



**Figure 3.47** View of the Celtic crosses marking the resting place the nuns. Note one of the marble tablets at right.



**Figure 3.48** It is would appear that the opening in the northern wall featured a wrought iron gate. Only part of the latch now remains.



**Figure 3.49** The stepped stone wall appears to be intact and in sound and good condition.



**Figure 3.50** The cemetery is generally in good condition and had been maintained. The area around the cemetery wall has generally been kept clear.



**Figure 3.51** A clearing with some seats is located to the north of the cemetery.





**Figure 3.52** The bushland retains significant native trees including Blue Gums, Sydney Red Gums, Blackbutts and Acacias.

Some maintenance and clearing works have been undertaken in addition to stabilisation of the creek line.



**Figure 3.53** Some of the significant trees have been identified and sign posted.

### 3.2.1.4 Views and vistas

The northern section of the site rises above Pennant Hills Road. The convent was a prominent feature and highly visible element in the area and when travelling along Pennant Hills Road, due to its elevated position. Views to (and from) the buildings have now been reduced by dense trees and planting along the Pennant Hills Road corridor and in private gardens, and by surrounding development.

The most prominent view of the school is looking directly up the driveway from Pennant Hills Road, however, only the main 1897 building, drive and garden are visible. The Chapel is partially visible through the trees when travelling along Pennant Hills Road, however, there is no indication of the size of the complex or other buildings. The school buildings and Oval are also visible from the side streets, and from the Oval looking north, however, these views and vistas are appreciated by a smaller audience.

The later school buildings also enjoy views south of the Oval, bushland and beyond. The visual relationship and connections between the original and early buildings and the southern section of the site have, however, been affected by the later additions.



**Figure 3.54** The primary public view of the school buildings is now generally restricted to view along the original driveway and entry from Pennant Hills Road.

The north and eastern facades of the buildings remain as the primary facades of the building.

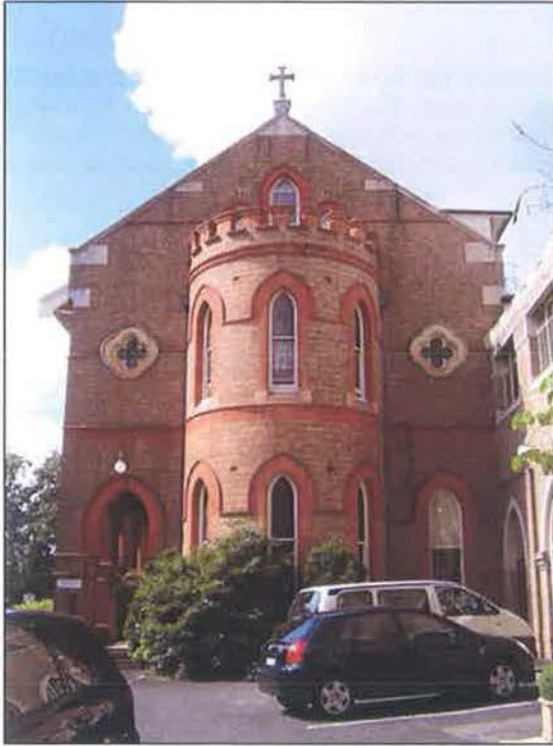
### 3.2.2 The Buildings

The School has typically grown and evolved from the original convent and boarding school which was constructed in 1896-1897. It is difficult to describe the buildings in chronological order, as many of the earlier buildings have been incorporated with the more recently constructed buildings.



**Figure 3.55** The original, 1897 convent building designed by Hennessy & Sheerin.





**Figure 3.56** The 1897 building is constructed in the Federation Gothic style and features typical features such as parapeted gable roof clad in slates with terracotta trims and exposed rafter ends, polychromatic red face brickwork, crenellations, pointed arches and small rose windows.

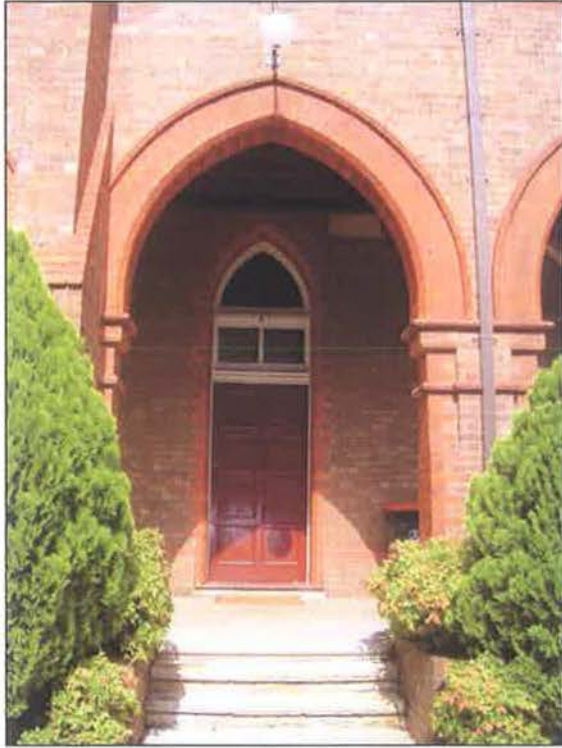
The front, northern façade of the building features the distinctive two storey curved bay with crenellated parapet. The face brick façade also features sandstone and moulded trims, string courses and details particularly around the pointed arched windows. The “ecclesiastical” use of the building is emphasised by the addition of a cross at the apex of the roof parapet and rose windows of the first floor.

The 1953 Chapel building (at right) abuts and has been constructed to the north western section of the building.



**Figure 3.57** The eastern façade of the 1897 building which features open verandah on the ground floor and other features typical of the style and works of Hennessy including wall buttresses that delineate the building bays, pointed arched openings and distinctive dormer windows.

The area around the building has been landscaped and paved.



**Figure 3.58** Detail of one of the ground floor verandah arches.



**Figure 3.59** The ground floor verandah features simple concrete slab and timber boarded, bayed ceiling which appears to be in good condition and well maintained.



**Figure 3.60** The interior of original classroom, now used as a reception room. The room features timber floors, rendered and set walls, timber joinery including deep profiled skirtings and profiled architraves and lead light windows. Note the cast iron columns and decorative timber ceiling.



**Figure 3.61** The southern wall also features a chimney breast with marble fireplace surround and cast iron grate and ceramic tiled hearth.





**Figure 3.62** Detail of the ceiling in the Reception Room.



**Figure 3.63** Detail of the fireplace on the southern wall.



**Figure 3.64** One of the original rooms used as a meeting room.





**Figure 3.65** The Brewer Room which is located to the immediate south of the Reception Room is similarly finished. A fireplace also occupies the south western corner of the room, however, has no chimney breast.



**Figure 3.66** Detail of the timber boarded ceiling in the Brewer Room.



**Figure 3.67** The rear of the building originally featured a smaller, two storey brick structure containing the nuns' quarters and kitchen (refectory). This has been successively amalgamated into later additions to the building.



**Figure 3.68** View looking along the eastern face of the 1928 Givendale addition which incorporates similar details.



**Figure 3.69** The eastern façade of the Givendale Wing.





**Figure 3.70** The northern façade of the Givendale wing incorporates a bay window with gothic style tracery and diamond patterned leaded window.



**Figure 3.71** View of the boarders' dining room on the ground floor of the Givendale wing.



**Figure 3.72** The boarders' dining room features the bay window with tracery detail.

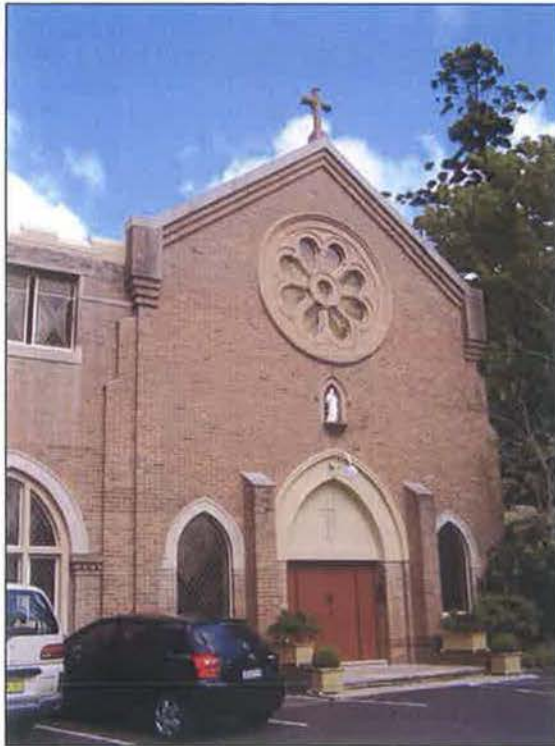


**Figure 3.73** The 1953 Chapel building and cloister is constructed of face brick with rendered and stone details. The main entry is surmounted by a prominent gable with decorative stepped and rendered gable cap over the rose window.



**Figure 3.74** Detail of the junction between the 1897 building and 1953 Chapel. The building also features castellated parapet, pointed arched openings with profiled mouldings on the ground floor and leaded windows.





**Figure 3.75** Detail of the Chapel entry and eastern façade.



**Figure 3.76** The northern façade of the Chapel also features crenellated parapet which conceals the roof over the Cloister. The Cloister extends around the north, west and eastern sides of the central double height Chapel.



**Figure 3.77** The Chapel features a gabled roof clad in terracotta tiles with faceted hip over the curved western end. Buttresses/engaged piers also delineate the bays of the building. Each bay also features a set of leadlight windows with stone surround.



**Figure 3.78** The interior of the Chapel.



**Figure 3.79** The southern wall of the Chapel.





**Figure 3.80** Detail of the timber Chapel ceiling.



**Figure 3.81** View of the corridor between the Chapel building and 1897 building.



**Figure 3.82** View looking from the Chapel entry to the corridor between the Chapel building and 1897 building.

The brass bell dates to 1897 and was made by K. Warner & Sons, London. The bell was originally mounted on the roof and was removed in response to neighbour complaints. The bell was mounted in the current frame in 1997 and was the symbol of the Centenary celebrations.



**Figure 3.83** View of one of the Cloisters around the Chapel. The space features distinctive terracotta floor tiles and diamond pattern leaded windows.





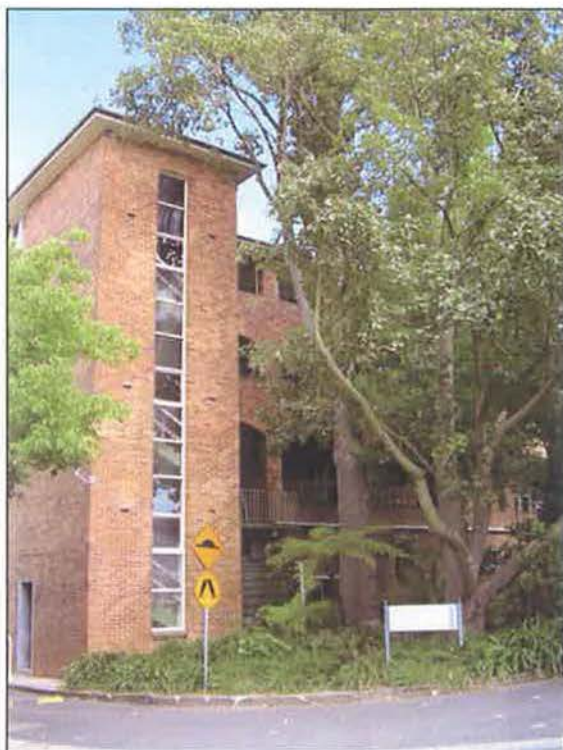
**Figure 3.84** View of the 1950-1960s additions between the main buildings and former Novitiate, now the Mary Ward Wing.



**Figure 3.85** The former Novitiate was constructed in 1958.



**Figure 3.86** Part of the eastern façade of the Mary Ward Wing. The building is a three storey building over basement constructed of face bricks with hipped terracotta roof clad in tiles. Open verandahs extend along the east and western facades of the building.



**Figure 3.87** The southern end of the Mary Ward Wing.



**Figure 3.88** Part of the western façade of the Mary Ward Wing.



**Figure 3.89** The north western corner of the Mary Ward Wing.





**Figure 3.90** The junction between the 1950s/60s addition and Givendale wing.



**Figure 3.91** The successive alterations and additions are evident when looking at the junction of the Givendale, Holy Angels and Frizelle North Wings.



**Figure 3.92** View of the later additions and infill the 1950s verandah classrooms and Frizelle Wing.

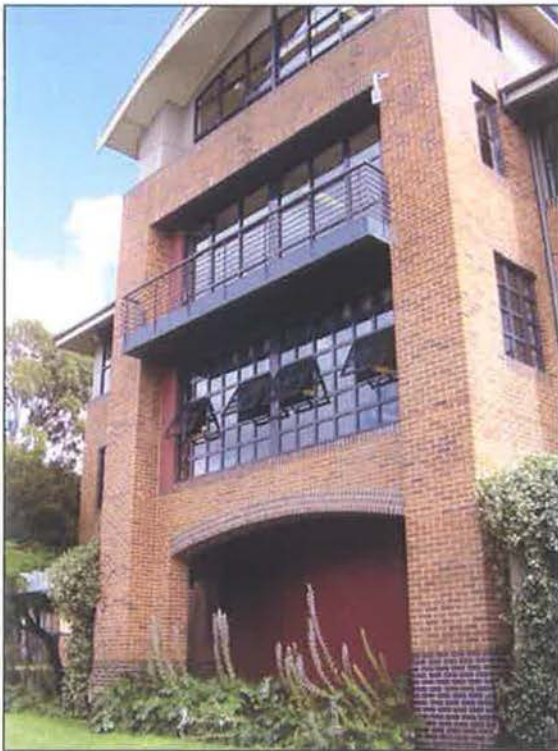


**Figure 3.93** View of the eastern façade of the 1973 Resource Centre and more recent additions (at left).





**Figure 3.94** View looking down the eastern façade of the 1973 Resource Centre and additions.



**Figure 3.95** The southern end of the Resource Centre.



**Figure 3.96** The south western façade of The Resource Centre.



**Figure 3.97** The recent additions to the Resource Centre include undercroft with drama theatre.



**Figure 3.98** The western façade of the Frizelle North Wing. The Mulhall building is at left. Note the varying roofscapes of the 1920s Holy Angels Wing and original building over.



**Figure 3.99** The western façade of the Frizelle North Wing.



**Figure 3.100** The northern façade and entry to the 1960s Kendall building, recently refurbished and renamed the Deirdre Rofe Centre.



**Figure 3.101** The western façade of the building visible from Osborn Road is partially covered in vines. Note the service road at left.



**Figure 3.102** The eastern façade of the Deirdre Rofe Centre and junction with the Mulhall Wing.



**Figure 3.103** The eastern façade of the Deirdre Rofe Centre.





**Figure 3.104** The eastern verandah of the Deirdre Rofe Centre.



**Figure 3.105** The interior of the Deirdre Rofe Centre which has recently been refurbished for open learning.



**Figure 3.106** View of the junction between the Deirdre Rofe Centre (Kendall Wing) and Mornane Wing which was constructed in 1991.



**Figure 3.107** View of the south eastern façade of the 1980s Mornane Wing.



**Figure 3.108** View of part of the eastern façade of the Mornane Wing which faces a landscaped courtyard.



**Figure 3.109** View of the junction between the Deirdre Rofe Centre (Kendall Wing) and Mornane Wing.



**Figure 3.110** The main entry to the School from Osborn Road is bounded by the Birrane Wing.





**Figure 3.111** Entry to the main office is marked by a modern steel framed roof supported on brick piers dating from 1992. Note the Holy Angels Wing at rear.



**Figure 3.112** The western end of the Birrane Wing, which contains administration offices and some classrooms and faces the main entry to the School and staff and visitors car park.



**Figure 3.113** The southern façade of the Birrane Wing.



**Figure 3.114** The northern façade of the Barry Wing and former Junior School dating from the 1960s. The building incorporates the former Hollie house (at left) and has visibly undergone some changes and alterations.





**Figure 3.115** View down a corridor in the Barry Wing.



**Figure 3.116** Part of the southern façade of the Barry Wing which now incorporates the Teresa Ball Centre opened in 2005.



**Figure 3.117** Part of the Barry Wing.



**Figure 3.118** The recent infill to the Barry Wing, now the Teresa Ball Centre.



**Figure 3.119** View of the Swimming Centre (entry at left) and roof of the Gym.



**Figure 3.120** The Gym entrance.



**Figure 3.121** View of the southern façade of the Gym, which faces the Oval.



**Figure 3.122** View of the entry to the Swimming Pool.



**Figure 3.123** The eastern façade of the Swimming Pool complex. Note the grade of the side access road (at left) which indicates the difference in level between the northern section of the school and southern section of the site.



**Figure 3.124** The southern façade of the Pool complex.



**Figure 3.125** The south western façade of the Swimming Pool.





**Figure 3.126** The building is a modern brick, steel and glass structure.



**Figure 3.127** View of the interior of the Swimming Pool.

There are also a number of auxiliary buildings which supplement the school, including maintenance buildings, sick bay and counselling centre and Principal's residence. Two cottages used as nuns' accommodation, also remains along the eastern boundary of the site and now operate as a separate entity.



**Figure 3.128** The maintenance sheds which occupy the north eastern section of the school site are simple utilitarian style buildings.



**Figure 3.129** One of the cottages located on the Mt Pleasant Avenue frontage occupied by the nuns. It is assumed that this building was constructed in the Inter-war period, between 1918, when representatives from the IBVM purchased this section of the site and 1943, when it is evident on an aerial photograph. A high fence separates the buildings from the rest of the school site.



**Figure 3.130** It is clear that the original cottage and nuns' residence has undergone some alterations and additions. The building is also connected to another cottage to its south.



**Figure 3.131** The nuns' residence constructed in 1992.



**Figure 3.132** View of the Principal's residence located in the south eastern section of the school site with address to Mt Pleasant Avenue.



### 3.3 Summary analysis of the site and buildings

The documentary and physical analysis above indicates that the Loreto Normanhurst has evolved since the initial construction in 1897.

At first the School was mostly run for boarders, although there were a few day students as early as 1913 and even some boys. Despite the increasing number of day girls, the boarders continued to define and to some degree determine the character of the School. It was not until the late 1950s that the number of day students surpassed that of the boarders, a trend which has continued to the present.<sup>75</sup>

The growing number of students combined with changes in educational requirements and employment of lay staff has resulted in the construction of new facilities and buildings, expansion, and evolution of some of the existing buildings and site. The School site has also expanded since the 1890s with the purchase of additional land along the Mt Pleasant Avenue frontage.

The physical features of the school have also changed as new buildings have been developed, but continuity is assured if the visitor travels through the main gates from Pennant Hills Road and up to the original 1897 building or wanders down to the bush, beyond the playing fields to visit the Loreto Sisters cemetery.

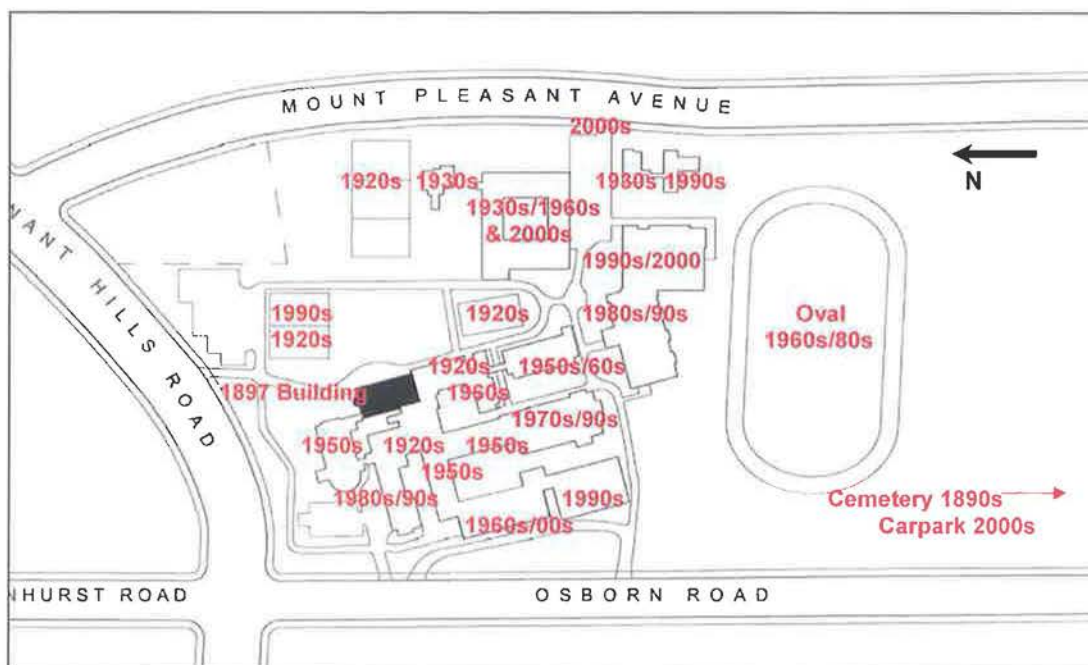


Figure 3.133 Plan indicating the phases of development.

<sup>75</sup> Loreto Normanhurst, 1897-1997 *A Century of Memories*, (1987), p. xi.



## 4.0 Assessment of Significance

### 4.1 Evaluation criteria

The following assessment of heritage significance has been prepared using the current evaluation criteria established by the New South Wales Heritage Council.

**Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of Normanhurst)**

The site is of local historic significance as part of Horne's original grant and early subdivision in the local area that generally followed the development of the railway line that connected Strathfield and Newcastle. The subsequent subdivision of the adjoining land and eastern portion of the site at the turn of the 20<sup>th</sup> century represents the growth and development of the local area and shift away from farms and orchards to residential development.

The original 1897 building, gates and surrounding garden setting and cemetery are of local historic significance as a fine representative example of a Federation period Convent that was constructed in the 1890s as part of the initial development of the local area. Despite additions and alterations the original building and gates these significantly retain their original form, Gothic details and fabric.

The cemetery is of local historic significance as a good and intact example of a catholic institutional burial ground that has continued to be used by the IBVM nuns since at least 1899.

The purchase of additional land along Mt Pleasant Avenue, construction of additional buildings and facilities, additions and alterations and modification of the site represents the growth and development of the school, which was influenced by the development of the local area and changes in educational and religious philosophies and requirements.

**Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of Normanhurst)**

The site, like all of the area is associated with Samuel Horne, after whom the area was named and who acquired one of the first grants in the local area, however, Horne did not develop the site in any significant way.

The site and school have been associated with the members of the Institute of the Blessed Virgin Mary since 1896, who selected, purchased and have developed the site as a convent and school for girls since that time. The School is associated with the Catholic Church and Cardinal Moran, who assisted in the establishment of the School and presided over early major works and additions to the school grounds.

The original 1897 building and early additions are associated with the architectural firm of Sheerin and Hennessy and Hennessy and Hennessy, who were noted designers of ecclesiastical buildings and schools of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The later buildings on site are also associated with a number of well known architects and firms.

The School is of some significance to past and present students, staff and their families who have been involved with the school and site since 1896. The school has traditionally aimed at providing for the education and welfare of its students and at being a "home-away-from-home" in particular to the many boarders who have lived there.

**Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of Normanhurst)**

The 1897 building is of local aesthetic significance as good representative example of a Federation Gothic school constructed in the 1890s that despite some alterations and additions largely retains its original character and detailing and original elements of the primary facades such as the rose windows and semicircular bay on the northern façade with its crenellated parapet, face brickwork and decorative details, open ground floor verandah, wall buttresses and original pointed arched windows, roof form and dormer windows and internal spaces.

The primary facades of the 1897 building significantly continue to address and bear direct visual relationship to a garden setting and front entry gates on the Pennant Hills Road frontage which are significant in their own right as fine examples of a formal gate and entry that retains original fabric and ecclesiastical details in the stone and wrought iron fabric.

The various changes and modifications to the building and gates and construction of additional wings demonstrate the on-going use and typical evolution and growth of the local area (with the widening of Pennant Hills Road and relocation of the gates), school and changing requirements, tastes and expectations.

The gate and 1897 building significantly retains a visual connection with Pennant Hills Road, and are enhanced by the retention of the open garden setting around the primary facades of the building. This area also retains a number of mature trees and plantings, some of which are associated with the initial construction of the early buildings on the site. Elements such as the Grotto, located to the east of the 1897 building also enhance the ecclesiastical nature of the buildings and enhance its garden setting.

The remainder of the school buildings are representative examples of educational buildings and facilities from the 1920s to the present. The various forms, subsequent changes and development of these buildings, connections and associated landscaping and spaces between the buildings also represent the changes in educational systems and requirements which, like most School sites, is typically constantly evolving and developing.

The bushland in the southern section of the site is of high local significance as a pocket of remnant bushland that retains significant examples of native trees and eucalypts. These significantly provide a peaceful and unique setting for the cemetery.

The cemetery is of high local aesthetic significance as a good and intact example of a small burial ground. The character of the cemetery is enhanced by the sandstone walls and formal layout and configuration of monuments and unique bushland setting which enhance the aesthetic character of the site.

**Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or Normanhurst) for social, cultural or spiritual reasons**

The site and school has been associated with the members of the Institute of the Blessed Virgin Mary since 1896. The IBVM (Loreto) nuns are part of a global network who have established Loreto schools based on the philosophies of Mary Ward since the 17<sup>th</sup> century. This association and adherence to the philosophies of Mary Ward are continued to today, despite the reduced numbers of members of the IBVM actually on site.

The School is associated with the Catholic Church and Cardinal Moran who was instrumental in the establishment of the Normanhurst School.

**Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of Normanhurst)**

There are no known archaeological deposits on the site and it is considered that there is limited potential for early deposits due to the level of disturbance as a result of the expansion of the school facilities and buildings and works to the grounds, gardens and Oval.

The 1897 building and early additions are good examples of ecclesiastical and educational buildings which retain fabric, details and spaces that indicate the design philosophy for this type of building during this period.

The later buildings on the site similarly remain as examples of the successive periods, however, have undergone modifications and generally incorporate standard construction materials and techniques and do not have the potential to yield any new information that is not available elsewhere.

The cemetery is also an example of a small, modest institutional cemetery that remains as a reminder of the work of the IBVM nuns since the 1890s in the local area.

**Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of Normanhurst)**

The School is one of two Loreto schools in Sydney. The original 1897 buildings are one of a number of Convent/School buildings designed and constructed by Sheerin and Hennessy during this period. Others include St Josephs College at Hunters Hill and Santa Sabina at Strathfield. The School is also one of two Convent/ Schools constructed in the immediate area, the other is Mt St Benedicts.

The cemetery is one of the better examples of a Catholic Institutional burial ground, however, few can boast the significant and tranquil setting here.

**Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's (or Normanhurst's)**

- cultural or natural places; or
- cultural or natural environments.  
(or a class of the local area's cultural or natural places; or
- cultural or natural environments)

The original 1897 buildings and associated features remain as a significant Convent/School that was established in the late 1890s and significantly retains principle characteristics and features associated with this class and type building.

The remnant bushland in the southern section of the site remains as a reminder of the former "natural" character of the area.



## 4.2 Statement of Significance

Loreto Normanhurst, is of local historic, aesthetic and social significance as a good example of a Convent/School that constructed in the late 1890s, as part of the initial period of development in the local area. The site, like most of the area, is associated with the Samuel Horne after whom the Shire is named, however, he did not develop the site in any way. The site and buildings are associated with Institute of the Blessed Virgin Mary and Loreto nuns, who are part of a global network dedicated to the education of young women following the principles and philosophies of Mary Ward.

Despite some alterations and additions to the original 1897 building, it generally retains its overall form and character and makes a positive contribution to the local area. The original gates and relationship to Pennant Hills Road remains and is enhanced by the gates and associated mature trees and cultural plantings. The various changes to the building and overall school site represent the evolution of the area from rural farms to a denser residential community and "development" of religious and educational systems and standards. The later buildings represent the on-going and changing requirements, tastes and standards of living and education that is evident throughout the local and wider area.

The 1897 building continues to respond to its site and "front garden" setting and makes some visual contribution to the streetscape, however, this is now affected by the development of the local area, site and street trees and plantings. It is of local aesthetic significance as a good representative example of a Federation Gothic school constructed in the 1890s that despite some alterations and additions largely retains its original character and detailing and original elements of the primary facades and internal spaces.

The primary facades of the building significantly continue to address and bear direct visual relationship to a garden setting and front entry gates on the Pennant Hills Road frontage which are significant in their own right as fine examples of a formal gate and entry that retains original fabric and ecclesiastical details in the stone and wrought iron fabric. Both the building and gates remain as good representative example of the work of architects Sheerin & Hennessy.

The various changes and modifications to the building and gates and construction of additional wings demonstrate the on-going use and typical evolution and growth of the local area (with the widening of Pennant Hills Road and relocation of the gates), school and changing requirements, tastes and expectations.

The remainder of the school buildings are representative examples of educational buildings and facilities from the 1920s to the present. The various forms, subsequent changes and development of these buildings, connections and associated landscaping and spaces between also represent the changes in educational systems and requirements which is constantly evolving and developing. This development is typical for schools and is evident in the wider area. The buildings are of limited technological significance as they utilise standard construction techniques and materials.

The bushland in the southern section of the site is of high local significance as a pocket of remnant bushland that retains significant examples of native trees and eucalypts. These significantly provide a peaceful and unique setting for the cemetery which is of high local aesthetic significance as a good and intact example of a small burial ground. The character of the cemetery is enhanced by the formal layout and unique bushland setting which add a level of peace and serenity to the site.

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

## 5.0 Grading of Significance

Grading reflects the contribution the element makes to the overall significance of the item, and the degree to which the significance of the item would be diminished if the component were removed or altered. Loreto Normanhurst has been assessed to determine a relative grading of significance into five levels. This process relates to a number of factors including:

- original design quality;
- degree of intactness;
- relative age and authenticity (if original or replaced);
- extent of subsequent alterations;
- association with important people of events;
- ability to demonstrate a rare quality, craft or construction process.

The standard five grade system had been applied to assess the individual contribution of each element to the overall significance of the item. This system is a valuable planning tool and assists in the development of a consistent approach to the treatment of the various building elements. The grades of significance generate different requirements for retention and conservation of individual spaces and elements. The following grades of significance are defined as:

### Exceptional Significance

Includes fabric that makes the greatest direct contribution to the item's significance. This includes rare or outstanding original fabric and spaces of particularly historic and aesthetic value and unaltered original elements and features.

### High Significance

Includes elements and features that make an important contribution to the recognition of the item's significance albeit the fabric may not be in good condition. This may include elements that have been altered or created as part of generally sympathetic alteration to the building. This category is like to include much of the extant fabric from the early phases of construction and many reconstructed early or original elements wherever these make an important contribution to the significance of the item.

### Moderate Significance

Includes fabric and relationships that are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to that significance. Also includes elements and features which were originally of higher significance but have been compromised by later, less significant modifications or elements that have been changed or deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner.

### Little Significance

Includes fabric generally neutral in heritage value. Also includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These elements are generally of neutral impact on the significance of the item.

### Intrusive

Includes fabric which adversely affects the significance of the item or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

## 5.1 Grading of Significant Buildings, Elements and Spaces

Grading	Buildings, Elements and Spaces
Exceptional	<ul style="list-style-type: none"> <li>▪ Nil. The School site, landscape, buildings and even the bushland in the southern section of the site have undergone typical evolution, modification and replacement since the establishment of the School.</li> </ul>
High	<ul style="list-style-type: none"> <li>▪ The Blue Gum High Forest and surrounding bushland in the southern portion of the site.</li> <li>▪ The cemetery located in bushland in the southern section of the site.</li> <li>▪ The original access and open driveway and gardens around the 1897 building and visual connection to the primary facades of the 1897 building, views to and from Pennant Hills Road, but not the finish or edging of the driveway which has been successively upgraded.</li> <li>▪ The sandstone and wrought iron entry gates and associated palisade fencing on the Pennant Hills Road frontage, but not the brick or associated paving.</li> <li>▪ The original 1897 building and associated spaces including the open verandah on the ground floor, the various meeting rooms including the Brewer Room and Reception Room on the ground floor and fabric including face brick walls and contrasting brick details, pattern of openings and moulded details of the primary faces, slate roof and dormers.</li> <li>▪ The open area, gardens, mature trees and cultural plantings to the north and north east of the 1897 building, but not the car park finishes which have been upgraded.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>▪ The later palisade fencing on face brick base along the Pennant Hills Road frontage, which clearly identifies the School "address".</li> <li>▪ The Holy Angels Wing.</li> <li>▪ The Chapel and associated cloister, gardens and landscape immediately around the building.</li> <li>▪ The Givendale and Mary Ward Wings.</li> <li>▪ The garden area, tennis courts and Grotto located to the immediate east of the 1897 building.</li> <li>▪ The street and site trees along the Osborn Road and Mt Pleasant Avenue boundary and frontages.</li> <li>▪ The Inter-war nuns' residence on the Mt Pleasant Avenue frontage.</li> </ul>
Little	<ul style="list-style-type: none"> <li>▪ The small oval, tennis courts and landscape garden areas in the north eastern section of the campus.</li> <li>▪ The oval area between the built up school campus and bushland in the southern section of the site, which has successively been upgraded.</li> <li>▪ The open quadrangle between the Frizelle North, Mulhall and Deirdre Rofe Centre (former Kendall) Wings and various open areas between the buildings which have been successively altered and adapted.</li> <li>▪ The various car parking areas, Osborn Road and Mt Pleasant Avenue street entrances and road network within the main campus.</li> <li>▪ The landscaping in the north western corner of the site.</li> </ul>



Grading	Buildings, Elements and Spaces
Little continued	<ul style="list-style-type: none"> <li>▪ The various steel pipe and mesh, brush and wire fences along the Osborn Road and Mt Pleasant.</li> <li>▪ The reproduction palisade fencing on brick base adjacent to the Mt Pleasant Avenue entry.</li> <li>▪ The sick bay and Counselling Centre.</li> <li>▪ The Barry Wing including former Hollie House and Teresa Ball Centre.</li> <li>▪ Frizelle North and Resource Centre.</li> <li>▪ The Swimming Pool.</li> <li>▪ The Gymnasium and Fitness Centre and surround sloping open grassed area.</li> <li>▪ The Mulhall Wing.</li> <li>▪ The Deirdre Rofe Centre (former Kendall) and Mornane Wing.</li> <li>▪ The Birrane Wing.</li> <li>▪ The Principal's Residence.</li> <li>▪ The asphalted and brick paving around the original entry gates on the Pennant Hills Road frontage.</li> </ul>
Intrusive	Nil

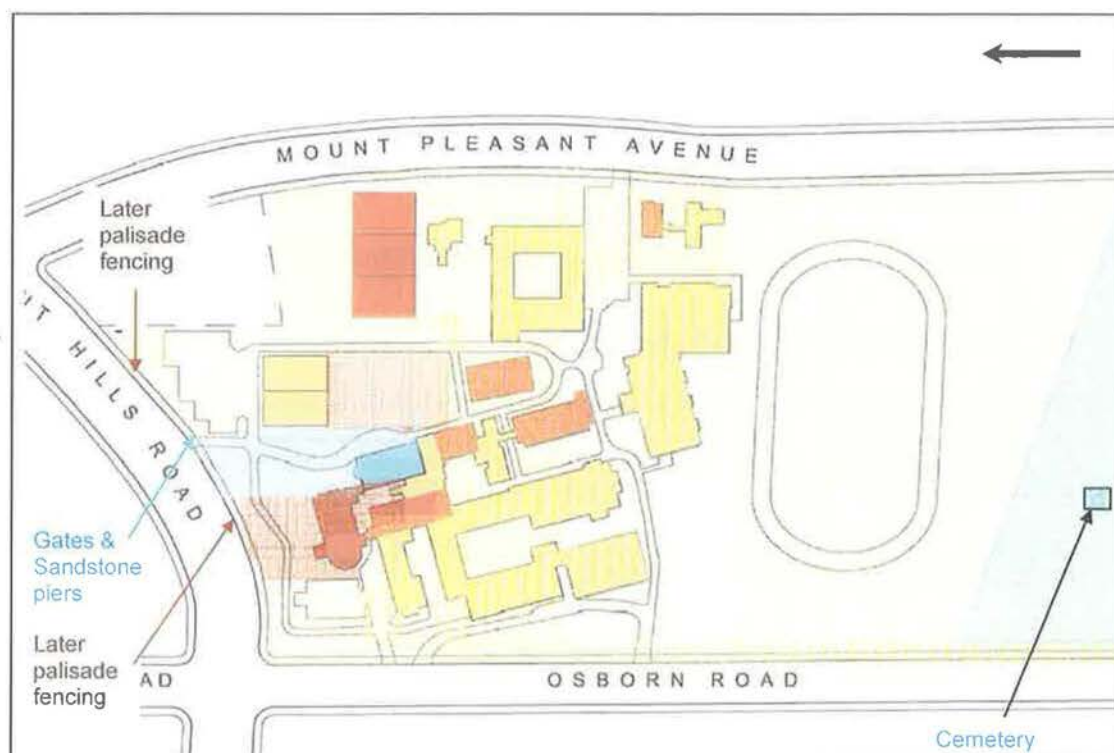
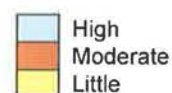


Figure 5.1 Site plan indicating significance of buildings and areas.



## 6.0 Constraints, Opportunities & Requirements

This section outlines various major issues involved in the preparation of the conservation guidelines for the site. It takes into consideration matters arising from the statement of significance, procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

### 6.1 Issues arising from the Statement of Significance

Loreto Normanhurst is significant for its historic, aesthetic and social values and contribution to the local area. The history and development of the School and statement of significance indicates that the school site and buildings have typically evolved and grown in accordance with the development of the School, area and educational systems in general. The grading of significant site buildings, elements and spaces provides some indication of the constraints and opportunities available on the site. Based on the statement and grading of significance, the conservation philosophy and guidelines for the place should consider:

- retention of the original sandstone and palisade fence and associated wrought iron gates and visual relationship to the 1897 building from Pennant Hills Road;
- retention of the 1897 building and associated open curtilage and "garden setting" around the front, primary, north and eastern facades of the existing building;
- retention of the form and scale of the building and decorative details particularly of the primary facades, which also should continue to be visible from the street frontage;
- retention of mature specimen trees and cultural plantings in the "front" northern section of the site;
- retention and protection of the remnant native trees around the site and bushland in the southern section of the site; and
- retention and protection of the cemetery located in southern section of the site.

### 6.2 Issues arising from the physical condition of the place

The buildings are currently generally in good condition and well maintained.

As a school, it is a given that constant works and upgrades will be required to ensure the repair and maintenance of the buildings and health and safety of its occupants.

In addition changing educational, technological and building requirements will have impact on the future condition and "fitness" of the fabric.

### 6.3 Loreto Normanhurst's requirements

The School has continued to develop and maintain the site since the late 1890s. Its priorities are not only to provide high level of education, but also up-to-date and modern facilities and opportunities for its students.

In addition the welfare, health and safety, of the students have traditionally and continues to be a primary aim and concern of the school.

This is not limited to the maintenance of the buildings, but also relates to the security of the overall site. This consideration is constant as boarders remain on the site, seven days a week, twenty-four hours a day.

The school currently propose to undertake staged maintenance and upgrade works which will affect various parts and buildings of the School campus. Part of this work includes the provision of new fences along the Osborn and Mt Pleasant Avenue boundaries. The current concern is that unauthorised members of the general public are using and traversing the school grounds at various times of the day and night which causes some concern for the safety of the all girl student population. It is important to note that the school is private property and has been since the 1890s and not open reserve or parkland for public use. In addition there is a secondary concern for the site buildings and elements. In late 1989/ early 1990 the cemetery was vandalised and two grave sites were desecrated.<sup>76</sup> The School regularly maintains the bushland with assistance from local bush care and students. There is concern for further vandalism and that local bushwalkers may unknowingly damage highly significant fabric and or plantings.

The School has established a Committee to conduct community consultation and oversee scheduled meetings with local residents.

## **6.4 Heritage management framework**

### **6.4.1 Statutory requirements**

The site is not covered by any instruments under the *NSW Heritage Act (1977)* or recognised on the State Heritage Inventory.

The Loreto Convent group, grounds, gates and cemetery are, however, listed as a heritage item in the Hornsby Shire Local Environmental Plan 1994 (LEP).

As such, the Hornsby Shire Council must take into consideration the potential impacts of any proposed works on the cultural significance of the heritage item (and recognised components). The usual mechanism to assist Council in their deliberations regarding any proposed works is a Statement of Heritage Impact report that accompanies the Development Application.

### **6.4.2 Non-statutory implications**

The Loreto Convent (the original section and gate) and Loreto Convent Cemetery are also classified by the National Trust of Australia (NSW).

Classification by the National Trust carries no statutory requirements, however, the opinions of the Trust are highly regarded.

## **6.5 Curtilage**

The bulk of the buildings are located in the northern section of the site, which has typically evolved, been altered and adapted as required. A number of open spaces around the various buildings remain and should generally be retained to ensure adequate amenity to the buildings.

In terms of historical curtilage, the retention of open gardens and spaces around the primary north and eastern facades of the 1897 building and 1953 Chapel (Convent grounds) should be retained and conserved.

<sup>76</sup> Hornsby Local Studies, Loreto Normanhurst file, Northern District Times, *Ghouls desecrate grave: nun's skull stolen*, 10/1/1990, p. 1.



The open area and Oval to the south of the School buildings traditionally contributed to the curtilage and has provided and should continue to provide a "buffer" for the bushland and cemetery located in the southern section of the site. Some development, particularly of the currently open sloping area around the Gymnasium and Fitness Centre and Pool is permissible, given that this area has previously been altered and modified.

## 6.6 Archaeological management

It would appear that the 1897 building and associated gates were the first elements to be constructed on the site. Since that time a number of outbuildings, wings and structures have been constructed particularly on the northern section of the site. The surrounding area and gardens have also been upgraded, altered, cleared and redeveloped. It is therefore considered unlikely that any early archaeological resources remain in the northern section of the site as this development would have disturbed any significant archaeological resources in the area. The historical development also indicates that the central section of the site was farmed and cultivated, which would have also impacted on any early resources.

The Oval and other "open" areas have also been successively modified, with areas stabilised and altered up to the line of the bushland in the southern section of the site. Drains and works to the creek have also been completed. As such, as a modified landscape it is considered that there is little potential for any significant archaeological resources.

The buildings themselves also tell much about the development of the site and use by occupants and may be recognised as a resource to learn more about local construction techniques and the lives of its occupants. The roof space, under floor and wall cavities of the 1897 building and other early buildings have not been inspected, however, may contain evidence of past building materials and relics and should be carefully monitored during the course of any works.

The cemetery remains as a significant feature of the site that provides evidence of the IBVM involvement with the school and should be conserved as a reminder of the ongoing role the Institute has played in the school and its development. "Relics" such as the Grotto are part of the ongoing use of the site and should be protected. There does not appear to be any other significant "relics" on the site. Other landscape elements, such as statues, generally date from later periods of the site's development.

## 6.7 Building regulations

The Building Code of Australia is concerned with establishing uniform building regulations across Australia. The Code is implemented in NSW through the Local Government Act 1993. Generally, minimum standards are required to be reached in building works. The main provisions of the Code concern structural requirements, fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities.

An assessment of compliance of the building with the Code has not been carried out for this report, however, any DA/CC application will need to comply, or be deemed to comply with the BCA.

In general, when considering the Building Code of Australia in heritage buildings, proposals must ensure that significance fabric and spatial qualities are not compromised while full BCA compliance is achieved and public safety is assured.

## 7.0 Conservation Policies

The above analysis indicates that the overall school site is of historic significance in the local area, however, it is the original 1987 building and elements such as the front entry gates on the Pennant Hills Road frontage, remnant bushland and cemetery located in the southern portion of the site, that particularly are of high local cultural significance. The remainder of the school site, buildings and elements have generally evolved and have been developed in accordance with changing requirements, growth and development of the school and area in general, which is typical of school sites throughout Sydney and the wider region.

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment within a process of change and development. As such, it is one of the functions of this document to establish criteria, policies and recommendations of the conservation, on-going use of the buildings as an appropriate and desirable future direction. In this way the owners and managers of the place/buildings will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

The following section identifies **Policies** and **Guidelines** as the two basic mechanisms, with which to achieve the conservation and on-going use of the School. A brief **Background** provides the context for each of the policies. The **Policies** identify basic conservation philosophies, which are recommended to be met and are supported by **Guidelines**.

### 7.1 Application of The Burra Charter

The *Australia ICOMOS Burra Charter 1999*,<sup>77</sup> known as *The Burra Charter*, is widely accepted in Australia as the underlying methodology by which all works to sites/buildings, which have been identified as having national, state and local significance are undertaken.

As Loreto Normanhurst is of demonstrated cultural significance, procedures for managing changes and activities at the complex should be in accordance with the recognised conservation methodology of *The Burra Charter*.

#### 7.1.1 Consistent Terminology

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in *The Burra Charter* is a suitable basis for this. Article 1 gives the following definitions<sup>78</sup> -

**Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

<sup>77</sup> *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 1999.*

<sup>78</sup> *Australia ICOMOS Burra Charter 1999, p. 2.*

**Fabric** means all the physical material of the place including components, fixtures, contents, and objects.

**Conservation** means all the processes of looking after a *place* so to retain its *cultural significance*.

**Maintenance** means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Preservation** means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

**Restoration** means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**Reconstruction** means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

**Adaptation** means modifying a *place* to suit the existing use or a proposed use.

**Use** means the functions of a place, as well as the activities and practices that may occur at the place.

**Compatible use** means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

**Setting** means the area around a *place*, which may include the visual catchment.

**Related place** means a place that contributes to the *cultural significance* of another place.

### 7.1.2 Conservation Principles arising from the Charter

In dealing with the built fabric, the conservation principles of *The Burra Charter* should be adopted. The relevant principles are established in the Articles of *The Burra Charter* as follows:

#### **Cautious Approach**

(Article 3)

All conservation work should be based on a respect for the original fabric, should involve the minimum interference to the existing fabric and should not distort the evidence provided by the fabric

#### **Location**

(Article 9)

A building or work should remain in its historical location.

#### **Contents**

(Article 10)

Contents, fixtures and objects contributing to the cultural significance of a place should be retained at that place.

#### **Change**

(Article 15)

The contribution of all periods to the place must be respected, unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.



Removed significant fabric should be reinstated when circumstances permit.

**Adaptation**

(Article 21)

Adaptation is acceptable where it does not substantially detract from the cultural significance of the place and involves the minimal change to significant fabric.

**New Work**

(Article 22)

New work may be acceptable where it does not distort or obscure the significance of a place. New work should be readily identifiable as such on close inspection.

**Use and Conserving use**

(Article 7)

Where the use of a place is of cultural significance it should be retained and a place should have a compatible use.

(Article 23)

Modifying or reinstating a significant use may be appropriate and a preferred form of conservation.

**Managing change**

(Article 27)

Existing fabric, use, associations and meaning should be recorded before disturbance occurs.

**Disturbance of fabric**

(Article 28)

Minimal disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place.

**Responsibility for decisions**

(Article 29)

The decision-making procedure and individuals responsible for policy decisions should be identified.

**Direction, supervision and implementation**

(Article 30)

Appropriate direction and supervision should be maintained at all stages of the work.

**Records**

(Article 32)

A record should be kept of new evidence and future decisions and made publicly available.

**Removed fabric**

(Article 33)

Removed significant fabric should be catalogued and protected in accordance with its cultural significance. Where possible it should be stored on site.

## 7.2 Treatment of fabric of different Grades of Significance

The building components of the Loreto Normanhurst have been carefully assessed to identify the differing levels of contribution each makes to the significance of the overall site. The grading utilises a five-tier system of values: exceptional significance, high significance, moderate significance, little significance and intrusive.

The grading of significance of the various elements of the building is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements. All elements of moderate or higher level of significance should be subjected to ongoing monitoring and maintenance programme.

#### Generally

- Elements identified as being of **Exceptional** significance should be retained and conserved *in situ*. Any work, which affects the fabric or external appearance of these elements, should be confined to Preservation, Restoration and Reconstruction as defined by *The Burra Charter*.
- Elements identified as being of **High** significance should also generally be retained and conserved *in situ* subject, however, to other relevant factors including technological feasibility of the proposed works. Minor intervention into fabric including Adaptation and Alteration as defined by *The Burra Charter* is permissible, provided that level of significance of each element is retained.
- Buildings and elements of **Moderate** significance a greater level of intervention is permissible. Adaptation and relocation to components of these elements and spaces is acceptable provided that it protects the overall cultural significance of the item. Such work should take place within defined work programs and should not be the product of general maintenance or sporadic alterations.
- Buildings and elements assessed as of **Little** significance are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role and/ or are in poor condition. Both retention and adaptation are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.

### 7.3 Management of Significance

#### 7.3.1 Retention of Significance

##### Background

Loreto Normanhurst is significant as an early Convent school in the local area and significantly retains buildings and elements associated with the initial phase of development. Since the 1890s the School has continued to grow and evolve, however, the 1987 original building, associated gates and the visual relationship with Pennant Hills Road, bushland and cemetery located in the southern section of the site retain a sense of their original form, character and integrity.

The existing School grounds and boundaries are the result of several land acquisitions. Whilst the School grounds are significant for the contribution to the history and development of the School, the grounds have undergone some change and have been successively modified since the 1890s.

##### Policy

*The statement of significance should be adopted as the basis for heritage management. All decisions should consider and seek to retain the values identified in the Statement of Significance and buildings and elements which have been identified as being of high significance.*

## Guidelines

- The Pennant Hills Road frontage and visual connection with Pennant Hills Road should be retained. No new buildings or structures should be constructed in front of the primary facades of the 1897 building.
- The original sandstone entry piers and fence, wrought iron gates and original fence on the Pennant Hills Road frontage should be retained and conserved.
- An open driveway from the sandstone entry gates to the 1897 building should be retained. The driveway fabric may be upgraded however the visual and physical connection to the original building should be retained.
- The open area and sense of a garden setting to the immediate north and north east of the 1897 building should be retained and conserved. No new structures in the open area to the immediate north and north east of the 1897 building are permissible. Some adaptation, removal and replacement of plantings and landscape features such as the stone flagged paving and edging is permissible given that the area and garden have been modified and have evolved, provided that there is not adverse visual or physical impact to the original entry gates and 1897 building. The open car parking area may be retained in this location, given that the use is intermittent and allows retention of the open curtilage around the primary facades of the building.
- The bushland and cemetery in the southern portion of the site should be protected, retained and conserved.
- The open character of the Oval area should preferably be retained. Upgrades to the Oval are permissible as the landscape has been successively modified, provided that there is no adverse impact to the bushland in the southern section of the site. An open buffer area should be retained between the line of the bushland and any development in the Oval area. Development of the sloping area to the north of the Oval, around the existing Gymnasium and Pool Complex is permissible, given that the area has previously under some change and modification of the landscape.
- Adaptation and works to the later buildings on the site are generally permissible given that most of the buildings have previously undergone some alteration and additions.
- Any changes should be concentrated in areas that have previously undergone some change. Amenities and services should preferably also be located in areas that have been used for services.
- The construction of new buildings and site elements are permissible provided that there is no negative impacts to the original front entry gates, 1897 building, remnant bushland and cemetery.

### 7.3.2 Conservation of significant building fabric and elements

#### Background

One of the key objectives of contemporary conservation practice is that as much of the significant original fabric of the building or element should be retained and conserved in order to preserve the essential integrity of the heritage resource for future generations. While any conservation activity will affect the fabric in some way, the aim, consistent with responsible re-use or management aims, should be to minimise the work necessary. In this way the authenticity of the item will be retained as far as possible within a process of evolutionary changes and good maintenance practice.



## Policy

*Extant building fabric, both internally and externally should be retained and conserved in accordance with the levels of significance identified in Section 5.0 Grading of Significance of this CMP.*

## Guidelines

- The existing character and imagery and ecclesiastic details of the original sandstone fence, palisade fence and wrought iron gates on the Pennant Hills Road frontage, including the bronze plaques should be retained and conserved. Works to the sandstone and wrought iron fabric should be restricted to maintenance, reconstruction and repair.
- Repair and replacement of other fencing around the school grounds, including the later brick and palisade fencing along the Pennant Hills Road frontage, is permissible provided that there is no adverse visual or physical impacts to the original entry gates, 1897 building and surrounding open and garden areas, cemetery and remnant bushland in the southern portion of the site.
- Maintenance work, provision of adequate drainage and tree replacement programs in the School grounds and bushland located in the southern portion of the site is encouraged. No conservation or maintenance work should alter or negatively impact on any significant plantings or trees unless it has been carefully considered and does not impact on the overall integrity of the grounds or bushland.
- The area around the cemetery should be kept clear and periodic maintenance and removal of weeds from the sandstone walls is recommended. It is not necessary to repair or reinstate the original gate, however, remnants of the gate should be retained in-situ and stabilised.

## The 1897 Building

- The external architectural form, scale, character and details of 1897 building, particularly the north and eastern facades and gabled roof form, face brick and stone and decorative details should be retained and conserved.
- Structural alteration to the building components, which impact on the overall significance of the 1897 building, particularly is primary facades and internal spaces such as the Reception Room should not occur.
- Internal alterations and renovations should seek to retain the primary external facades and identified elements, internal original fabric and spatial qualities of the building, particularly the ground floor verandah, Reception Room and adjacent meeting rooms. No new openings on the northern and eastern facades are permitted.
- All original doors, windows, floors, chimney breasts and surrounds, timber ceilings, cast iron columns in the building should be retained, with appropriate maintenance. Moveable items, such as the Bell located in the hall adjacent to the Chapel, should also be retained and conserved.
- Service elements should not impact negatively on the primary façades of the 1897 building. Some services are acceptable provided that they are discreetly integrated and do not damage or detract from the highly significant building fabric or imagery of the building.

- Evidence of the progressive evolution such as the connection to the 1920s wings and Chapel should be retained. Any adaptation and alteration should be concentrated in these areas that have previously undergone some change. Amenities and services should preferably also be located in areas that have been used for services
- Use of the 1897 building should be compatible with the spatial qualities and fabric of the existing structure without requiring extensive alterations and works within the existing building envelope.
- Additional services or special features may not be appropriate if the design of these elements places excessive stress on the character of the original buildings and its fabric and spaces.
- Where repairs or alterations are required, new material should closely match extant or adjacent materials. Replacement of fabric such as timber floors is permissible, provided replacement is with like fabric. However, evidence of change should not be so well matched as to be impossible to read on close inspection.

#### Additional Guidelines for Conservation of Significant Stonework

- Deteriorated significant stonework is to be repaired or reconstructed to match the original fabric, using face stone of appropriate colour and texture, however a minimalist approach to repairs should be taken and works performed only after all other options have been explored.
- For repairs and reconstructions of the historic stone built sections, appropriate mortar of should be used, e.g. sections built using hydraulic mortar should be repaired only with hydraulic mortar used. All visible new mortar used must visually match the existing/original.
- The strength of mortar used in repairs should not exceed the strength of stone. This is to assure that, in case of eventual wall cracking, mortar breaks first and stone blocks are preserved.
- In case of surface damage to the historic stone built fabric (graffiti, weathering) only non-abrasive methods of intervention should be used in recovering the original finish.
- In the case of graffiti and mortar stains, specialist professional organisations experienced in working with historic fabric should be contacted for advice on the appropriate cleaning techniques and products available, including 'Peel-off' foils or pressure water washing as a last resort.
- No new signage or attachments to the sandstone walls of the cemetery or original entry fence and gates are permitted.

#### Additional Guidelines for Conservation of Significant Brickwork

- Any damaged sections of brickwork of the 1897 building should be repaired or reconstructed to match the original.
- For repairs and reconstruction, appropriate mortar should be used, e.g. sections built using hydraulic mortar should be repaired only with hydraulic mortar used.
- New signage or attachments such as lighting to the north and north eastern facades of the 1897 building are discouraged.

### Additional Guidelines for Conservation of Roofing and Guttering

- Repairs or replacement of missing or damaged sections of the roofing are acceptable. Any repairs or replacement to the roofs should match the existing material and detail.
- Any repairs to the dormers should also match the existing material and details.
- Replacement of gutters and downpipes are permitted and should match the existing profiles and form. Existing fixing holes in the brickwork should preferably be used, particularly on the north and eastern facades of the building.

### 7.3.3 On-going maintenance and repair

#### Background

The nature of any building and element is that its fabric will deteriorate due to the effects of age, maintenance, weather, vegetation incursion and use. To ensure the on-going conservation of significant building fabric and site elements, a regular maintenance schedule should be implemented, which provides for regular inspection and for remedial action to be taken where necessary.

#### Policy

*The original entry gates, 1897 building and surrounding garden, cemetery and surrounding bushland located in the southern portion of the site in particular should be maintained by the implementation of the maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric.*

#### Guidelines

- The fabric and services, elements and plantings of the highly significant elements on the School site should be subject to continuing care and maintenance by Loreto Normanhurst.
- In addition to regular maintenance activities, prompt preventative action, stabilisation and repair should be taken as necessary.
- Prevention of continuing deterioration should take priority over widespread repair or reconstruction.
- Inspection and maintenance works should only be conducted by those with professional knowledge and experience of buildings and materials.
- No maintenance work or repairs should negatively impact on significant fabric.
- Maintenance and repair works are to be carried out by tradespeople with demonstrated heritage skills, experience and knowledge.



### 7.3.4 Archaeological monitoring

#### Background

The 1897 building appears to have been the first building constructed on the School site and since the establishment of the School in the late 1890s, the landscape and buildings have generally been extensively modified. The archaeological potential of the site is therefore considered to be low, given the level of disturbance caused by the construction of the School buildings and elements, including the Oval.

The bushland in the southern portion of the site has also been “modified” with the construction of the cemetery and bushcare programs, however, the cemetery remains as a resource. The 1897 building may also retain archaeological resources within the wall, sub-floor cavities and roof space. The site, however, is not considered to be a benchmark site and would not contain resources that would not be readily available elsewhere.

#### Policy

*Any potential archaeological resources on the property should be conserved in accordance with the requirements of the NSW Heritage Act 1977 and their potential for interpretation considered.*

#### Guidelines

- Should any archaeological material be unexpectedly discovered during any works to the site or buildings, advice should be sought from a qualified archaeologist.

### 7.4 New Work Policies

#### 7.4.1 Integration of new School buildings and works

##### Background

Loreto Normanhurst is of local cultural significance as an early Convent School in local area. The site and buildings have undergone some alterations and additions, traditionally to cater for ongoing use and current requirements. The significance of the School is also associated with the development and growth of the local area, with changes including the construction of many homes and other Schools in the immediate context in addition to the widening of Pennant Hills Road and construction of the overhead pedestrian footbridge. These changes have all impacted both physically and on the presentation and perception of the School and its significant elements.

The above assessment has found that the School grounds and many of the buildings and elements have been successively altered and modified. Initially the area was cleared by early orchardists and later in support of the original function of the School, to provide high quality education and facilities, including Boarding School for girls.

The assessment indicates that the School is a valuable asset in the local area and provision of high quality education and facilities, including Boarding School should continue and be supported. Retention of the original features of the School in recognition of the cultural significance and contribution to the local area is recommended. On-going alterations and additions to the buildings and site are, however, permissible given that the grounds and School have traditionally evolved, provided that these are carefully considered and that there is no adverse impact on the highly significant features identified.

New buildings should generally be restricted to the northern section of the School (north of the Oval). The Oval area has traditionally been open in nature, originally used as orchards and gardens and later for supporting open recreational spaces for the School. New buildings are permissible around the Oval, however, it is preferable that this area remain open in recognition of its traditional role. An open buffer is also recommended between the built environment of the School and bushland located in the southern portion of the site.

### Policy

*The introduction of new buildings and fabric on the site is permissible and should be undertaken in such a manner that it does not result in a lessening of the significance of the identified highly significant 1897 building and elements. New buildings and works should be identifiable as such and should, where possible, be undertaken without detracting from any highly significant fabric or spaces.*

### Guidelines

- No new buildings should be constructed in the highly significant open area to the north and north east of the 1897 building (Refer **Figure 5.1**, shaded blue). Replacement of driveway finishes and landscaping and replacement of trees and plantings are permissible, provided that views from Pennant Hills Road and visual connection between the original entry gates and 1897 building are maintained. Any new work should seek to respect and minimise damage to any original and highly significant fabric, features and spaces in the 1897 building and highly significant elements.
- No new buildings should preferably be constructed to the area north of the Chapel or to the immediate east of the 1897 building to retain a sense of the original front garden setting and curtilage of the building.
- Adaptation and works to the western and southern façades and associated open areas of the 1897 building are permissible given that these have previously undergone some change, provided that there is no adverse impact to the primary, north and eastern facades of the building and visible roof form and fabric or any major spaces within the building.
- New buildings and works to the areas and buildings identified as being of low significance are generally permissible given that most of the School site has undergone successive alterations and modifications, provided that there is no adverse impact to the highly significant 1897 building and elements.
- New buildings and works are permissible around the existing Oval, however, an open area should preferably be retained in the southern portion of the site in recognition of its traditional role and as a buffer between the built context and bushland in the southern portion of the site.
- Works to the bushland in the southern portion, which has been recognised as Blue Gum High Forest should be managed and any works undertaken in accordance with the provisions of the relevant Acts and in consultation with Hornsby Council.
- No new buildings or built elements are permissible within the existing bushland located in the southern portion of the site. No additions or alterations to the cemetery, its size or perimeter walls are permissible.

## 7.4.2 Integration of services and controls on intervention

### Background

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptation of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing safe use for the building components and site as a whole, and satisfying the changing needs of the School.

In addition, in light of other considerations, works such as the installation of water tanks, which is becoming an increasing necessity in the wider community and School which features extensive gardens and grounds, should be considered and permissible, provided that these do not visually or physically impact on the highly significant elements on the site and particularly on the north and east facades and roof of the 1897 building.

### Policy

*Intervention into building fabric for non-conservation purposes should generally be restricted to approved programs of maintenance and repairs and upgrading of service areas and facilities.*

*The extension or alteration of existing services must be carefully considered and should not have a detrimental impact to the highly significant 1897 building or elements on the site.*

### Guidelines

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Intervention should not be detrimental to the original fabric, character and imagery of the 1897 building.
- Any proposed upgrading of services should be carefully planned. The preparation of schematic layouts is not sufficient: service routes must be planned so as not to damage the significant fabric or disrupt significant spaces or potential archaeological resources.
- Areas previously modified for services should be re-used, in preference to modifying intact fabric.
- The surface mounting of services is preferable to chasing services into significant fabric, in particular stonework and timber.
- Brackets or fixings for services should not damage significant fabric.

## 7.4.3 Ordinance Compliance

The *Building Code of Australia* is the operative building ordinance in New South Wales for the conservation and re-use of heritage buildings. The key issues are usually compliance with fire resistance, egress provisions, and provision of disabled access and facilities.



**Policy**

*It is accepted that strict compliance would adversely affect the fabric and significance of the 1897 building. As such clear management procedures should be developed as an alternative solution for aspects such as safe egress from the buildings.*

**Guidelines**

- Conservation and on-going use programs should not place undue stress on the building fabric in order to meet excessive requirements of ordinance compliance.
- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred to the addition of fire rating material, which may obscure extant finishes.
- Future conservation works to the buildings should take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric.

## 8.0 Implementing the Plan

This Conservation Management Plan has been prepared to assess the cultural significance of the buildings and features currently occupying the site and to guide future works, alterations and additions to the School to ensure that the heritage value of the place is maintained and enhanced.

The review and analysis of the history and development of the site and assessment of significance has highlighted that the School has traditionally grown and developed in alignment with the growth and development of the local area and evolving educational and practical requirements. However, despite these changes the fundamental features of the site, original entry gates, 1897 building, cemetery and bushland in the southern portion of the site remain as reminders of the early Convent School, pioneering members of the IBVM and their desire to establish a high quality School for girls.

The grading of significance has taken into consideration the evolution of the School and its various components and has been translated into policies and guidelines to assist the future management and use of the School.

### 8.1 Management guidelines

Loreto Normanhurst should continue to manage the site and buildings. The site and buildings are currently generally in good condition and repair. In the short term, the fencing works, to ensure School security and safety of staff and students, is a major concern. The proposed works are in accordance with the conservation policy for the site. In addition to the implementation of conservation policy and guidelines, the following management measures are also recommended:

- on-going consultation with the School staff and community, Hornsby Shire Council and local residents should continue;
- Loreto Normanhurst should continue implement regular site and building inspections that monitors the condition of the site and building fabric in addition to ensuring appropriate access and egress, fire protection and security;
- the School should continue to oversee any required repair or upgrade works and enforce a cyclical maintenance regime;
- Loreto Normanhurst should ensure that a record of any work that is performed on the site and buildings, particularly the 1897 building, and any faults discovered, or repairs made, is collated. This record should be supplemented by current and up-to-date building plans that clearly identify each room and space in the buildings, and services maintenance manuals and details. A copy of these should be kept on site; and
- A review of this CMP should be undertaken in 5 years to take into account any changes to the site and built context so that it can remain a valid basis for the on-going heritage management of the School.

## 9.0 Bibliography

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