Prepare a statement of significance and an assessment of the impact on the heritage significance of the heritage items on or adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996).

The Brother Hickey Building, which is located on the site of the school, is identified as a heritage item under Schedule 5 of the Strathfield Local Environmental Plan 2012 ('LEP'). Additionally, the site is located in the vicinity of other heritage items and Heritage Conservation Areas which are also listed under the Strathfield LEP 2012. It has been ascertained, following a site inspection and view analysis carried out by Urbis, that only the Brother Hickey Building shares view lines with the proposed new building. Accordingly, this HIS has been prepared to assess the potential impacts of the proposed development on the heritage significance of the Brother Hickey Building.

The assessment carried out in this HIS indicates the proposed development would have minimal visual impact on the surrounding heritage context of the St Patrick's College. Additionally, it would retain existing significant primary view corridors from within the school grounds to the Hickey Building, as well as enhance secondary views from Breen Oval and Shortland Ave. The proposed development generally respects the scale, bulk and siting of the Hickey Building and would allow it to continue as an architectural feature and cultural focal point of the campus. The external form and materiality of the new building would be noticeably contemporary and provide an architecturally interesting counterpoint to the older buildings on the campus, including the listed Brother Hickey Building, and would serve to illustrate the continuing historical development of the College. The proposed development has been found to comply with all relevant statutory and non-statutory heritage policies and controls applicable to the subject site and its context.

In light of the above, the proposed works are found to be considerate of the heritage context of the subject site and it is therefore recommended that the proposal be viewed favourably on heritage grounds.

1. INTRODUCTION

1.1. BACKGROUND & PURPOSE

Urbis has been engaged by St Patricks College to prepare the following Heritage Impact Statement ('HIS') to accompany an Environmental Impact Statement which is being prepared regarding a State Significant Development (SSD-10400), in which consent is sought for the construction of a new Science & Learning building on the school grounds.

This HIS has been prepared to respond to part of issue 9 of the Planning Secretary's Environmental Assessment Requirements (SEARs) (issue 2, 7 January 2020) which require that the applicant:

Prepare a statement of significance and an assessment of the impact on the heritage significance of the heritage items on or adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996).

1.2. SITE LOCATION

St Patrick's College is located at 1 Edgar Street, Strathfield. It is bound by Shortland Avenue to the north, Fraser Street to the west, and Francis Street to the east. The site is legally identified as Lot 20 of Deposited Plan 1203221. South of St Patrick's College is the Australian Catholic University Campus, Strathfield.



Figure 1 – Location map, boundaries of subject site indicated in red.
Source: SIX Maps, 2020 with Urbis overlay.

1.3. HERITAGE CONTEXT

Heritage Listings

The statutory listings applicable to the site are detailed in Table 1 below.

Table 1 – Statutory heritage listings applicable to the subject site.

| Item name | Address | Significance | Item no. |
|---|----------------|--------------|----------|
| Strathfield Local Environmental Plan 2012 | | | |
| <i>St Patrick's College – Brother Hickey Building</i> | 1 Edgar Avenue | Local | I132 |

Heritage Conservation Areas

The site is not located within the boundaries of any Heritage Conservation Area which is listed under the Strathfield Local Environmental Plan 2012 ('LEP').

However, the subject site is located in proximity to the Heritage Conservation Areas listed under the Strathfield LEP 2012, as detailed in Table 2 below.

Table 2 – Statutory listings pertaining to HCAs in proximity to the site.

| Item name | Significance | Item no. |
|--|--------------|----------|
| <i>Merley Road Conservation Area, Inter-war Bungalow style group</i> | Local | C13 |
| <i>Marion Street Conservation Area, Inter-war Bungalow style group</i> | Local | C12 |

Heritage Items in the Vicinity

The subject site is located in proximity to the heritage items detailed in Table 3 below.

Table 3 – Statutory listings within the vicinity of the subject site.

| Item name | Address | Significance | Item no. |
|---|-----------------|--------------|----------|
| Strathfield Local Environmental Plan 2012 | | | |
| <i>Australian Catholic University Strathfield Campus, including former "Mount Royal" – various buildings and landscapes</i> | 25A Barker Road | Local | 192 |
| <i>"Sirona" – Federation Queen Anne style house</i> | 55 Merley Road | Local | 182 |

It has been ascertained, following a site inspection carried out by Urbis, that the above-mentioned heritage items and HCAs in the vicinity of the site (as noted in Sections 1.3.2 and 1.3.3) do not share any views with the proposed location of the new building on the site (which is the subject of the current application). Accordingly, the assessment carried out in this HIS will not consider impacts on heritage items or HCAs in the vicinity of the subject site. The assessment of impact will consider potential impacts on the heritage significance of the listed Brother Hickey Building only.



Figure 2 – Extract of heritage map showing subject site (outlined red), heritage items & HCAs
Source: Urbis.

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Strathfield Local Environmental Plan 2012 and the Strathfield Consolidated Development Control Plan 2005, and also considers relevant guidelines for impact assessment as outlined by the NSW Heritage Council.

1.5. AUTHOR IDENTIFICATION

The following report has been prepared by Anthony Kiliyas (Senior Consultant) and Annabelle Cooper (Heritage Assistant).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.6. THE PROPOSAL

The proposed works comprise the construction of a new Science & Learning building on the school grounds, to replace two existing, central playing courts. The new building is to include one basement level, two levels of classroom facilities and two roof top tennis courts.

The proposal is shown in architectural drawings by BVN which have been prepared for the application. Elevations are reproduced in small scale for reference, below. For further details, the full set of architectural drawings should be referred to.

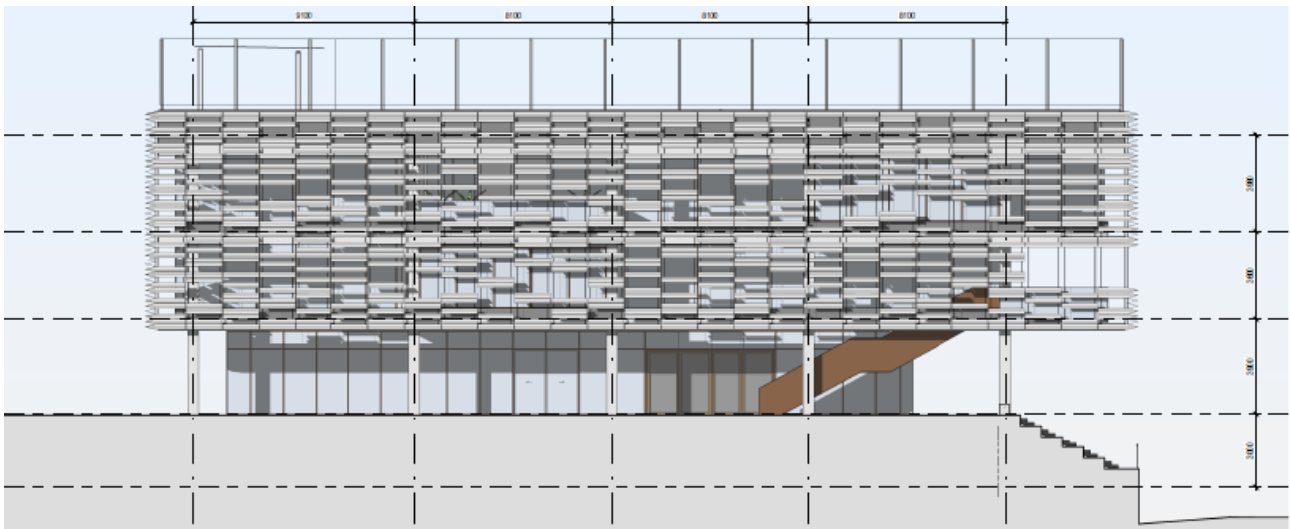


Figure 3 – East elevation
Source: BVN, 2020.

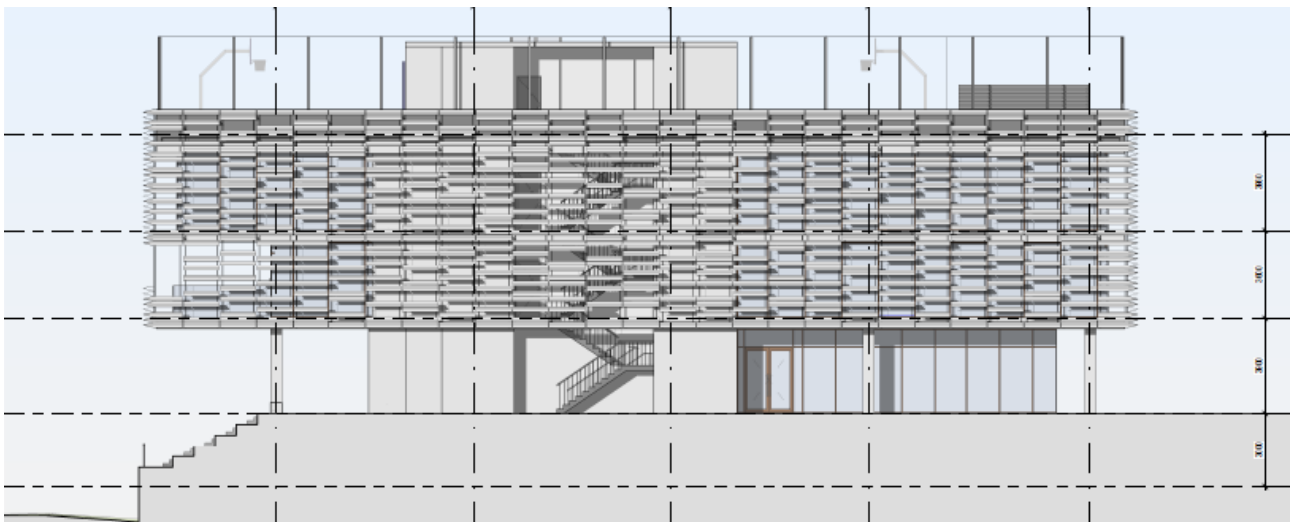


Figure 4 – West elevation
Source: BVN, 2020.

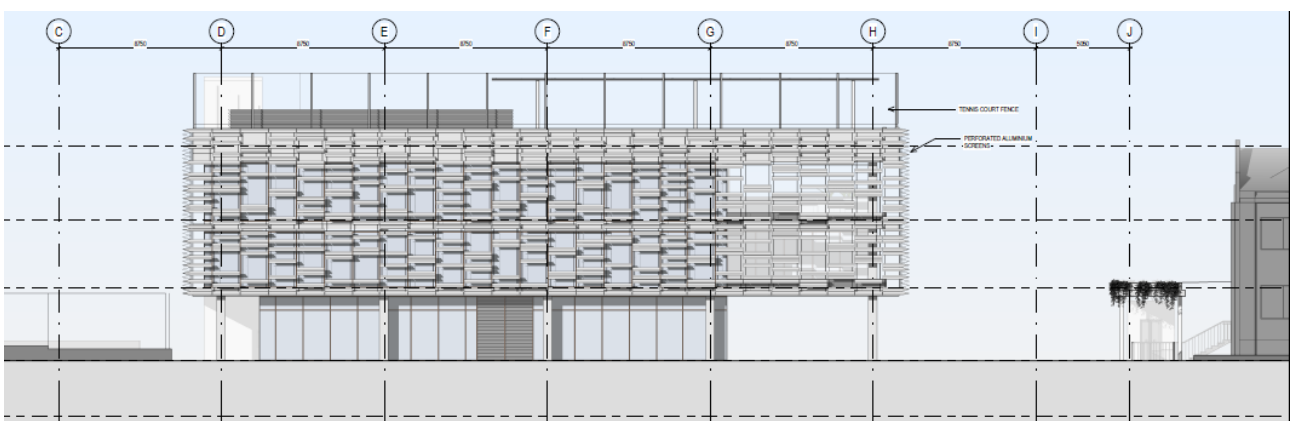


Figure 5 – South elevation
Source: BVN, 2020.

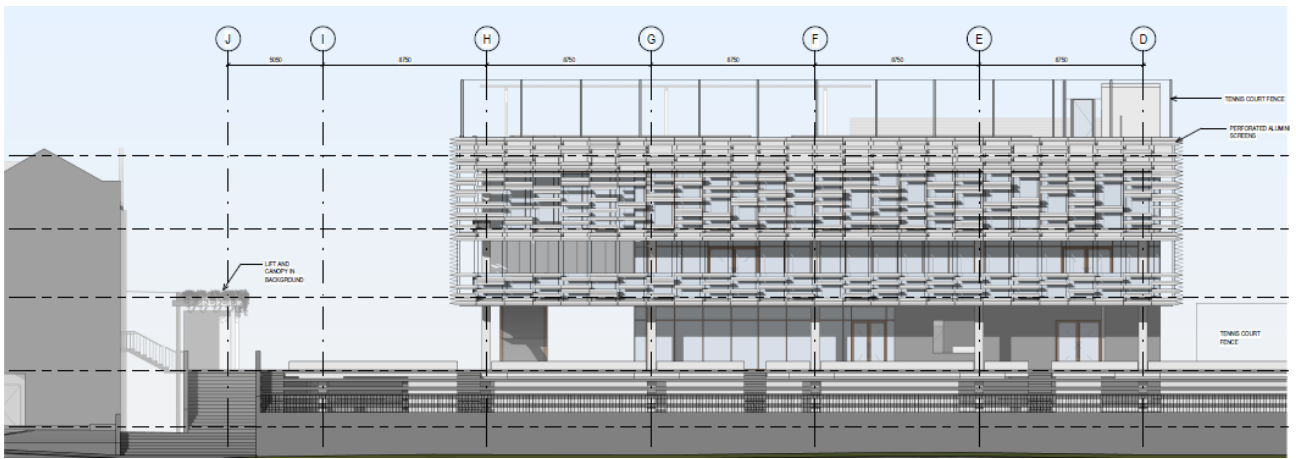


Figure 6 – North elevation
Source: BVN, 2020.

2. SITE DESCRIPTION

2.1. THE SETTING

Strathfield is inner western suburb of Sydney, approximately 12 kilometres west of the Sydney central business district. The subject site is located south of the train line and east of main arterial road, Centenary Drive. The subject site adjoins the Australian Catholic University Campus to the south, between Fraser and Francis Street, south of Shortland Avenue. The school occupies an irregular shaped lot surrounded by low-density residential development. The campus is situated between two HCAs, the Merley Road HCA, to the east and the Marion Street HCA, to the west. Both HCAs feature highly intact Inter-War Bungalow rows. North-east of the subject site is Pilgrim Park, accessed via Arthur Street. North-west of the subject site is open parkland, Kessell Square located between Fraser Street and Marion Street. West of the Australian Catholic University Campus is Marie Bashir Public School.

The School's address is identified as 1 Edgar Street. However, the main pedestrian access and drop off area is located south-east of the site where Francis Street becomes Merley Road. Directly north-east of the site is a roundabout at the intersection of Francis Street and Shortland Avenue. The surrounding streetscape is that of a typical garden suburb. Lot sizes are substantial, and many include established landscaping. The area features mature street trees, small parks and walkable streets. Each of the surrounding streets facilitate two lanes of traffic only. The ovals belonging to the Australian Catholic University Campus and the subject site are visible from the public domain and contribute to an established sense of open space and greenery.



Figure 7 – View south-east from intersection of Fraser Street and Marion Street, located north-west of the site



Figure 8 – View of main entrance to the school via Francis Street.



Figure 9 – View towards school from outside heritage listed item, 55 Merley Road.



Figure 10 – View north, Francis Street.



Figure 11 – View south, Fraser Street.

2.2. THE SITE

General Description

The subject site comprises both built forms and landscaped / open areas for the use of the school. The buildings, which are clustered along the southern and eastern boundaries of the site, date to various periods of development since the school's inception. The school's oval, Breen Oval, is located in the north-western corner of the site. The existing tennis courts adjoin the oval to the south. The school's main pedestrian access is located near the pedestrian crossing at the southern end of Francis Street. This area of the campus comprises formal landscaping and mature tree plantings.

The Chapel and Coghlan Building flank the lawns and gardens extending into the heart of the school. The Brother Hickey Building, the only heritage item located on campus, is situated directly south-east of the existing tennis courts. Various points of pedestrian access are located along Francis Street. Vehicular access and parking facilities are located at the south-western corner of the site.

The school also occupies a section of land at the western end of Merley Road, abutting the Merley Road HCA. This part of the campus contains a swimming pool and associated amenities. The southern boundary of the school borders the oval belonging to the Australian Catholic University campus.

The area of the proposed development is located at the existing playing courts, which sit between the buildings at the southern side of the campus and the open space / oval at the north. There are currently 5 playing courts located along the southern boundary of Breen Oval. South the playing courts are formal gardens which extend from the school's main pedestrian entrance via Francis Street, along the spine of the southern portion of the campus, culminating at staff car parking facilities accessed via Edgar Street. Fronting north onto the gardens are, from east to west, the Robson Auditorium, the Chapel, the Brother Hickey Building and college reception, the Hanrahan Building, the Maxwell Building and the Westcourt Building. It is noted that the buildings on the site date to different periods of the school's development and, while cohesive as a set of school buildings, do not all relate to one another in any meaningful architectural or aesthetic sense.

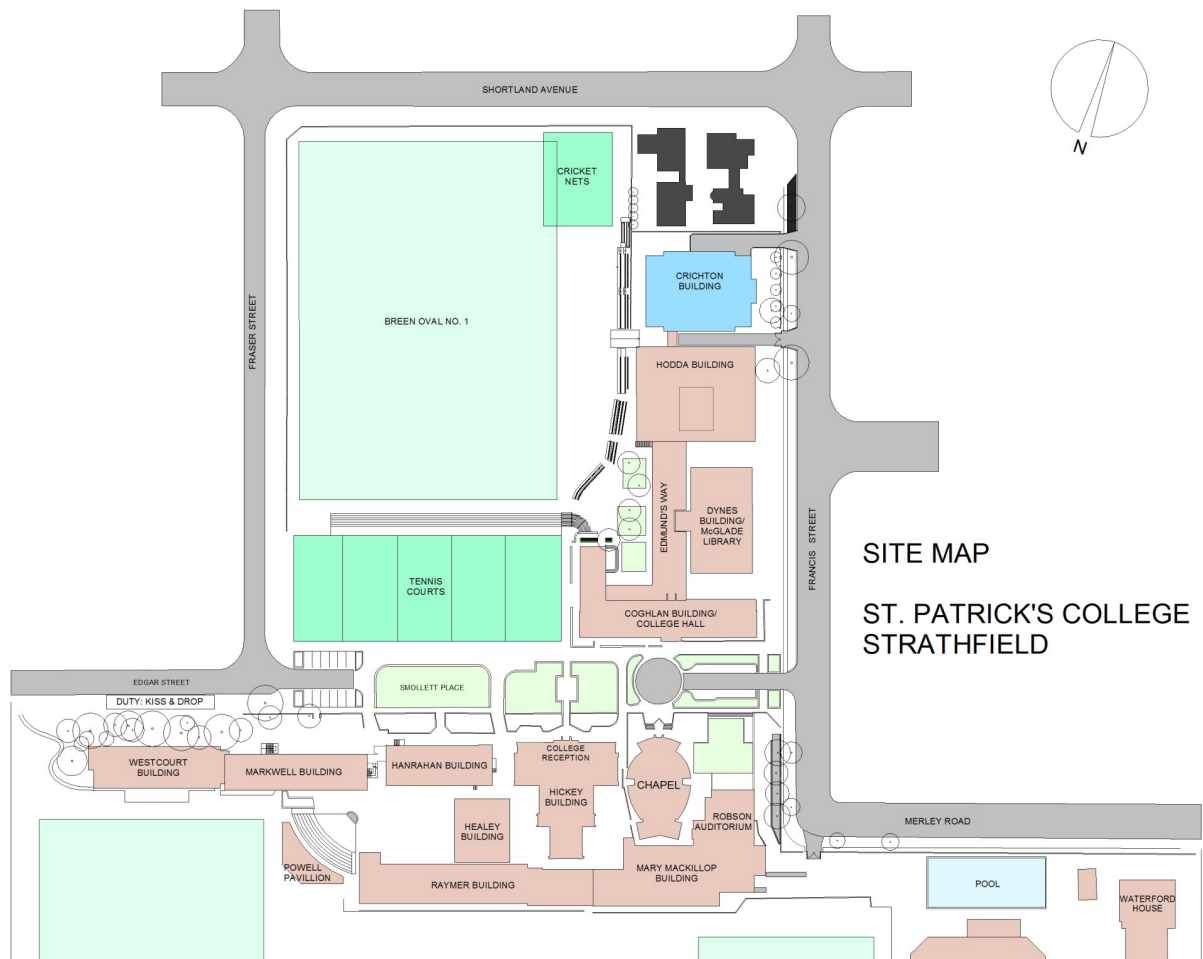


Figure 12 – General plan of school campus
Source: St Patrick's College Strathfield, <https://www.spc.nsw.edu.au/>



Figure 13 – Eastern façade of the school chapel.



Figure 14 – Modern school building addressing Francis Street.



Figure 15 – View of Hodda Building from Francis Street.



Figure 16 – The Coghlan Building (left) and tiered seating along southern boundary of Breen Oval (right).



Figure 17 – Formal landscaping at main entrance to school, Hickey Building at right.



Figure 18 – Formal landscaping at main entrance to school, Coghlan Building at left.



Figure 19 – View of Hickey Building from eastern side of existing tennis courts.



Figure 20 – View of tennis courts from verandah of Hickey Building.



Figure 21 – View of school campus from north-eastern corner of Breen Oval.



Figure 22 – View of existing tennis courts.



Figure 23 – View of tennis courts and Breen Oval behind.



Figure 24 – View of tiered seating along southern boundary of Breen Oval.

Brother Hickey Building

The locally-listed Brother Hickey Building was constructed in 1928 and is significant as the earliest building on the St Patrick's College site at Strathfield. The Brother Hickey Building is of the Inter-War Ecclesiastical style. It features strong gabled elements in the façade design which incorporate parapet forms, and ecclesiastical details including three arched windows with Corinthian columns. The gable incorporates a stepped brickwork frieze and tiled capping detail. The front street facing façade comprises a two-storey verandah supported by an arched base. The building currently houses administration facilities.



Figure 25 – Primary façade of Hickey Building.



Figure 26 – Hickey Building (right) in relation to School Chapel (left).



Figure 27 – Hickey Building, lawns and formal landscaping.



Figure 28 – Colonnade of Hickey Building with existing tennis courts behind.

2.3. SIGNIFICANT VIEWS

The Brother Hickey Building is largely obscured from the public domain, particularly from the Merley Road HCA and the Marion Street HCA. Primary views of the Hickey building are from within the school grounds, predominantly in the formal gardens south of Breen Oval. Significant sight lines are indicated overleaf, at Figure 29.

Secondary views to the Hickey Building from Breen Oval and Shortland Avenue are largely obscured by existing trees located between the eastern boundary of the existing tennis courts and the western facade of the Coghlan Building.

For the purposes of this assessment, ‘primary reviews’ refer to views of the principal façade, which may be partially obscured. ‘Secondary views’ refer to larger view catchments, in which glimpses of the principal façade of the building are visible.

The Brother Hickey Building – and indeed the wider St Patrick’s College Campus – does not share any view lines with the adjoining heritage item, *Australian Catholic University Strathfield Campus* (item 192), or with the heritage item in the vicinity, “Sirona” (item 182).

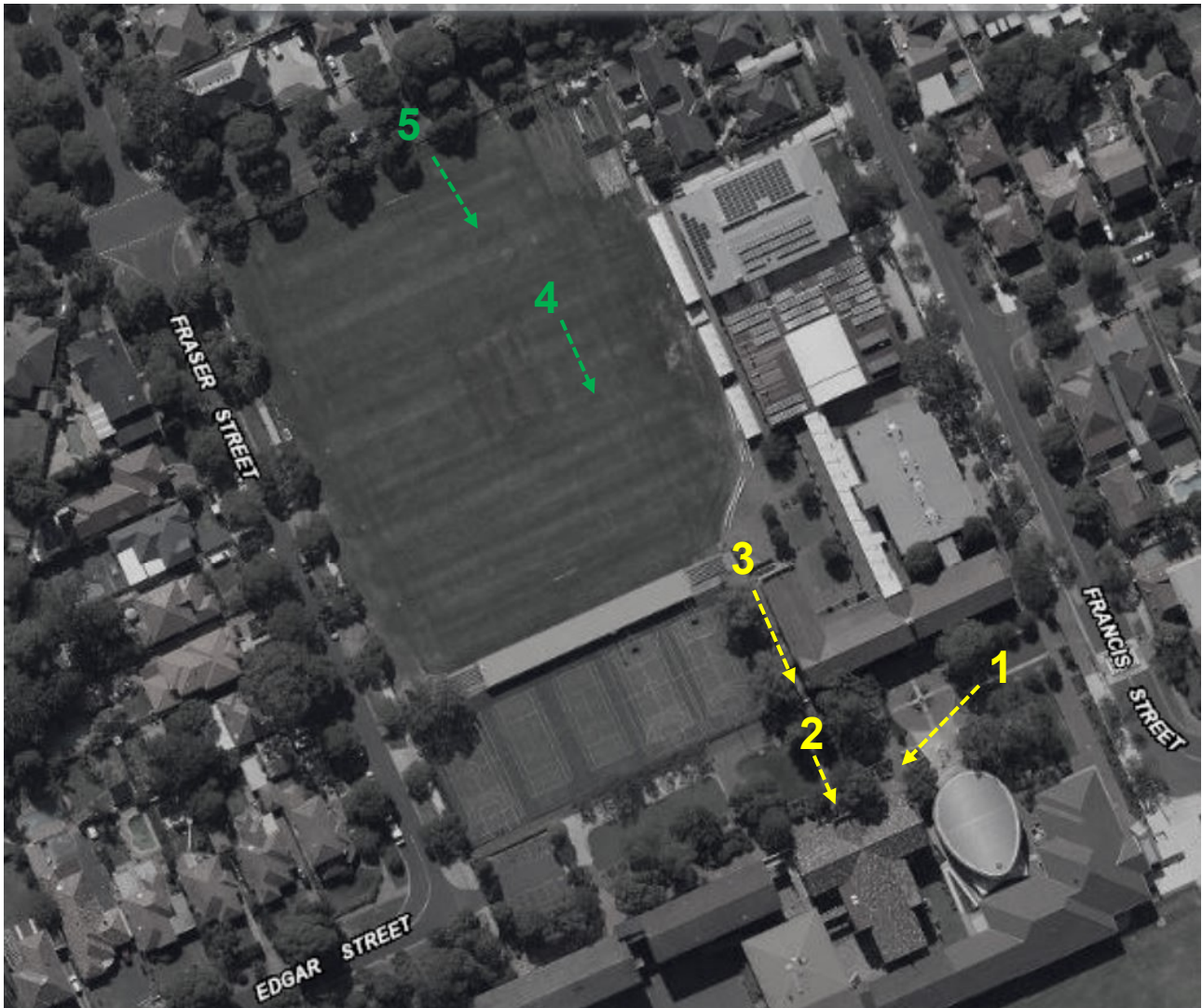


Figure 29 – Significant views of the Hickey Building. Primary views indicated in yellow, secondary views indicated in green.

Source: SIX Maps, 2020 with Urbis overlay.



Figure 30 – View to Hickey Building from Location 1 (primary view).



Figure 31 – View to Hickey Building from Location 2 (primary view).



Figure 32 – View to Hickey Building from Location 3 (primary view).



Figure 33 – View to Hickey Building from Location 4 (secondary view).



Figure 34 – View to Hickey Building from Location 5 (secondary view).



Figure 35 – View to school from "Sirona" (item 182) (right of image), facing south-west along Merley Road.



Figure 36 – View towards school from Australian Catholic University campus, facing north-west.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

Indigenous History

The following history has been sourced from the Strathfield Council.

The Strathfield district was once inhabited by the Wangal clan of the Darug tribe. Little remains of the former Aboriginal occupation of this area. The Wangal clan's country or territory was known as Wanne and it originally extended from the suburbs of Birchgrove and Balmain in the east, to Silverwater and Auburn in the west, the northern boundary was the Parramatta River but the southern boundary is unknown.

The Wangal clan's neighbours were the Cadigal to the east, the Wategora to the west, the Wallumedegal to the north and the Bediagal to the south. All these clans of the Darug tribe spoke the coastal or Eora dialect of the Darug language. The Darug tribe's inland clans known as the 'woods tribes' spoke a different dialect.

The earliest recorded contact with Aborigines near Strathfield took place at Breakfast Point, Mortlake, on the southern bank of the Parramatta River. This encounter on the 5th February 1788 was noted in the diary of Lieutenant William Bradley RN thus:

'At daylight having a guard of marines proceeded to the upper part of the harbour again, passed several natives in the caves as we went up and on the shore near the place we left beads and some other things, who followed us along the rocks calling to us. We landed to cook our breakfast on the opposite shore to them. We made signs for them to come over and waved green boughs. Soon after seven of them came over in two canoes and landed near our boats. They left their spears in the canoes and came to us. We tied beads etc. about them and left them our fire to dress mussels which they went about as soon as we put off.'

Strathfield would have been an integral part of the Wangal clan's territory being close to the Parramatta River, a source of food. The Strathfield Municipality once supported large forests of eucalypt trees with many native grasses growing as a understorey as well as areas of very dense scrub. It is unlikely that the Wangal clan camped in the district as Strathfield does not have any rock shelters or overhangs suitable for camping, but they probably frequented the area to gather or hunt food.¹

European History

The following history has been sourced from Strathfield Council.

European settlement of the Strathfield district commenced in 1793 in the area which is the current day Homebush. Land grants were made to English farmers Thomas Rose, Thomas Webb, Edward Powell and Frederick Meredith by the NSW Governor Phillip to establish food supplies for Sydney. These were the first land grants made to free settlers [non-convict] and the area of the land grants was known as Liberty Plains. These farms failed as the soil conditions did not allow crops to be grown and most of these early farms were abandoned.

Other land grants were made in the early 1800's including grants to D'Arcy Wentworth (Homebush), William Roberts (Strathfield South and Greenacre) and John Alford (Belfield). A large grant was made to James Wilshire in 1808, located from current day Redmyre Rd Strathfield to the Cooks River. Most of Strathfield is built on this land. This land was later known as the Redmyre Estate, when owned by Samuel Terry. In 1847, Catholic Priest Father John Joseph Therry was granted land in Strathfield South, which is known as the Village of St Ann's. The original St Ann's Church was built from money raised by selling the surrounding land for houses to be built. Large lots of land were sold to Joseph Newton and Joseph Hyde Potts in 1841 to the west of the Redmyre Estate.

¹ Strathfield Council, "Aboriginal History", *History of Strathfield Local Government Area*, 2015, accessed May 2018
<https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/aboriginal-history/>.

Liberty Plains Settlers

The first land grants to free settlers in NSW. were made in the Strathfield Municipality in 1793 in response to Governor Philip's request for the introduction of 'practical farmers' to the settlement. These settlers (who arrived on the ship *Bellona* in January, 1793) were described in the Secretary of State's Despatch of July 14th, 1792, as 'Thomas Rose, aged 40, farmer from Blandford, his wife, Mrs. Jane Rose, and their children, Thomas, Mary, Joshua and Richard, also Elizabeth Fish, aged 18, related to the family.'

Other members of the group were 'Edward Powell, aged 30, farmer and fisherman from Lancaster, Thomas Webb (and his wife) gardener, Joseph Webb, aged 18, nephew of Thomas Webb, Frederick Meredith, baker, and Walter Brodie, blacksmith'. Meredith, Thomas Webb and Powell had already visited Sydney as ordinary seamen.

An area 'at the upper end of the harbour above the flats and to the South Side' having been selected by the settlers, their different allotments were surveyed and marked out and early in the month they took possession of their land, giving the name 'Liberty Plains' to the district in which their farms were situated.'

Powell and Thomas Webb first received 80 acres each, Meredith and J. Webb, 60 acres each and Rose and his family, 120 acres. All settlers had their passages paid and received on landing an assortment of tools and implements from public stores, 2 years provisions, 1 year of clothing, and the services of convicts assigned to them. Joseph Webb named his grant 'Lutner Farm', Rose 'Hunter's Hut', Meredith 'Charlotte Farm', Thomas Webb 'Webb's Endeavour' and Powell 'Dorset Green'.

The settlement at Liberty Plains for agricultural purposes was immediately followed by a progressive settlement of the surrounding area - it had been Grose's wish to have a settlement midway between Sydney and Parramatta for the 'convenience and safety of the traveling public'.

Hence, much of the land immediately to the North (Concord) and North West (Abbatoirs and its environs) was allotted to the non-commissioned officers and privates of the NSW. Corps (many of whom disposed of their 25 acre lots as soon as granted).

With the assistance of convict labour the 'Liberty Plains' settlers cleared and cultivated the land, but the productive capacity of the land becoming soon exhausted under cropping, continuous clearing of the land was found necessary and this costly process appeared to have reduced the farmers to a state of poverty. Such was their plight that a Committee of Enquiry under Samuel Marsden and Surgeon Arndell was set up to report and as a result it was decided to increase the holdings of the settlers in 1798 -- hence an additional 70 acres was granted to Rose and his sons, and 60 acres fronting Parramatta Road and Homebush Bay to Meredith.

So unproductive was the land that most settlers, whilst retaining an interest in their farms, obtained employment elsewhere such as Edward Powell who entered the Public Service as a constable at the Hawkesbury River. Mrs. Thomas Webb, whose husband had died in 1795, abandoned her right to her husband's land and this, together with Powell's grant ultimately became the property of Simeon Lord whose name appears on the official maps as grantee of the combined areas of 160 acres.

Meanwhile, Captain Thomas Rowley, having been granted an area of 260 acres in 1799, adjoining the other grants, increased his Liberty Plains property in 1803 by adding the grant of Joseph Webb and the end of Rose's 120 acres. Following the first unsuccessful farming attempts, the area remained almost in a state of neglect until the return of Powell in 1807 to his original grants, which he again took up, in addition to the adjoining 80 acres formerly held by Thomas Webb.

Shortly afterwards, Powell was granted an additional 19 acres with frontage to the Parramatta Road on the North and (the now) Coventry Road on the West. Anticipating the patronage of the traveling public, Powell erected a building on the Parramatta Road which he called the 'Halfway House' and having obtained a liquor licence, established a hotel and store. By his death in 1814, Powell had acquired 500 acres -- that is all of the land granted to the free settlers on the left bank of Powell's Creek. The entire property having been left to his son, Edward Powell, and daughter, Mary, it was first rented out and then purchased in 1823 by James Underwood (the original grantee's son-in-law).

The Wentworth Estate

Meanwhile, further grants had been made to the north west and south of the original grants: 920 acres to Darcy Wentworth in an area north of Parramatta Road and running from Powell's Creek to Haslam's Creek and to the Parramatta River upon which Wentworth chose to erect his homestead named 'The Homebush Estate'.

The Redmire Estate

In 1808, 570 acres was granted to James Wilshire (bounded on the south by the Cooks River, The Boulevarde and Coronation Parade to the east), which he called 'Wilshire's Farm'. This land was later acquired by Samuel Terry in 1824 and named the 'Redmire Estate' after Terry's birthplace in Yorkshire. After the death of his widow, Rosetta, in 1858, the land was sold to W. W. Billyard. The Estate was further subdivided in 1867 into blocks from 3-13 acres each with frontages from 4-8 chains to Station Road, Railway Road, Homebush Road, Liverpool Road, Water and Dean Streets and Redmire Boulevarde (former name of The Boulevarde).

The Redmire locality became incorporated under the name of 'Strathfield' (the residence of John Hardy, a City jeweler) on June 2, 1885, when local government was formed. The original areas of the new Strathfield Municipality included Redmire, Druiitt Town [now Strathfield South] and Homebush.

The Underwood Estate

Sections of the Underwood property to the south of the railway (opened in 1855) were subdivided for sale in 1878. The Sydney Morning Herald of November 2, 1878, described the subdivision thus:

'... a portion of the estate close to the railway station has been laid out as the 'Village of Homebush'. The ground was allotted into 15 sections, intersected by streets, with names almost identical with those in use to-day.

On June 30, 1823, 450 acres to the west of the free settlers' land and extending from Parramatta Road southerly to the Liverpool Road had been granted as a 'glebe' to the Chaplain of St. James' Church, Sydney. After 1826, this reverted to the Crown, and in 1841 was divided into 2 portions of 256 and 283 acres and sold. The northern 256 acres was purchased by Joseph Hyde Potts, and the southern 283 acres, purchased by Joseph Newton. (Barker Road now separates these two areas.)

In 1858 the Newton Estate was acquired by Judge Joshua Josephson and marginal portions of the area were afterwards subdivided and sold. Most were sold under the title 'Josephson's Estate' from 1916 onwards.

St Ann's Village

Father John Joseph Therry was granted 47 acres in an area called 'Bark Huts' in March 1837. To finance the building of the original St. Anne's Church (foundation stone laid July 1841) Father Therry offered 4 acre blocks for £25, but insufficient money being available, a further 134 allotments were offered for sale in 1854 and the streets of the subdivision named after Saints or dignitaries of the Church.

So it was that during the latter part of the 19th century many of the old semi-rural grants within the 'Liberty Plains' District, especially along the principal lines of traffic, were subdivided into homestead areas and later into residential allotments, to meet the requirements of professional men, merchants and government officials

Early Development

The oldest houses (that are still standing) were Fairholm' and Llandilo' not constructed until 1870. These properties were a part of the subdivided Redmire Estate which was subdivided in 1867. The subdivision of the other estates making up contemporary Strathfield happened gradually.

This gradual subdivision created a residential district with a variety of housing types. Many of the houses were built in the Victorian and Federation styles which remain an important part of the built heritage of Strathfield.

A public school opened in Strathfield in February 1881, named Druiitt Town, the area on the Liverpool Road having been named after Major George Druiitt, a friend of the owner, Judge Josephson. The name was changed to Strathfield South in January 1893. The official post office, which is known as *Redmyre* in 1881, became *Strathfield* in 1886. Strathfield's first mayor was George Hardie, who held that office for one year in 1885.

The name 'Strathfield' came from the house of John Hardy (Jeweller), located in Strathfield Avenue. The house was named "Stratfieldsaye" and was originally build in c. 1868 for the Mayor of Sydney, Walter Renny.

Other magnificent homes were built in the area last century. Albert House in Albert Road was erected by the Hordern Family in 1885; Mount Royal, now known as Mount St Mary's was built by John Hinchcliffe and later

acquired by Sir George Reid, one- time premier of New South Wales and prime minister in 1904-1905. The Boulevard, Strathfield, became a thoroughfare associated with elegance and in living. Remnants of those days still remain, although the residents are their lives have changed.



Figure 37 – Early parish map indicating initial land grants in the Strathfield area to Thomas Rose, Edward Powell and Darcy Wentworth, dated late 1800s.

Source: NSW HLRV

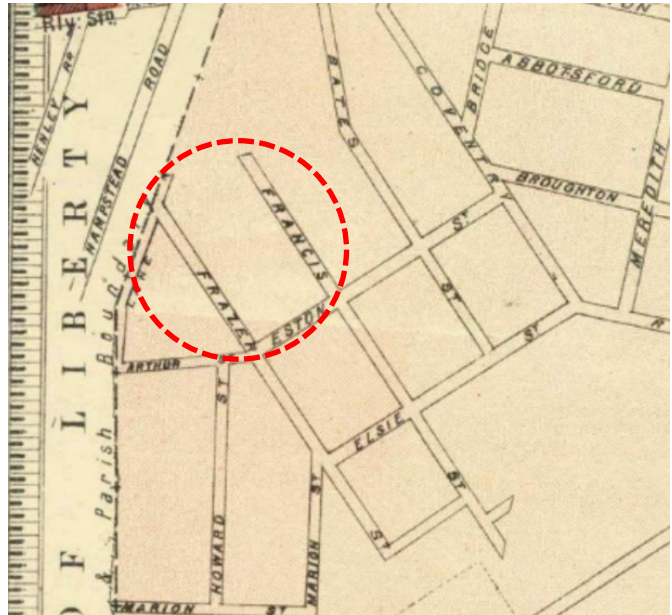


Figure 38 – Early Parish Map dated 1889-1894, by Higinbotham and Robinson. Approximate location of subject site indicated in red.

Source: City of Sydney Archives

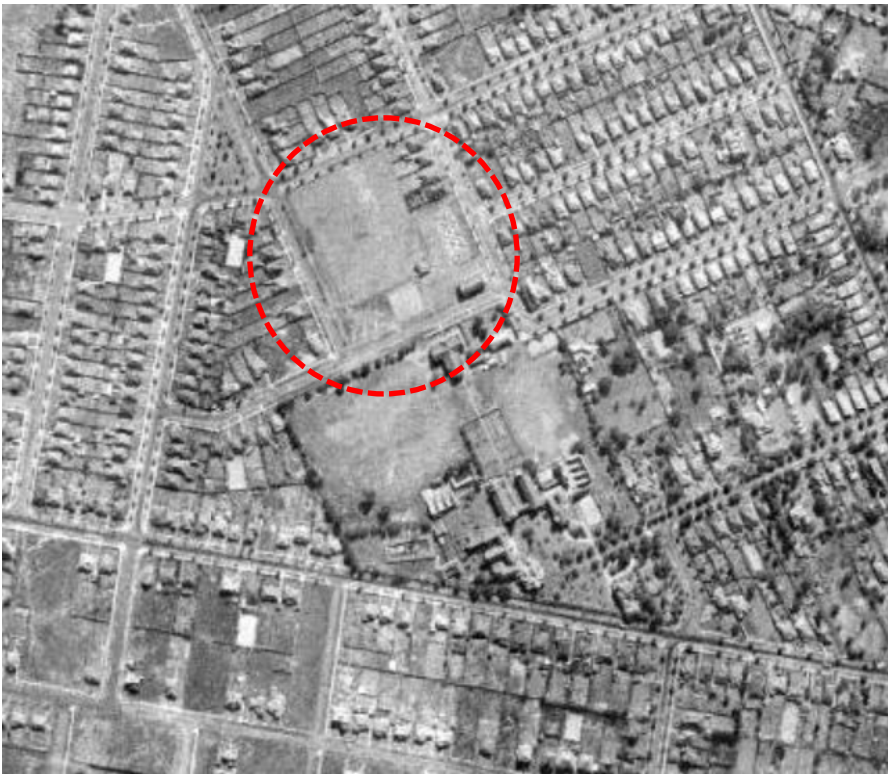


Figure 39 – 1943 aerial imagery of Strathfield and St Patrick's campus. Approximate location of subject site indicated in red.

Source: SIX Maps, 2020

3.2. SITE HISTORY

The following history has been sourced from the website of St Patrick's College Strathfield, unless otherwise noted.

Origins

Br Patrick Ignatius Hickey was the man responsible for the founding of St Patrick's College. Br Hickey arrived in Australia in 1921 but had left by 1927 before development had begun on the Strathfield site. During his six years in Australia, Br Hickey had revolutionised the organisation of the Christian Brothers in Australia. Br Hickey envisioned an empire of schools, the centre of which, would be 'Mount Royal', the stately home occupied by the Brother's at the top of Albert Road in Strathfield since 1908.

In the late 1880s three joint tenants constructed the large country Mansion, then known as 'Mount Royal', on the land belonging to the St James Church of England. In the early 1900s the house was occupied by Rt Hon Sir George Houston Reid, Premier of New South Wales from 1894 to 1899 and Prime Minister of Australia from 1904 to 1905. In 1907 the property was acquired by the Christian Brothers and became the centre of the Christian Brothers Congregation for Australia and New Zealand.²

Vision

The following historical accounts have been sourced from St Patrick's College.

In 1926 Christian Brothers' Provincial, Br P I Hickey had the vision of building a new Catholic boys' school on the outskirts of Strathfield. More specifically he proposed that this school be built within the perimeter of the Christian Brothers' Training College, 'Mount Royal' and would thereby serve as an ideal practising school for student Brothers training there. The idea was met with some criticism, mainly due to the remoteness of the area, which was largely surrounded by bush and cattle tracks, had little road access, and was situated a fair distance away from local railway stations. Br Hickey remained undeterred however and pushed ahead with his building plans. The Brothers later re-named the home 'Mount St Mary'. It now operates as part of the Edmund Rice building within the grounds of the Australian Catholic University Strathfield.

Humble Beginnings

On January 20, 1928, St Patrick's College, Strathfield was officially blessed and opened by Dr M Kelly, Archbishop of Sydney. Thirty nine students were enrolled and split into three grades to be taught by Brothers L S Carroll, P K Kent and J R Crichton. The acting Principal in this first year was Provincial Consulter and Master of Method, Br M B Hanrahan. The school itself consisted of six large classrooms, and four other rooms designed for Physics, Chemistry, Art and technical training such as Woodwork. At the end of the first year over 100 students were enrolled at St Patrick's College. Today enrolment at the College exceeds 1,400 students. The earliest known structure on the site is the Br Hickey Building constructed in 1928, named after founder Patrick Ignatius Hickey.

Identity and Growth

Significant milestones in the College's history include the introduction of the College Crest and Motto, 'Luceat Lux Vestra' in 1936, the first term review, Lumen in 1943 (which became an annual publication in 1957) and the composition of the College Anthem in 1958. Countless building developments and refurbishments have taken place with a sporting oval, College Chapel, Swimming Pool, Music Centre and Gymnasium all having been added to the landscape. In 2007 a section of Edgar Street which for so long had divided the school was finally secured and developed into the beautifully landscaped gardens and pathways seen today. The statue of Blessed Edmund Rice stands proudly within these surrounds. In more recent times a state of the art Technical and Applied Studies building, Art Centre and Auditorium have also been completed, further enhancing the College's ability to cater to the varying needs of our students as we continue into the future.

A New Era

Towards the end of the 1980s, there was a steady decline in the number of Christian Brothers teaching within Edmund Rice Schools such as St Patrick's. After the departure of Br J Giacon as Principal in 1992 the time had come to appoint a lay Principal, the first in any Christian Brothers' school in NSW. And so, in 1993, after an extensive process, Mr Grahame Smollett was given the responsibility of leading the College into a

² A Brief History of ACU, Australian Catholic University.

new era. He was to remain in office for the next 15 years, making him the longest serving Principal in the College's history.

Remembering the Past

The College pays tribute to many of our past great educators within its buildings and grounds. Names like Br J A McGlade and Br J R Crichton adorn the College Library and TAS building and the original school building is aptly called the Hickey building. Names inscribed on various Honour Boards remind us of past students who gave their lives in conflict or became men of God through Priestly or Brotherhood vocations. There are those who have attained distinction in professional fields or public life whilst many have become exceptional husbands, fathers and role models.

The last Christian Brother to teach at St Patrick's College was Br D Kelly, a wonderful character and fine educator. His sudden and untimely death in 2004 brought an end to a chapter within the College. Elsewhere too there were fewer Christian Brothers teaching in Edmund Rice schools and so in 2007, the Christian Brothers established EREA (Edmund Rice Education Australia) in order to unify their body of schools and reinforce the distinctive values of Edmund Rice Education.



Figure 40 – Early photograph of students outside the Br Hickey building.
Source: *St Patrick's College website*



Figure 41 – Students and the college bus outside the building known as ‘the Ark’ where the Brothers lived c1930.
Source: *St Patrick’s College website*



Figure 42 – The College Oval on sports day, c1938 with Br Hickey Building indicated in red.
Source: *Thomas W. Mc Namara, “The Origins and Formative Years of St Patrick’s College Strathfield”.*

Christian Brothers' College.

ST. PATRICK'S, STRATHFIELD.

The handsome two-storey brick structure of St. Patrick's College, occupies a commanding and healthful position on what is known as the "Crown of Strathfield," and is easily accessible by train and 'bus. It has been erected by the Christian Brothers at a cost of £16,000 for the education of the boys of the surrounding parishes. Pupils of six years and upwards are admitted to the school. By the use of the application forms signed by the principal free passes on the trains may be obtained.

The curriculum, primary, secondary, commercial and technical, embraces: (1) Christian Doctrine, apologetics, social science, Bible History and Church History; (2) All subjects of primary education; (3) Courses of study leading to Bursary, Intermediate Certificate and Leaving Certificate Examinations; (4) Subjects required for Public Service Examinations, clerical and professional; (5) Commercial subjects—Shorthand, book-keeping, business principles, typewriting and economics; (6) Technical training in art, drawing and woodwork; (7) Singing, elocution, physical culture.

Two science halls are equipped with a full supply of modern apparatus for the teaching of physics and chemistry. Technical training in art and woodwork imparted in well-equipped art and manual rooms forms a special feature of the school, and, while intended primarily to improve the students intellectually, this important branch of the curriculum will also prevent many of the pupils from drifting after school days into "dead end" occupations.

Figure 43 - Newspaper Article from the *Catholic Press*, advertising the new college for boys.
Source: *Catholic Press*, Sydney NSW 1895-1942, Thursday 29 January 1931.

CHRISTIAN BROTHERS' COLLEGE, ST. PATRICK'S, STRATHFIELD.



Erected by the Christian Brothers on the same block as their Training College, at a cost of £16,000, for the education of the boys of the surrounding parishes.

Commanding position on the "Crown of Strathfield," within easy reach of Strathfield, Flemington, and Homebush Stations.

'Bus runs daily from and to Belmore Station direct to districts picked up at Belmore Station.



Figure 44 – Advertisement for the new Christian Brothers College at Strathfield.
Source: *Catholic Press*, Sydney NSW 1895-1942, Thursday January 1930, page 21.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

It has been noted above that the site, and the new building, would only have potential impacts on the heritage significance of the Brother Hickey Building. Accordingly, only this item will be considered in the impact assessment carried out in the following section, and as such this is the only item for which a Statement of Significance will be provided.

4.2. STATEMENT OF SIGNIFICANCE

The following Statement of Significance has been written for the listed Brother Hickey Building by Ruth Daniel.³ It is deemed sufficient for the purposes of the assessment of heritage impact which follows in the current report.

The Brother Hickey Building is significant as the first building constructed on the St Patrick's College site at Strathfield. It is strongly associated with the colleges founder, Br P.I Hickey and is a representative example of an Inter War school building with ecclesiastical influences.

³ St Patrick's College Strathfield, Heritage Impact Statement, *Replacement of the roof tiles on the Brother Hickey Building*, Ruth Daniel, May 2017.

5. IMPACT ASSESSMENT

Below, the proposal (described in Section 1.6) is discussed with relation to the potential impact it could engender on the heritage significance of the listed item on the site, the Hickey Building (for which a Statement of Significance is provided in Section 4.2 above). The assessment of impact carried out below also considers the existing physical context of the site and its surrounds (as described in Section 2) as well as the historical context of the site (as outlined in Section 3).

5.1. STATUTORY CONTROLS

Strathfield Local Environmental Plan 2012

The proposed works are assessed below in relation to the relevant provisions of the Strathfield LEP 2012.

Table 4 – Assessment against Strathfield LEP 2012

| Clause | Discussion |
|--|---|
| (1) Objectives | The detailed assessment carried out in this HIS indicates the proposed works are in accordance with the heritage objectives set out in the Strathfield LEP 2012. The proposed development would not have an unreasonable impact on the heritage significance of the listed Brother Hickey Building and would not deter from significant views to the building from within the school grounds. |
| (2) Requirement for consent | <p>The subject site contains locally-significant heritage item, the Brother Hickey Building (item no. 132). It is also located in proximity to heritage items, 55 Merley Road (item no. 182) and the Australian Catholic University Campus (item no. 92). The St Patrick's College campus is situated between two HCAs, being the Marion St HCA and the Merley Road HCA. These items and HCAs are all listed under Schedule 5 of the Strathfield LEP 2012.</p> <p>This HIS has been prepared to ascertain the impact of the proposed works on the abovementioned heritage items and HCAs. However, it has been ascertained that the development would not be visible from any heritage item with the exception of the Brother Hickey Building. Accordingly, the analysis contained in this report will only focus on the potential impacts of the proposed development on the heritage significance of the Brother Hickey Building.</p> |
| (4) Effect of proposed development on heritage significance | This HIS has been prepared to assist the consent authority, the NSW Department of Planning, Industry and Environment, in ascertaining the potential impact of the proposed development on the heritage significance of the listed item on the site, the Brother Hickey Building. |
| (5) Heritage assessment | |

Strathfield Consolidated Development Control Plan 2005

The proposed works as addressed in the table below in relation to the relevant provisions contained in *Part P (Heritage)* of the Strathfield Consolidated DCP 2005.

Table 5 – Assessment against Strathfield Consolidated DCP 2005

| Provision | Discussion |
|---|---|
| Section 3 Development in the Vicinity of Heritage Items | |
| 3.1 Setting | |
| <i>C1. Development in the vicinity of a heritage item should not be of such bulk or height that is visually dominates or overshadows the heritage item.</i> | It has been ascertained that the proposed development would not visually impact neighbouring HCAs, Marion Street HCA and Merley Road HCA (including 55 Merley Road, item no. 182), as the location of the new building within the school grounds is not visible from these locations. It is determined that the proposed development would not have any visual impact on listed item, Australian Catholic University, Strathfield Campus, which adjoins the subject site to the south. |
| <i>C2. Views to or from a heritage item should not be obscured by new development.</i> | <p>Within the context of a school comprising multiple buildings of different architectural styles and eras, the proposed development would be an appropriate addition to the campus.</p> <p>Views to heritage item, the Brother Hickey Building, are limited from the public domain. Primary views to the heritage item are from within the school grounds predominantly from the formal gardens outside the School Chapel, Coghlan Building and Brother Hickey Building. The main entrance to the Brother Hickey Building is visible from the southern border of Breen Oval through the existing corridor between the tennis courts and the Coghlan Building. Secondary views to the heritage item are from Breen Oval and Shortland Avenue and are largely obscured by existing trees.</p> <p>It is determined that primary views to the Hickey Building from within the school grounds would be unaffected by the proposed development.</p> <p>The development is to occupy the area of the two central playing courts, which are proposed to be reinstated on the roof of the new structure. The playing courts would therefore be reduced from 5 to 4, with the removal of the most eastern playing court. To facilitate the development, it is required that two trees located in the corridor between the existing tennis courts and the Coghlan Building be removed. The location of proposed floorplate, in conjunction with the removal of the trees would substantially enhance secondary views to the Hickey Building. This would therefore result in a permissible heritage impact.</p> <p>The proposed development is of similar bulk and scale to existing buildings on the site, in particular, the Coghlan Building and the Hickey Building, and its height would not exceed the ridge line of several of the existing buildings on the campus. It would therefore not generate any adverse visual impacts on the existing built form character of the site.</p> |

| | |
|--|---|
| | <p>The proposed footprint of the new Science & Learning building is sited such that it would widen the existing path between the current tennis courts and the western façade of the Coghlan Building. The proposed works also include the removal of the existing trees located in the pathway. As such, sight lines to the primary façade of the Hickey Building would be enhanced when viewed from Breen Oval and Shortland Avenue, and this would engender a positive heritage impact.</p> |
| 3.2 Scale | |
| <p><i>C1. The scale of new development in the vicinity of a heritage item is of a scale that does not detract from the significance of the heritage item.</i></p> | <p>The proposed development is of similar bulk and scale to existing neighbouring buildings on the site, including the Coghlan Building and Hickey Building. The scale of the proposed building is such that it does not obscure, detract from or overshadow the Hickey Building which would remain a feature point of the school's grounds.</p> <p>The proposed building is located to the north-west of the Hickey Building. The diagonal arrangement of the buildings would reduce any overshadowing or masking of the Hickey Building as well as increase existing primary view corridors to the Hickey Building.</p> |
| <p><i>C.2 New development that obscures important views of a heritage item is not permitted.</i></p> | <p>The new building is proposed to be located such that the development would retain primary views and enhance secondary views to the Hickey Building. Refer to Section 3.1 Setting, C1.</p> |
| 3.3 Siting | |
| <p><i>C1. The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.</i></p> | <p>Refer to discussion in:</p> <p>Section 3.1 Setting, C1, Section 3.2 Scale, C1 and Section 3.2 Scale, C2.</p> |
| 3.4 Materials and colours | |
| <p><i>C1. Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.</i></p> | <p>The proposed new building would mostly exhibit mostly glazing and metal cladding at the exterior. While the proposed finishes are in high contrast to the face-brick facades of the Hickey Building (and masonry finishes to other, more recent school buildings), the new development would remain subservient through its use of lightweight, largely transparent materials which would contrast against the heavy, opaque masonry found elsewhere. The proposed development would therefore present as an exceptionally modern counterpart which would allow the reading of the Hickey Building to remain independent of the proposed. Additionally, such contrasting finishes would articulate the school's history of development, allowing the Hickey Building to remain an important historical and architectural feature of the school's campus.</p> |

5.2. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's 'Statement of Heritage Impact' guidelines.

Table 6 – Assessment against Heritage NSW guidelines

| Question | Discussion |
|---|--|
| <p><i>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</i></p> | <p>St Patrick's College, Strathfield contains a single heritage item, the Brother Hickey Building, located in the heart of the campus. The campus is situated between Marion Street HCA (to the west) and Merley Road HCA (to the east), which includes listed item 55 Merley Road. The campus also adjoins listed item, Australian Catholic University Campus to the south.</p> <p>The proposed development would maintain a height, massing and scale similar to that of existing buildings on the subject site. The proposed building would therefore remain visually appropriate, within the context of a school when considering views from neighbouring HCAs and heritage items.</p> <p>It is therefore determined that the proposed development would have minimal visual impact on the heritage context of the subject site, specifically, the Marion Street HCA, the Merley Road HCA (including listed item, 55 Merley Road) and heritage item Australian Catholic University Campus.</p> <p>Primary views to heritage item, the Hickey Building are predominantly from the central formal gardens located along the spine of the southern cluster of buildings. The location of the proposed building would retain primary views to the principal façade of heritage item as identified in Figure 29. The proposed floorplate of the new building would be located such that it would facilitate the widening of the existing corridor between the Coghlan building and exiting tennis courts. Additionally, it is proposed to remove 2 existing trees located in this corridor. The widening of the corridor and removal of the above trees would enhance secondary views to the Hickey Building from Breen Oval and Shortland Ave, as indicated in Figure 45.</p> <p>From the above it is understood that the proposed development would have minimal impact on views to the Hickey Building and buildings within the vicinity of the subject site, thereby respecting the heritage significance of the listed item.</p> |
| <p><i>The following aspects of the proposal could detrimentally impact on heritage significance.</i></p> <p><i>The reasons are explained as well as the measures to be taken to minimise impacts:</i></p> | <p>Measures undertaken in the design stages of the proposed development have ensured appropriate scale, massing and siting of the new building, such that it would not impede on the Hickey Building and the broader heritage context of the St Patrick's College campus.</p> <p>It is noted that the proposed external finishes to the new building would be highly contemporary and would present a clear contrast with the more traditional materialities which are exhibited at the</p> |

| | |
|--|--|
| | <p>other buildings on the school campus. However, it has been assessed that the proposed external finishes to the new Science & Learning building would be appropriate for the following reasons:</p> <ul style="list-style-type: none"> ▪ The glazed and metal materiality would present as visually permeable and give the new building a lightweight appearance ▪ The use of contemporary materials would present an appropriate contrast to the existing buildings on the campus – including the listed Brother Hickey Building – and would therefore highlight the more traditional materials used for the older buildings ▪ The new building would be a high-quality, visually distinctive new architectural building on the campus which would not detract from the existing character of the school or the listed heritage item ▪ The noticeably contemporary nature of the new building would be legible as part of the historical development of the school, now and into the future |
| <p><i>The following sympathetic solutions have been considered and discounted for the following reasons:</i></p> <p><i>New development adjacent to a heritage item</i></p> <p><i>How does the new development affect views to, and from, the heritage item?</i></p> <p><i>What has been done to minimise negative effects?</i></p> <p><i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i></p> <p><i>Why is the new development required to be adjacent to a heritage item?</i></p> <p><i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i></p> <p><i>Is the new development sympathetic to the heritage item? In what way</i></p> | <p>No further sympathetic solutions are known.</p> <p>The proposed development is to be located directly north-west of heritage item, the Hickey Building, separated by formal gardens which extend from the main entrance via Francis Street along the spine of the southern cluster of buildings, culminating at the carpark accessed via Edgar Street.</p> <p>The proposed building is to occupy the two existing, central playing courts which will be reinstated on the roof of the new structure, eliminating the 5th playing court. The siting of the proposed building would ensure the retention of primary view corridors to the Hickey Building, indicated in Figure 29. The Hickey Building would remain a feature of the school's campus as a representative form of the Inter-War Ecclesiastical style.</p> <p>With the elimination of the eastern playing court, the existing corridor between the Coghlan Building and the proposed Science & Learning building would be substantially increased. As such, secondary views to the principal façade of the Hickey Building from Breen Oval and Shortland Avenue would be enhanced. The additional removal of existing trees which presently mask the Hickey Building from these locations would further contribute to the new view corridor. Significant view corridors have been detailed in Figure 45.</p> |

(e.g. form, siting, proportions, design)?

Will the additions visually dominate the heritage item? How has this been minimised?

Will the public, and users of the item, still be able to view and appreciate its significance?



Figure 45 – Significant views of Hickey Building. Existing primary views indicated in yellow, existing secondary views indicated in green, enhanced view corridor indicated in blue. Refer to Figure 30 to Figure 34 for photographic imagery of views from Locations 1 to 5.

Source: SIX Maps, 2020 with Urbis overlay.

6. CONCLUSION

The proposed development involves the construction of a new Science & Learning learning within the campus of St Patrick's College, Strathfield. The subject site contains heritage item, *Brother Hickey Building* (item no. 132) listed under Schedule 5 of the Strathfield LEP 2012. Additionally, the St Patrick's College Campus is situated between two HCAs, being the Marion Street HCA and the Merley Road HCA, both comprising intact Bungalow rows. Located at 55 Merley Road within the bounds of the HCA, is listed item "*Sirona*" – *Federation Queen Anne style house* (item no. 182). Adjoining the St Patrick's campus to the south is listed item *Australian Catholic University Strathfield Campus, including former "Mount Royal" – various buildings and landscapes* (item no. 192). The above items are listed under Schedule 5 of the Strathfield LEP 2012.

The assessment carried out in Section 5.0 of this HIS indicates the proposed development would have minimal visual impact on the surrounding heritage context of the St Patrick's College. Additionally, it would retain existing significant primary view corridors from within the school grounds to the Hickey Building, as well as enhance secondary views from Breen Oval and Shortland Ave. The proposed development generally respects the scale, bulk and siting of the Hickey Building and would allow it to continue as an architectural feature and cultural focal point of the campus. The external form and materiality of the new building would be noticeably contemporary and provide an architecturally interesting counterpoint to the older buildings on the campus, including the listed Brother Hickey Building, and would serve to illustrate the continuing historical development of the College. The proposed development has been found to comply with all relevant statutory and non-statutory heritage policies and controls applicable to the subject site and its context.

In light of the above, the proposed works are found to be considerate of the heritage context of the subject site and it is recommended that the proposal be viewed favourably on heritage grounds.

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7.1. BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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