

HERITAGE IMPACT STATEMENT



Loreto Normanhurst Master Plan Concept Proposal and Stage 1 Application

January 2019 | J2553

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Executive Summary

This Heritage Impact Statement (HIS) for Loreto Normanhurst, No. 91-93 Pennant Hills Road, Normanhurst, New South Wales, has been prepared to support a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

This HIS considers a Concept Proposal for a new site wide Master Plan for the existing School Campus and seeks consent for Stage 1 detailed design works for a new student boarding facility, landscaping works and some demolition works with associated make good works.

Part of the School campus is listed as a heritage item by Schedule 5 Part 1 of the *Hornsby Local Environmental Plan 2013 (LEP 2013)*, where it is identified as 'Loretto (sic) Convent group- grounds, dates and cemetery,' No. 91-93 Pennant Hills Road and No. 16-22 Mount Pleasant Avenue (I607). The listed area is identified as having local significance.

History

Loreto Normanhurst was established in 1897 as a convent and school by the Institute of the Blessed Virgin Mary (IBVM), an order of Catholic nuns founded by the English nun Mary Ward (1585-1645) in the seventeenth century and dedicated to the education of women. The oldest and most significant building on the site is the original convent building, designed by architect J.F. Hennessey, and opened in 1897.

As the School expanded and pupil numbers increased, additional land was purchased and new buildings constructed, the most notable being the Holy Angels Wing and Chapel (1920), the Givendale Wing (1928), the Chapel of the Sacred Heart (1953) and a Novitiate, now the Mary Ward Wing (1956). As major educational and religious changes were introduced after the 1960s, a number of additional classroom and administration buildings were erected, many of which are named for people associated with the IBVM or the site. The School has always maintained a strong sporting tradition. Tennis courts were constructed in the 1920s and ovals established soon after. In more recent years, modern sporting facilities, notably a gymnasium and aquatic centre, have been constructed on the site. While the School is no longer run by the IBVM, they maintain close ties with it.

Description

The site is a long irregularly shaped area comprising various lots that extends south from Pennant Hills Road between Osborn Road to the west and Mount Pleasant Avenue to the east. The site is approximately 13.5ha in size. The northern section of the site is elevated above the level of Pennant Hills Road. The site then generally falls away to the south.

The majority of the School buildings are located on the northern-most part of the site. Most of the buildings in this area are two and three storeys in height and of masonry construction. They range in date from the Federation Gothic Style 1897 Convent Building to the recently completed Gonzaga Barry Centre. This part of the site has a structured, mature, landscape. Of particular note are the lawns, paths and gardens to the eastern side of the 1897 Convent Building and the Givendale Wing and the original entrance gates and driveway off Pennant Hills Road.

A 6m embankment separates the northern-most part of the site from the low lying ovals in the centre of the site. A number of buildings- the Gymnasium, Aquatic Centre and the Veronica Reid Buildings- are set into the embankment. There is a large area of bushland in the southern part of the site, in which there is a cemetery established in the 1890s.

Significance

The following statement of significance is provided:

Loreto Normanhurst, New South Wales established in 1897, has local historic, aesthetic and social significance as a representative example of a Catholic school (and former convent) of long standing, one of many established across New South Wales by Catholic teaching orders during the late nineteenth century. The way in which the School has grown and developed over time not only reflects growth within the local area but, more significantly, changes in state-wide educational philosophies and religious practices within the Catholic Church.

The site has significance for its association with the Institute of the Blessed Virgin Mary (IBVM), the global network who established the School in 1897. While their physical presence on the site has diminished, they maintain close ties with the School community. Their past association with the site remains clearly evident in the fabric of the place, in particularly within the 1897 Convent Building, Holy Angels Wing and Givendale Wing; in the Mary Ward Wing, once the novitiate; in the 1953 Chapel; in the bushland cemetery; and in religious statutory.

The site has historic and aesthetic significance arising out of the presence of a number of fine religious institutional buildings set within a mature landscape setting. The 1897 Convent Building is a fine example of the work of architects J.F. Hennessy, of Sheerin and Hennessy, who designed numerous buildings for the Catholic Church during this period. The Holy Angels Wing (1920), Givendale Wing (1928) and Chapel (1953) also have aesthetic significance as simpler, later, examples of the Gothic Style. The 1897 Convent Building in particular continues to have important visual relationships to the mature gardens on its eastern side and to the original driveway and gates on Pennant Hills Road. The remaining buildings on the site are representative of c.1940s and later school buildings that have evolved to meet the changing needs of the School. Most of these have undergone some form of alteration and addition over time and, whilst having historic and social significance as part of the development of the site, have little architectural or aesthetic significance.

The bushland on the southern part of the site has high local significance as a remnant pocket of native Blue Gum Forest. The IBVM cemetery located within the bush has high significance as a good and intact example of a small bushland cemetery in use from the late nineteenth century.

The site is of high social significance for the IBVM and current and past students and staff.

The Proposal

Concept Master Plan

The concept masterplan provides for the following:

- Establishment of 11 new buildings across the site for education and ancillary uses including student accommodation;
- Increase of the student number cap by 850 students from 1,150 to 2,000 students;
- Open space and landscape design;
- Pedestrian and circulation arrangements, and
- Associated car parking provision.

Stage 1 Application

Stage 1 works include the following :

- Construction of a new 3 to 6-storey boarding house to accommodate up to 216 boarders.
- Excavation works to accommodate a partially underground carpark and dock facilities within the proposed footprint of the new boarding house facility;
- Demolition works to buildings between Mary Ward Wing and Givendale Wing and associated works to make good the existing;
- Landscaping works and removal and replacement of approximately 50 trees of varying significance; and
- Augmentation of connection of services and utilities infrastructure.

The Impacts

Master Plan Works

The Master Plan works have been guided by the heritage significance of the site. The northern part of the site will remain the most built up part of the site and retain its landscape character; the central part of the site will remain open space; and the bushland in the southern part of the site will be protected. Better connectivity is provided between these different parts of the site.

The most significant buildings on the site-being the 1897 Convent Building and the 1953 Chapel- are retained, together with their setting. As provided for by the *CMP 2008*, other buildings considered to have moderate or little significance are retained and adapted. Allowing alterations and adaptation of less significant buildings reduces the need for new buildings on site. The types of adaptation provided for by the Master Plan, subject to detailed design, will have an acceptable impact on the site. In some instances, such as the removal of the Level 5 bathrooms to the 1897 Convent Building and the removal of at grade car parking, there are positive impacts.

New buildings/structures are located on the site in areas that are identified by the *CMP 2008* as being of little significance. The proposed theology centre in the north western corner of the site can be designed in a manner that compliments the existing Chapel and will lie outside of the principal view corridors towards it. The proposed new building- of up to six storeys- in the north eastern corner of the site will not impact upon significant view corridors into or out of the site, will be a sufficient distance from heritage significant buildings to moderate its impact and allows for the retention of the significant landscaping and planting. The proposed new boarding house (part of the Stage 1 Application), all weather sports field and pavilion in the central part of the site are located on the edges of the oval, retaining the predominantly open character of this part of the site. The proposed works within the bushland on the southern part of the site can be designed in a manner that minimises their impact on the aesthetic and ecological values of the bushland, and the graveyard within it, whilst enhancing appreciation of and interaction with it.

The Master Plan provides for landscaping works (including the Stage 1 garden plaza), which maintain existing significant landscape elements, the removal of at grade car parking and provides for new landscaping which will not only mitigate the impact of adding new elements to the site but also reinforce its landscape setting.

Stage 1 Works

The proposed Stage 1 Works- the boarding house, garden plaza and Mary Ward Wing courtyard works- support core values of the School.

Removing the boarding facilities from the main part of the School opens up opportunities for new uses that will increase interaction with the most significant buildings on the site. It also provides for the removal of the intrusive Level 5 bathrooms from the 1897 Convent Building. The building that will be removed to enable construction of the boarding house- the Loreto Community House- has been assessed as having little significance to the site. The social significance of the Community House can be commemorated in interpretation in the new building. The proposed boarding house is well removed from the significant buildings on the site, located on lower ground and located outside of the principal view corridors into, within and out of the site. It will be largely screened from the significant buildings by existing vegetation. The building has been designed to maintain the open character of the centre of the site and to manage its impact on the setting of Mount Pleasant Avenue and existing trees. It will have no impact on the state listed item at No. 82-84 Pennant Hills Road and a minimal and acceptable impact on the wider setting of the local heritage item at No. 4 Mount Pleasant Avenue.

The proposed works to the Mary Ward Wing courtyard involve the removal of two buildings that have been identified as having little significance. Removing these buildings re-opens the southern end of the Givendale Wing, which has a bay window with stone tracery. This area has always served ancillary functions. Improved landscaping in the vicinity of significant buildings will enhance appreciation of them.

The proposed garden plaza replaces an existing carpark and will reinforce the landscaped character of the site.

The Master Plan responds to and enhance the positive qualities of the setting, landscaping and heritage significance of the School site.

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) for Loreto Normanhurst, No. 91-93 Pennant Hills Road, Normanhurst, New South Wales has been prepared to support a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. This application is State Significant Development by way of Clause 8 and Schedule 1 under *State Environmental Planning Policy (State and Regional Development) 2011* on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than \$20 million.

Specifically, this application relates to a staged SSDA within the meaning of Section 4.12 of the *EP&A Act*, with this application being the Concept Proposal for a new site wide masterplan for the existing School campus. In addition, consent is also sought for the Stage 1 detailed design works for a new on-campus student boarding facility; landscaping works; demolition works to the buildings between Mary Ward Wing and the Givendale Wing; and associated works to make good the existing.

This statement has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project by DPE, Ref No. SEAR 8996, issued on 12 January 2018. This Statement addresses Key Issue 11:

11. Heritage

The EIS should identify any listed or potential heritage items within the redevelopment area. If any listed or potential heritage items, including archaeological resources, are likely to be affected, a Heritage Impact Statement(HIS) must be prepared in accordance with the guidelines of the *NSW Heritage Manual*.

The site lies within the Hornsby Council area. Part of the School campus is listed as a heritage item by Schedule 5 Part 1 of the *Hornsby Local Environmental Plan 2013 (LEP 2013)*, where it is identified as 'Loretto (sic) Convent group- grounds, dates and cemetery,' No. 91-93 Pennant Hills Road and No. 16-22 Mount Pleasant Avenue (I607). The same part of the site is identified as having archaeological significance by Schedule 5 Part 3 of the *LEP 2013*. The listed area is identified as having local significance.

There is an existing Conservation Management Plan (CMP) for the site, the details of which are as follows:

- Perumal Murphy Alessi, *Loreto Normanhurst, Nos. 91-93 Pennant Hills Road, Normanhurst: Conservation Management Plan*, July 2008.

This statement relies on information provided by the Perumal Murphy Alessi CMP, which is hereafter referred to as the *CMP 2008*. This statement **does not** consider archaeology. Refer to the separate reports prepared by others.

This statement has been prepared at the request of Loreto Normanhurst and accompanies plans prepared by Alan Jack + Cottier (AJ+C).

1.2 Background

1.2.1 Need for a Master Plan

Loreto Normanhurst is an independent, Catholic day and boarding school for girls from Years 5 to 12. The existing school campus was established in 1897 and has evolved in an organic and ad-hoc manner across the span of 120 years.

A new campus wide planning approach offers the opportunity to review strategically and plan for the campus' future in a sustainable and efficient manner such that the campus' unique aesthetic and ecological values are best preserved. The preparation of a campus wide masterplan is also consistent with the School's *Loreto Normanhurst 2016 - 2020 Strategic Plan* which identified the need for a broader strategic plan to coordinate renewal and orderly development in a feasible and staged manner.

1.2.2 Early Learning Centre

A separate DA (D/1227/2018) was submitted to Hornsby Shire Council on 23 November, 2018 for an 80 place Early Learning Centre (ELC) building. This DA is currently under assessment. The ELC building is consistent with the overall concept masterplan and was prepared concurrently with the final preferred campus masterplan. To meet the School's operational timeframe requirements for the ELC, however, a separate application was seen to be the best pathway to allow the building to be built, fitted-out and operational by 2021.

1.3 Authorship

This statement has been prepared by Alice Fuller, B.App.Sc.(CCM), M.Herit.Cons.(Hons.), and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.4 Limitations

The historic information contained in *CMP 2008* for the site was relied upon. Only limited additional sources, as listed under Section 1.6, were accessed.

This statement does not consider Aboriginal or European archaeology. Refer to the separate reports prepared by others.

1.5 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Hornsby Council planning documents listed under Section 1.6 below.

Site visits were carried out in 2018. Unless otherwise stated, the photographs contained in this HIS were taken by the authors on these occasions. Additional photographs were provided by Allen Jack + Cottier Architects (AJ+C) as accredited.

1.6 Documentary Evidence

1.6.1 Principal Reference

- Perumal Murphy Alessi, *Loreto Normanhurst, Nos. 91-93 Pennant Hills Road, Normanhurst: Conservation Management Plan*. Unpublished report dated July 2008. Copy provided by the School.

1.6.2 General References

- Apperly, R., Irving, R. and Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the Present*, NSW, Angus and Robertson, 1989.
- *Australian Men of Mark, Volume II*, Sydney, Charles F. Maxwell, undated.
- Cahill, A.E., 'Moran, Patrick Francis (1830–1911)', *Australian Dictionary of Biography, National Centre of Biography*, Australian National University, <http://adb.anu.edu.au/biography/moran-patrick-francis-7648/text13375>, published first in hardcopy 1986, accessed online 4 December 2018.

- *The Cyclopaedia of New South Wales: An Historical and Commercial Review*, NSW, McCarron, Stewart & Co., Printers, 1907.
- East, John West, *A Checklist of Romanesque-Inspired Architecture in Australia: Part 1: New South Wales and the Australian Capital Territory*, 2016.
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- 'Mr. J.F. Staff,' *The Sydney Morning Herald*, 3 July, 1858, p.9.
- Research Committee of the Hornsby Shire Historical Society, *Pioneers of Hornsby 1788-1906*, NSW, Library of Australian History, 1979.
- Rowland, Joan, 'Pennant Hills,' *The Dictionary of Sydney*.
https://dictionaryofsydney.org/entry/pennant_hills

1.6.3 Historic, Maps, Photographs and Plans

- NSW Lands Department, (*Aerial Photograph over the Site*), 1943. SIX Maps.
- (*The Novitiate, Loreto Normanhurst*), undated. Loreto Archives.
- *Parish of South Colah, County of Cumberland*, c.184?. National Library of Australia.
- Playoust, John J.F., *Existing Layout of Loreto Convent, Normanhurst*, 1975. Loreto Archives.
- Richardson and Wrench, *Mount Pleasant Estate on the Heights of Normanhurst.....9th March, 1912 at 3pm, 1912*. State Library of NSW- Normanhurst-Subdivision Plans.
- *Sacred Heart Monastery, Kensington*. Google Images.
- *Santa Sabina Convent and School Building, Strathfield*. Google Images.

1.6.4 Newspaper References

- 'Amazing Development in Sydney Catholic Buildings....,' *Catholic Weekly*, 22 July, 1954, p.1.
- 'To Builders...,' *The Sydney Morning Herald*, 7 December, 1901, p.15.
- 'Catholic Notices: Loretto Convent, Hornsby,' *The Catholic Press*, 27 February, 1897.
- 'Ceremony at Loreto Convent, Normanhurst: New £52,000 Gothic Chapel Blessed,' *Catholic Weekly*, 1 April, 1954, p.8.
- 'General Notes', *The Sydney Morning Herald*, 7 March, 1923, p.11.
- 'Grants of Land,' *The Sydney Gazette and New South Wales Advertiser*, 11 November, 1837, p.4.
- 'Loreto Convent Ceremony will have Historic Link....,' *Catholic Weekly*, 21 May, 1953, p.7.
- 'Loretto Convent, Normanhurst. Boarding School for Young Ladies,' *Freeman's Journal*, 11 February, 1899, p.13.
- 'Loretto Convent, Normanhurst, Hornsby!', *Freeman's Journal*, 29 September, 1900, p.17.
- 'Loreto Convent, Normanhurst,' *Freeman's Journal*, 26 September, 1929, p.34.
- 'Loreto Convent, Normanhurst: New Additions Blessed,' *The Catholic Press*, 7 April, 1921, p.18.
- 'New Novitiate to be Blessed,' *The Sydney Morning Herald*, 18 April, 1959, p.22.
- 'New Novitiate with Unusual Features,' *The Sydney Morning Herald*, 9 October, 1956, p.10.
- 'Mr. J.F. Staff,' *The Sydney Morning Herald*, 3 July, 1858, p.9.

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- 'Papal Legate's Visit to Normanhurst,' *The Daily Telegraph*, 2 November, 1928, p.10.
 - 'Three Views of our Beautiful Convent Chapel,' *Catholic Weekly*, 28 October, 1954, p.15.
 - 'Society, Fashions and Household Mems.,' *The Catholic Press*, 6 March, 1897, p.15.
 - 'Work in Hand and Completed,' *Construction and Local Government Journal*, 27 April, 1920, p.4.

1.6.5 NSW LPI References

In date order:

- Conveyance. Book 589 No. 128. NSW LPI Old Systems Records.
- Certificates of Title Volume 1760 Folio 29; Volume 2340 Folio 153; Volume 2839 Folio 205, Volume 1760 Folio 29 and Volume 2727 Folio 111; Volume 7802 Folio 135.

1.6.6 Heritage Listing Sheets

- "Gilligaloola" and Garden, No. 82 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 5044999.
- Loretto (sic) Convent Group, grounds, gates and Cemetery, 91-93 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 1780857.

1.6.7 Planning Documents

- *Hornsby Development Control Plan 2013.*
- *Hornsby Local Environmental Plan 2013.*

1.7 Site Location

Normanhurst is located on Sydney's Upper North Shore, approximately 3km south of Hornsby and 25km north of the Sydney Central Business District. Loreto Normanhurst is located within the Hornsby Shire Council area. The School is located on the southern side of Pennant Hills Road. The School also has frontage to Mount Pleasant Avenue to the east and Osbourne Road to the west. It is bound by private properties to the south (Figure 1).



Figure 1: Location of Loreto Normanhurst.
AJ+C Concept Proposal.

The site comprises the following addresses and lots and is owned in its entirety by the Trustees of the Loreto Property Association.

Address	Lot	Plan
No. 16 Mount Pleasant Avenue	Lot 5	D.P. 1218765
	Lot 16	D.P. 6612
No. 30 – 62 Mount Pleasant Avenue	Lots 20 – 23 and 25 – 36	D.P. 6612
	Lot 1	D.P. 34834
No. 91 – 93 Pennant Hills Road	Lot 1	D.P. 114580
	Lot 3	D.P.. 1217496
	Lot 1 – Lot 3	D.P. 1218765
	Lot B	D.P.327538
No. 24 – 28 Mount Pleasant Avenue	Lot 1	D.P. 809066
No. 6 Mount Pleasant Avenue	Lot C	D.P. 366271
No. 14 Mount Pleasant Avenue	Lot 4	D.P.1218765
No. 89 Pennant Hills Road	Lot 1	D.P.136156

Table 1: Legal Description.

Figure 2 identifies the principal buildings and areas on the site.

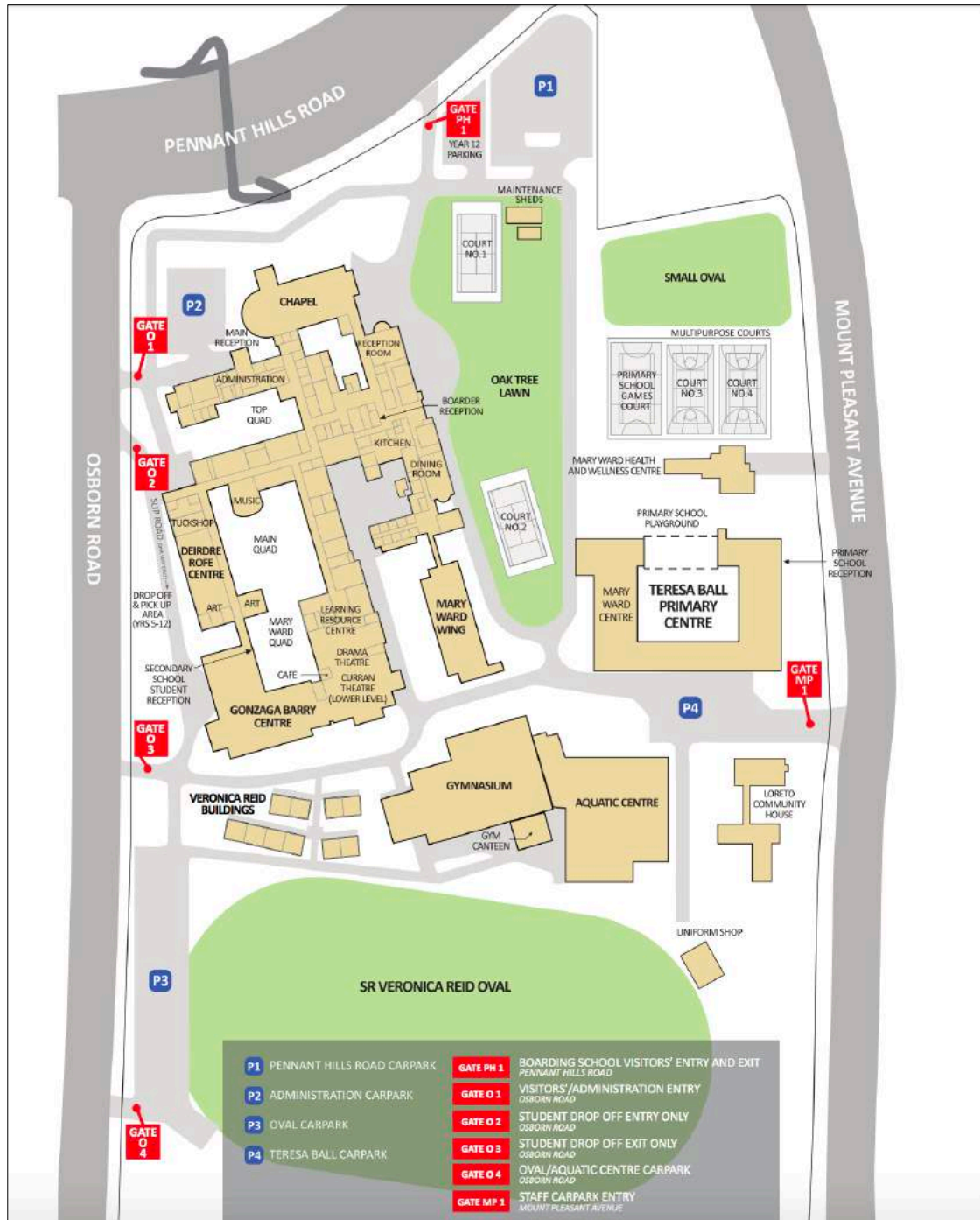


Figure 2: Site Plan.
Loreto Normanhurst.

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE

2.1 Preamble

For a more detailed history of the site refer to the *CMP 2008*. The following provides a summary only. Unless otherwise stated, the information is obtained from the CMP.

Sections 2.2 to 2.9 consider the history of the site as a whole.

Section 2.10 considers the history of the Loreto Community House in greater detail. It is proposed to demolish this building as part of the Stage 1 Application.

Section 2.11 considers the history of the area now the Mary Ward Wing Courtyard and the two adjacent buildings which will be demolished as part of the Stage 1 Application in greater detail.

Section 2.12 briefly considers the past uses of the carpark south of the Junior School, which will be re-purposed as a garden plaza as part of the Stage 1 Application.

2.2 Original Occupation

It is acknowledged that the traditional owners of the Hornsby Shire are the Aboriginal people of the Dharug and Ku-ring-gai language groups.

For a detailed Aboriginal history of the site refer to the separate Aboriginal Archaeological report prepared by others.

2.3 Early European History

The British Colony of New South Wales was formally established on the southern side of Sydney Harbour at a place that the colonists called Sydney Cove on 26 January, 1788. Ignoring the presence of the Aboriginal people, all land was declared to be Crown Land.

Aside from exploratory parties, land on the northern side of Harbour was essentially left undisturbed during the first period of settlement. The area, however, had natural resources that soon attracted the attention of the colonists. In the early years of the nineteenth century, timber getters began the harvesting of timber in the present-day Hornsby Shire area. Pennant Hills Road traces its origins to a bullock track created by the timber getters. The line of the road was surveyed by James Meehan in the 1820s in order to provide a route from the Ermington Wharf to the convict sawmill established by Governor Macquarie at Pennant Hills in 1816. The name 'Pennant Hills' or 'Pendant Hills' is recorded as early as 1800. The origins of the name are obscure. There are two theories: that the area was named for English botanist, Thomas Pennant or that the name was derived from the signalling station established on a hill in the region.¹ Timber getting in turn opened the land for cultivation. Orchards, in particular orange orchards, were established in the present-day Hornsby Shire as early as the 1820s.²

The present-day suburb of Normanhurst lies on three land grants made by the Crown to James Milson (347 acres in 1830), Samuel Horne (320 acres in 1831) and Frederick Unwin (640 acres in 1841). The subject site stands on part of Horne's grant (refer to Figure 3). Horne, an emancipist and a constable, had been granted a full pardon (published 1832) and the land as a reward for his role in the capture of the bushrangers James Dalton and John McNamara. Possession of the grant was given in 1831, but was

¹ Joan Rowland, Pennant Hills, *The Dictionary of Sydney*.
https://dictionaryofsydney.org/entry/pennant_hills

² Information added by WP Heritage from Research Committee of the Hornsby Shire Historical Society, *Pioneers of Hornsby 1788-1906*, NSW, Library of Australian History, 1979.

not apparently published in the *Sydney Gazette* until November 1837.³ Horne never lived on his land; he later became Chief Constable of Singleton and thus lived in the Hunter District. He nevertheless gave his name to the village of Hornsby which developed on his grant following its subdivision into smaller blocks in 1857 and 1864.

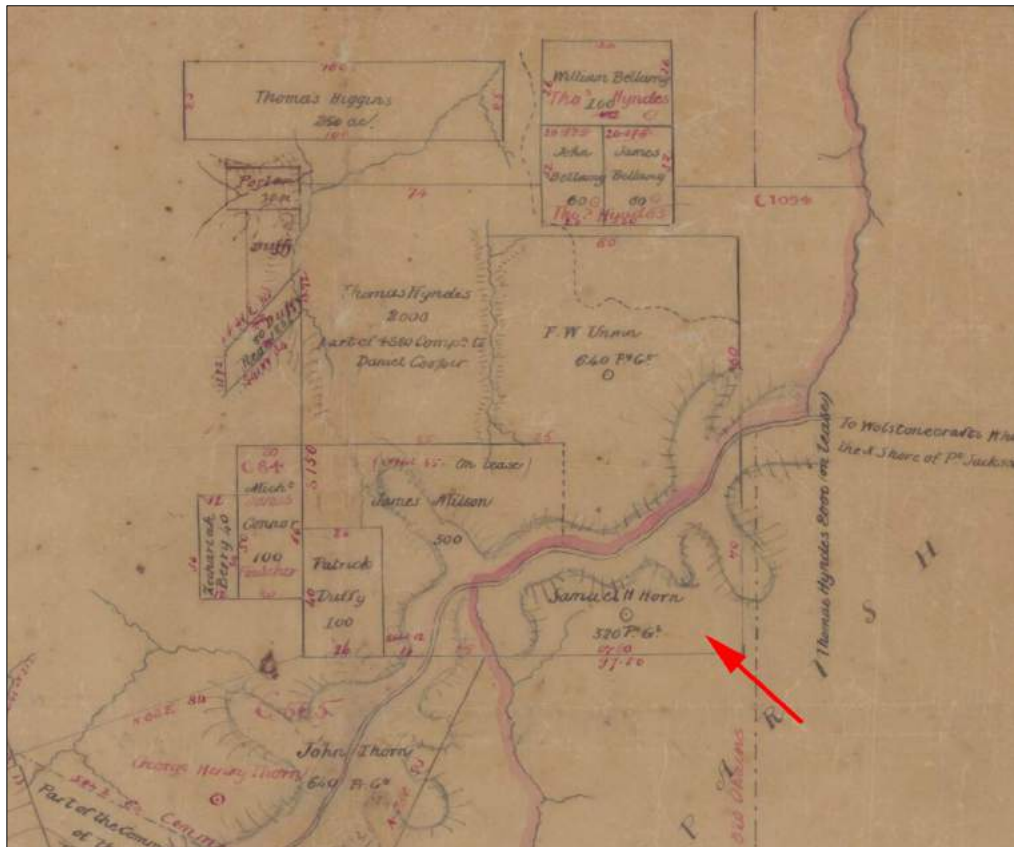


Figure 3: Parish of South Colah, County of Cumberland, c.1847 (Detail only).
National Library of Australia; annotation by WP Heritage.

2.4 Subdivision of Horne's Grant and the Osborn Estate

The subject site stands on parts of Lots 4 and 5 of the mid nineteenth century subdivision of Horne's grant. This land was described in 1857 as:

'Lot 4 is a farm of 50 acres, more or less, on the main road between Parramatta and Lane Cove, at South Colo, bounded on the east by Hydnes grant.....The land is mostly a fine black soil, and nearly covered with timber. The aspect is most advantageous, and fit for either agricultural or horticultural purposes, about eight miles from Parramatta, and the same distance from the Lane Cove Wharf.

Lots 5, 6, 7, 8 and 9, are about 50 acres each, in every way similar to lot 4.....The neighbourhood is most respectable within short distance of numerous orchards and vineyards...'⁴

By 1861, this land was owned by C.W. Curtis. The western portion of Lot 4 was conveyed to Oliver Osborn, a farmer, in 1875. Osborn also purchased Lot 5 in the same year. It is thought that Osborn farmed the land until his death in 1890, at which time it was

³ 'Grants of Land,' *The Sydney Gazette and New South Wales Advertiser*, 11 November, 1837, p.4.

⁴ 'Mr. J.F. Staff,' *The Sydney Morning Herald*, 3 July, 1858, p.9.

conveyed to his widow, Mary Anne. The Osborne Estate was subsequently subdivided and part of the land sold.

Osborn's land was subdivided at the beginning of a period of change. The coming of the Railway in the late 1880s altered the course of the area's development. The line from Homebush to Waratah (Newcastle) was completed in 1886. Hornsby, Epping, Beecroft and Thornleigh Railway Stations were opened in September 1886. South Hornsby Station (now Normanhurst Station) opened in November 1895. In 1890, following the opening of the railway station at present-day Hornsby, the name 'South Hornsby' was changed to Normanhurst to prevent confusion. The village was renamed in honour of civil engineer and local resident Norman Selfe, whose dwelling, *Gilligaloola*, No. 82 Pennant Hills Road, is now listed on the State Heritage Register.

At first, the railway provided better access for local growers to the Sydney markets. The area, however, soon became dotted with the semi-rural retreats of the well-to-do. Eventually, the improved access encouraged speculators and suburban subdivision. Subdivision initially followed the railway lines and ridge tops. Agents typically advertised the land as being 'well elevated' with 'crisp' healthy mountain air and good soil for gardens. It is in this context that the nuns of the Institute of the Blessed Virgin Mary (IBVM) chose the subject site to establish a convent and school in the closing years of the nineteenth century.

2.5 The Establishment of Loreto Convent and School

2.5.1 The First Part of the Site is Purchased for a Convent and School

The first part of the existing School site, being Lots 1-6 Section C and Part of Lot 7 of 'Osborne's Estate at Thornleigh', was conveyed to Katherine Mary Frizelle, Sarah Burke and Mary Ochiltree (as Trustees for Church purposes and members of the IBVM) on 3 November, 1896. This land purchase comprised 22 acres, 1 rood and 4 perches of land. The conveyance records that the land was purchased for the 'purposes of a Roman Catholic Convent and School to be known and called 'The Loreto Convent'.⁵ Figure 4 demonstrates the extent of land purchased at this time. Note the unnamed roadway along the western boundary of this site, presumably the road now Osborn Road.

It would not be until 1906 that the remainder of Lot 4 of the Estate, to the east of the land shown by Figure 4, was subdivided and sold. This land was subdivided into 67 lots divided by what is now Mount Pleasant Avenue. As set out below, the Institute would acquire a number of the lots on the western side of the Mount Pleasant Avenue over time.

⁵ Conveyance, Book 589 No. 128. Old Systems Records, NSW LPI.

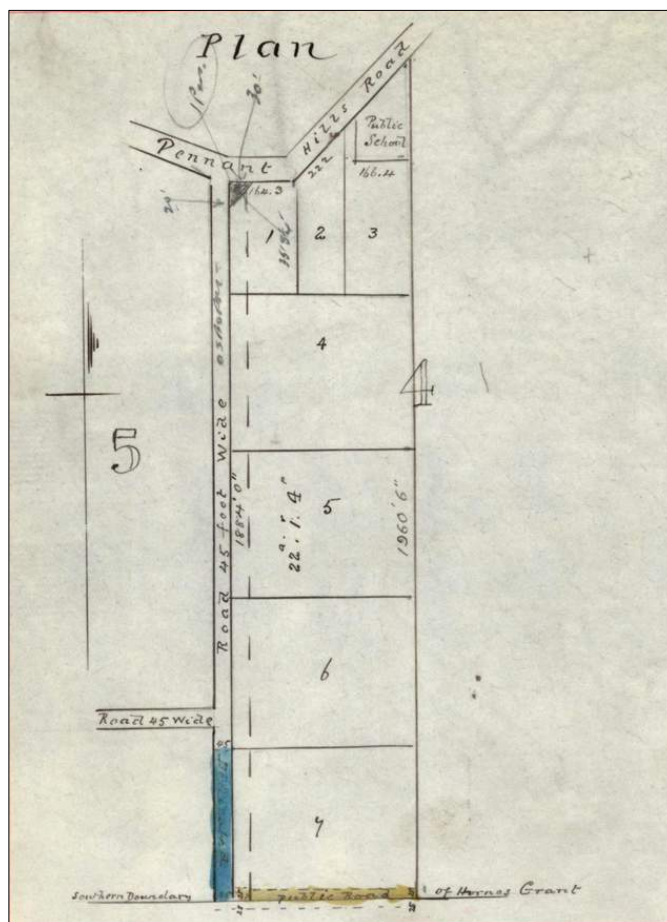


Figure 4:
The Church's original
purchase from the Osborne
Estate.

Old Systems Records, Book 589
No. 128. NSW LPI.

2.5.2 The Institute of the Blessed Virgin Mary

The Institute of the Blessed Virgin Mary (IBVM) is inspired by the works of the English nun Mary Ward (1585-1645), who was in turn inspired by the work of the Jesuits in educating English boys in the Catholic tradition. Mary Ward sought to do the same for women. Her work during the seventeenth century spread from England to Ireland, where the first Loreto School was established in 1821. The name was derived from the town on the eastern coast of Italy that was a favourite place of pilgrimage for Mary Ward. It was an Irish contingent who established the first Loreto School in Australia (in Ballarat) in 1875.

The IBVM spread rapidly throughout the Australian colonies. The first Loreto day school and boarding school in Sydney was opened in Randwick in 1892. Loreto Normanhurst is now one of seven Loreto schools throughout Australia. While leadership at the Loreto schools has changed in recent years (from IBVM to lay principals) the Loreto traditions and teachings remain integral in the education of their students. The Institute continues to support and be involved with the schools they established.

2.5.3 The Convent Building

2.5.3.1 Construction and Opening

The foundation stone of the new 'Loretto' Convent (note the original spelling) was laid by Cardinal Moran on Sunday 28 February, 1897. The NSW Government Railways put on a special train from Milsons Point to transport the guests to the ceremony (Figure 5). Guests included local families, the local Member of the Legislative Council and clergy.

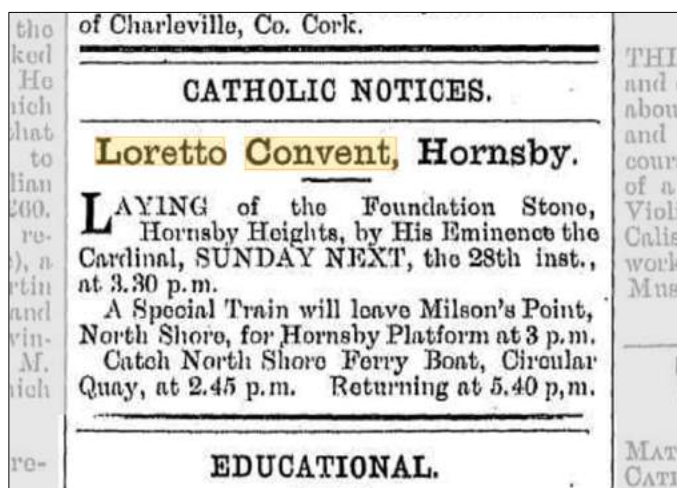


Figure 5:
Opening of Loreto Convent.
The Catholic Press, 27
 February, 1897.

The Catholic Press reported that:

‘There was a large attendance at Hornsby Heights on Sunday last, all being anxious to prove their thorough appreciation of the noble Sisters of Loretto, whose convent is soon to be opened in this delightfully picturesque and healthy district. Certainly the Loretto Nuns have the happy knack of securing for their schools the pick of the country and I think they can boast of having secured not only the pick of Hornsby and Wahroonga, but of all the suburbs of Sydney.’⁶

The natural advantages of the School’s situation were often cited in early advertisements of the School, which frequently described the ‘district’ as a ‘noted health resort.’⁷

Cardinal Moran (1830-1911) played a pivotal role in raising the standards of Catholic education in late nineteenth and early twentieth century New South Wales. The Cardinal was determined to have all Catholic children in church schools staffed by religious orders. By 1911, more than three quarters of Catholic children in Sydney of primary school age were being educated within this system and he had laid the foundations for a strong secondary sector. Moran had achieved this by inviting numerous teaching orders to set up establishments in his diocese. He almost trebled the number of teaching brothers and more than trebled the number of teaching nuns; he authorised the expenditure of over £1,250,000 on building churches schools and institutions. On the twentieth anniversary of his arrival, he noted that he had personally blessed 84 foundation stones for churches and schools in his diocese.⁸

The Convent at Loreto Normanhurst (then Hornsby) was designed by John Francis Hennessy (1853-1924), who, along with his partner Joseph Sheerin, did extensive work for the Catholic Church during the late nineteenth and first half of the twentieth century. The three storey neo-Gothic Style building he designed for the site would dominate the area for some time to come. Figures 6 to 11 illustrate the building in its setting prior to 1920.

⁶ ‘Society, Fashions and Household Mems.,’ *The Catholic Press*, 6 March, 1897, p.15.

⁷ ‘Loretto Convent, Normanhurst. Boarding School for Young Ladies,’ *Freeman’s Journal*, 11 February, 1899, p.13.

⁸ A. E. Cahill, ‘Moran, Patrick Francis (1830–1911)’, *Australian Dictionary of Biography, National Centre of Biography*, Australian National University, <http://adb.anu.edu.au/biography/moran-patrick-francis-7648/text13375>, published first in hardcopy 1986, accessed online 4 December 2018.



Figure 6: View from Pennant Hills Road, c.1912. The Convent dominates the landscape.
Detail from an estate plan entitled *Mount Pleasant Estate*.....March, 1912. State Library of NSW.

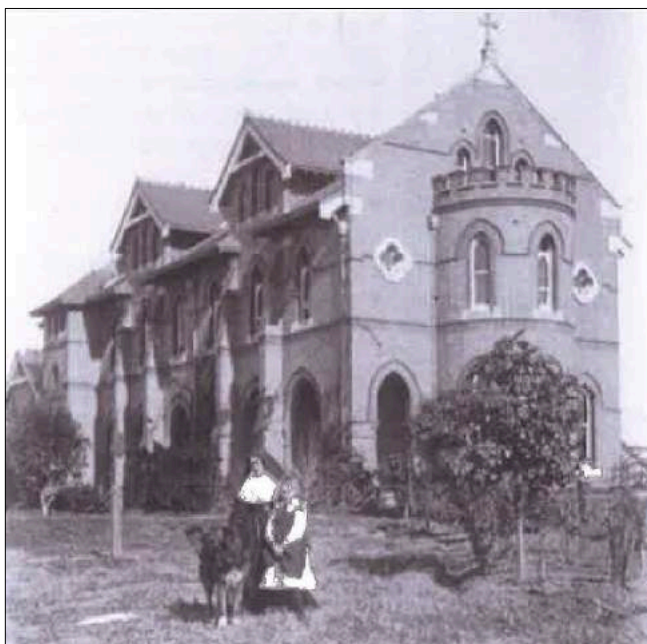


Figure 7:
The Convent, c.1900s
Loreto School cited in the *CMP 2008*.



Figure 8:
A fete at the convent in 1900. This appears to be to the rear of the convent building. The single storey transverse wing must have been demolished at a later date.
Freeman's Journal, 29 September, 1900.



Figure 9:
A fete at the convent in 1900. It is not known what this building was or where it was located.
Freeman's Journal, 29 September, 1900.



Figure 10:
Senior Study Room, now the reception room, c.1897-1920.
Loreto School cited in the *CMP 2008*.



Figure 11:
Dormitory at first floor level, photographed between 1897 and 1910.
CMP 2008.

Construction progressed slowly. MM Dorothea and three other nuns moved into the unfinished building on 11 October, 1897. The nuns camped on the floor, urging the workmen to finish the Chapel first and then the St. Aloysius dormitory for their students. In late October, 15 students moved from the Randwick School to Hornsby as boarders. Classes were initially held in a bush house to escape the noise of construction. In April 1898, Cardinal Moran blessed and formally opened the Convent and presided over a celebratory concert staged by 35 pupils.

The ground floor of the building housed a large school room. The first floor housed a dormitory, chapel, community room and sacristy. The second floor housed a second dormitory and dressing rooms. A kitchen wing, connected to the main building by a covered way, housed the nun's refectory, kitchen, scullery, dairy and pantries on the ground floor level and a large dormitory on the first floor level. The view from the top floor of the building was described as being 'unsurpassed,' extending to Parramatta and the mountains over the orchards and orangeries that characterised the area.

The Convent was largely self-sufficient. There was a covered shed, fowl houses, a cow shed, stable and piggery, orchard and vegetable plot. A small cemetery was established in the bushland on the southern part of the site c.1899. The Community consisted of nuns who carried out the teaching (called Mother) and the nuns (called Sister) who looked after the kitchen, laundry and farm. Pupil numbers grew rapidly from 15 boarders in 1897 to 50 boarders and 8 day pupils by 1917.

In December 1901, Sheerin and Hennessy advertised for tenders for the erection of a weatherboard church at Loretto Convent, Normanhurst. It is not known if, or where, this church was erected on the site.⁹

During this period, the wider area took on a new identity when, in 1906, the Hornsby Shire was incorporated. It would be some time, however, before Normanhurst lay within its boundaries.

2.5.3.2 The Architects

The architects of the Convent building, Sheerin and Hennessy, had formed a partnership in 1884. According to the *Cyclopaedia of New South Wales*, published in 1907, the

‘...firm of Sheerin and Hennessy is one well known throughout the state.’¹⁰

John Francis Hennessy (1853-1924, see Figure 12) was born and educated in England. On completing his apprenticeship in 1875 he was awarded the Ashpitel Prize of the Royal Institute of Architects and a silver medal for measured drawings. While attending the architectural schools of the Royal Academy of Arts, London, he obtained practical experience with, among others, the noted Gothic Revival architect William Burges. Following a period working in New York, Hennessy arrived in Sydney in October 1880, where he became a draughtsman under the City Architect and later, Assistant City Architect.

Joseph Sheerin (d.1915, see Figure 12) was born in Sydney, the son of a builder and contractor. Having obtained experience in building construction, he entered the office of John F. Hilly, a leading Sydney architect and, in 1871, the firm of Mansfield Bros. In this capacity he designed the Frazer Fountain in Hyde Park and the Centennial Hall Extension of the Sydney Town Hall. Although he resigned his position in 1884, he remained a consulting architect for the completion of the Centennial Hall and an instructor in architecture at the Sydney Technical College. Hennessy became the president of the Institute of Architects of New South Wales. During his term in 1911-12, he instituted the process of registration for architects and helped establish the Chair of Architecture at the University of Sydney. Hennessy lived in Burwood for over 40 years, serving as an Alderman on Burwood Council from 1890 to 1895, including a term as Mayor from 1892 to 1895.

⁹ ‘To Builders...’, *The Sydney Morning Herald*, 7 December, 1901, p.15.

¹⁰ *The Cyclopaedia of New South Wales: An Historical and Commercial Review*, NSW, McCarron, Stewart & Co., Printers, 1907, pp. 425-6. See also: *Australian Men of Mark, Volume II*, Sydney, Charles F. Maxwell, undated, pp. 145-9.



Figure 12: J. Sheerin (left) and J.F. Hennessy (right).

The Cyclopaedia of New South Wales, 1907.

Sheerin and Hennessey were both devout Catholics who were active in Church charities and friends of Archbishop (later Cardinal) Moran. Among the many convents and schools they designed for the Catholic Church in New South Wales are:

- St. Mary Star of the Sea Convent, Hurstville (from 1885).
- St. Patrick's College, Manly and the nearby Episcopal residence. Awarded a medal at the Colonial and Indian Exhibition, London, 1886.
- Sacred Heart Monastery, Kensington (opened in 1897). See Figure 13.
- Holy Cross College, Ryde.
- Santa Sabina College Group, Strathfield (1892-1905). See Figure 14.
- St Martha's Church and School, Strathfield (1904).
- Loreto Convent, Normanhurst.
- Ladies' College, Monte St. Angelo.
- St. Joseph's College, Hunters Hill (originally Hill and Sheerin, 1881; 1884-94).
- St. Vincent's College, Potts Point (1886).¹¹
- Holy Cross College, Victoria Road.
- Our Lady of the Sacred Heart Monastery, Kensington.
- St. Patrick's College (middle school), Strathfield (1927).
- Completion of Wardell's plans for St. Mary's Cathedral.

The firm of Sheerin & Hennessy also designed many commercial buildings and private residences throughout New South Wales.

When Sheerin left the firm in 1912, Hennessy was joined by his son, Jack; the firm became Hennessy & Hennessy. Hennessy (snr.) retired in 1923, a year before his death. An important figure in the development of church architecture in New South Wales, Pope Benedict XV appointed him a Knight of the Order of St. Sylvester in 1920:

¹¹ *Australian Men of Mark, Volume II*, Sydney, Charles F. Maxwell, undated, pp. 145-9; Rod Howard, 'Hennessy, John Francis (Jack) (1853-1924)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hennessy-john-francis-jack-6641/text11441>, published first in hardcopy 1983, accessed online 5 December 2018.

'He designed a wide variety of buildings, enabling him to experiment with a spectrum of architectural styles and building materials. Despite an eclectic but controlled approach to stylistic representation, examples of decorative details executed in two-tone brickwork bear witness to his virtuosity as a skilled and sensitive designer....he died....(in) November 1924.'¹²

Figures 13 and 14 provide two examples of Sheerin & Hennessy's work for the Catholic Church.



Figure 13:
Sacred Heart Monastery,
Kensington.
Google Images.



Figure 14:
Santa Sabina Convent and
School Building,
Strathfield.
Google Images.

2.6 Expansion After World War I

2.6.1 Land Purchases

After World War I (1914-1918), Normanhurst became an increasingly suburban area as subdivision continued apace. Road building, essential services and infrastructure followed.

Loreto also expanded during this period. In 1917, Katherine Mary Frizelle, Mary Ochiltree and Barbara Mulhall, of Ballarat, and Anastasia Mornane, Annie Fallon and Christina Fagon, of Normanhurst, purchased Lots 18-24 D.P.6612, part of the Mount Pleasant Estate, to the east of the existing school boundaries. These lots had frontage to Mount Pleasant Avenue. The following year, the nuns acquired the adjoining lots, Lots 25 to 33.¹³ (Figure 15). In 1920, the nuns purchased Lot 16, which contained the original

¹² *Australian Men of Mark, Volume II*, Sydney, Charles F. Maxwell, undated, pp. 145-9; Rod Howard, 'Hennessy, John Francis (Jack) (1853-1924)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hennessy-john-francis-jack-6641/text11441>, published first in hardcopy 1983, accessed online 5 December 2018.

¹³ Certificates of Title Volume 2839 Folio 205, Volume 1760 Folio 29 and Volume 2727 Folio 111. NSW LPI. Originally cited in the *CMP 2008*.

Mount Pleasant homestead.¹⁴ The homestead was demolished sometime after 1943. As set out below, the nuns would acquire further lots part of this estate after World War II.

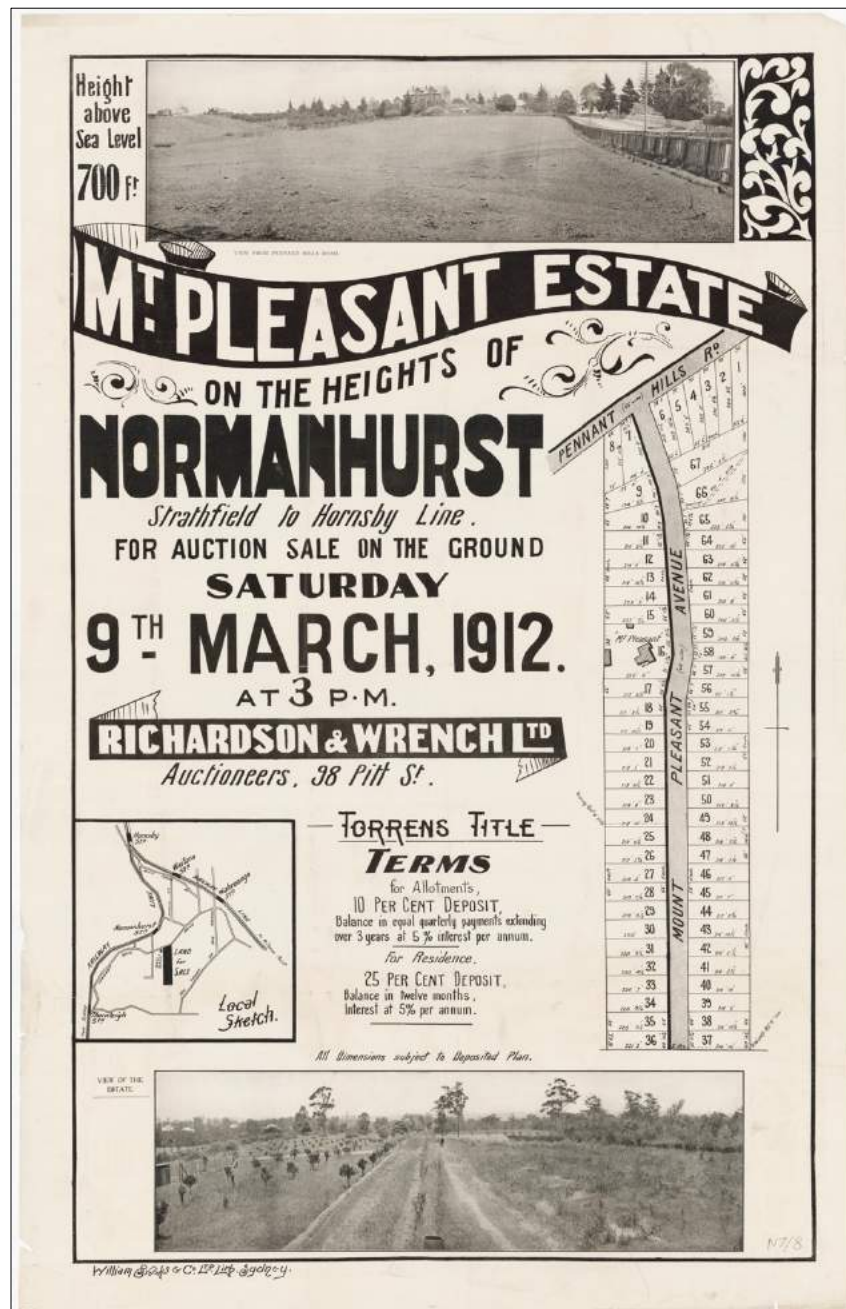


Figure 15: Mount Pleasant Estate on the Heights of Normanhurst, 1912.
State Library of NSW.

John Sands' Sydney and Suburban Directories indicate that development on the Mount Pleasant Estate, particularly on the western side of Mount Pleasant Avenue, was slow. In 1915, there were only three listings for the street. As late as 1932-3, there were only three listings for the western side of the street and eleven for the eastern side of the street in *Sands' Directories*. The low number on the western side of the street is attributable to the fact that the School owned most of the land on this side of the street.

¹⁴ Certificate of Title Volume 2340 Folio 153. NSW LPI.

2.6.2 Holy Angels Wing and Chapel

The nuns acquired their land in Mount Pleasant Avenue at the beginning of a period of growth for the School. Work commenced on a new building, designed by Hennessy & Hennessy, in 1920.¹⁵ The new building housed study halls and a new chapel and was known as the Holy Angels Wing and Chapel.¹⁶ A tender for further unspecified alterations and additions, designed by Stanislaus Roarty, architect, was accepted in March 1923.¹⁷

By 1928, the original refectory had been converted into a science room and a new wing was under construction to provide a concert hall, class rooms and dormitory accommodation for over 100 pupils. The foundation stone for this wing, now the Givendale Wing, was laid by the Cardinal Cerretti, Papal Legate, in November, 1928.¹⁸ No architect's name is given for this wing by contemporary newspaper accounts. When blessed by the Apostolic Delegate in September 1929, the building programme had been expanded and was described as follows:

‘The additions comprise a brick wing of three storeys, joined to which is an up-to-date laundry and drying room. Over the basement is a spacious dining hall, pantry and library for the student and nun’s cubicles, the top floor comprising sleeping quarters for the older girls...The building was....originally expected to cost £7,000 to £9,000, but the total cost would now reach about £15,000, and this included many improvements on the original plan.’¹⁹

The School prided itself on the wide range of subjects and physical pursuits-which included tennis, cricket and basketball- on offer. Tennis courts were added to the eastern portion of the site during this period. A grotto was erected in the gardens to the east of the main building. This still stands, albeit modified. To accommodate the increasing numbers, a number of light weight weatherboard buildings were moved to the site from Randwick.

Changes were also occurring in the wider area. The electrification of the Hornsby-Strathfield Railway line in 1929 and a reduction in fare price encouraged population growth. The growth in private car ownership spread subdivision further away from the railway stations.

Figures 16 to 20 illustrate the School in the 1920s.

¹⁵ Notice that tenders would be shortly called for in ‘Work in Hand and Completed,’ *Construction and Local Government Journal*, 27 April, 1920, p.4.

¹⁶ ‘Loreto Convent, Normanhurst: New Additions Blessed,’ *The Catholic Press*, 7 April, 1921, p.18.

¹⁷ ‘General Notes,’ *The Sydney Morning Herald*, 7 March, 1923, p.11.

¹⁸ ‘Papal Legate’s Visit to Normanhurst,’ *The Daily Telegraph*, 2 November, 1928, p.10.

¹⁹ ‘Loreto Convent, Normanhurst,’ *Freeman’s Journal*, 26 September, 1929, p.34.



Figure 16:
View of the convent from
Osborn Road, with one of
the early timber
buildings visible on the
right hand side.

Loreto School, cited in the
CMP 2008.



Figure 17:
The Holy Angels Wing.

Loreto School, cited in the
CMP 2008

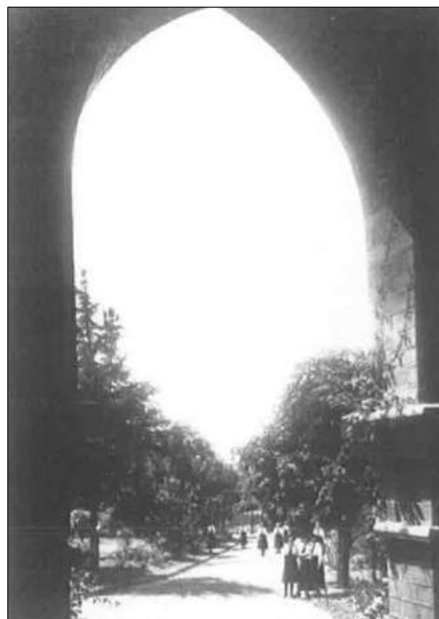


Figure 18:
View down the main
driveway in the 1920s.
Planting was already
well established.

Loreto School, cited in the
CMP 2008



**Figure 19:
The Grotto.**
Loreto School, cited in the
CMP 2008



**Figure 20:
The fields behind the
Convent, with the
original Sanatorium
Hospital in the distance.**
Loreto School, cited in the
CMP 2008

2.7 The Great Depression and World War II

The Great Depression of the early 1930s followed by World War II (1939-1945) curtailed building activity across the area. With its well established vegetable plots, stock and orchards, Loreto was seemingly well prepared. Pupil numbers, however, fell from a high point of 91 boarders in 1928 to 65 in 1931 and 45 in 1933.

A prospectus of this period describes a well-equipped modern school with golf links, tennis courts, a basketball field, a hockey ground and beautiful bushland. A photograph of the front entrance from this period shows elegant sandstone posts and wrought iron gates framed by small sections of low sandstone fence with wrought iron palisade fencing. A timber paling fencing extends along the Pennant Hills Road frontage. This entrance, which is assumed to have been constructed at the same time as the Convent, was moved when Pennant Hills Road was widened in the 1990s. Other historic photographs and contemporary newspaper articles show how the gardens around the original building were well established by this time.

Figure 21 reproduces an aerial photograph dated 1943, which provides a good understanding of the layout of the site at this time. The *CMP 2008* analyses this photograph as follows:

‘The original 1897 building is shown, now almost dwarfed by the subsequent additions and wings added to the site. Smaller outbuildings and open field are also clearly visible, as are a total of six tennis courts. The Pennant Hills and side boundaries are clearly defined by rows of mature trees. The original eastern side boundary is delineated by rows of well-established trees. The land purchased in 1917/1918, along the Mt Pleasant Avenue frontage is also clear. Several tennis courts occupy the northern section of this land. By this time several small, detached

buildings had also been constructed on the land. The northern building, closest to the tennis courts, is now part of the Barry Wing and Teresa Ball Centre. The southern-most building also now remains and is occupied by Loreto nuns. The north eastern section of the school site also bounds a number of private residential and dwellings, which also generally remain today....²⁰

The above analysis identifies what is now the Loreto Community House (identified as the 'southern-most building....occupied by Loreto nuns') as part of the site at this time. As set out in Section 2.10, however, this property had not yet been acquired by the School and was still in private hands in 1943. Note the glade at the northern end of the bushland (referred to in other Master Plan documentation as the 1943 glade). The bush has since been extended into this area.



Figure 21: NSW Lands Department, (*Aerial Photograph over the Site*), 1943.
SIX Maps.

²⁰ *CMP 2008*, p. 27.

By 1947, when the School celebrated its Golden Jubilee, numbers had risen to 35 day girls and approximately 100 boarders and would continue to grow. Although two new classrooms were added to accommodate juniors, new buildings were urgently needed.

The Parents and Friends' Association was formed in 1949 and began assisting in building and funding. Works on the sports fields was undertaken.

2.8 Further Expansion in the 1950s and Change in the 1960s and 1970s

2.8.1 Verandah Classrooms and the Chapel of the Sacred Heart

On 31 May, 1953, the foundation stone was laid for a new chapel by Cardinal Gilroy. The Chapel was designed by Mr. Louis Burns (1904-1971) of Burns and Maloney and built by Earl Brothers Pty Ltd.²¹ The *Catholic Weekly* described the chapel as follows:

'The new brick Gothic chapel... has been designed to harmonise with the architecture of the original building, which it joins near the attractive tower with its Tudor touches of castellated parapet and oriel windows so familiar to visitors as they go up the red gravel drive from the gates on Pennant Hills.

A well-lighted cloister, giving a complete, covered walk around the outside of the chapel shows that the beautiful chapel at Loreto Abbey, Mary's Mount, Ballarat, is the model for Normanhurst....'²²

On the same day that the foundation stone was laid, the Cardinal also blessed the recently completed 'verandah classrooms':

'The new classrooms which the Cardinal will bless after laying the foundation stone of the chapel, are roomy and well-lit, having the whole length of wall facing the north occupied by sliding windows protected from the glare of the sun by a green shade running the length of the block.'²³

The new Chapel of the Sacred Heart was opened and blessed by His Lordship Bishop Lyons, Auxiliary to His Eminence Cardinal Gilroy, in March 1954 (Figure 22). The completed Chapel had cost £52,000 to build.²⁴ Following completion of the Chapel, the existing chapel in the Holy Angels Wing was converted to a dormitory.

Little is known about the architect. The only other example of Louis Burn's work, or the work of Burns and Maloney, found to date is the Romanesque Style tower, portico and baptistry that they added to St. Brigid's Roman Catholic Church, Marrickville (1954) and St. Malachy's Roman Catholic Church, Gooloogong (1952). The latter is a smaller, far simpler, building than the chapel at Loreto Normanhurst.²⁵ Refer to Figure 23.

²¹ 'Ceremony at Loreto Convent, Normanhurst: New £52,000 Gothic Chapel Blessed,' *Catholic Weekly*, 1 April, 1954, p.8; 'Three Views of our Beautiful Convent Chapel,' *Catholic Weekly*, 28 October, 1954, p.15.

²² 'Loreto Convent Ceremony will have Historic Link...', *Catholic Weekly*, 21 May, 1953, p.7.

²³ *Ibid.*

²⁴ 'Ceremony at Loreto Convent, Normanhurst: New £52,000 Gothic Chapel Blessed,' *Catholic Weekly*, 1 April, 1954, p.8; 'Three Views of our Beautiful Convent Chapel,' *Catholic Weekly*, 28 October, 1954, p.15.

²⁵ John W. East, *A Checklist of Romanesque-Inspired Architecture in Australia: Part 1: New South Wales and the Australian Capital Territory*, 2016. <https://espace.library.uq.edu.au>



Figure 22:
The New Chapel, 1953.
Loreto School cited in the
CMP 2008.



Figure 23:
St. Malachy's Roman Catholic Church, Gooloogong.
John W. East, *A Checklist of Romanesque-Inspired Architecture in Australia: Part 1: New South Wales and the Australian Capital Territory*, 2016.

The Chapel at Loreto Normanhurst was cited as one of 14 new churches and other buildings erected by the Catholic church within 1953-54, setting a record for the number of buildings and cost of works for the Archdiocese. The 'building drive' had been started by Cardinal Gilroy in 1952 to combat unemployment.²⁶

2.8.2 The Novitiate

In 1956, two years after the completion of the Chapel, a novitiate was constructed by builder J.G. Pettigrew. This building is now known as the Mary Ward Wing (Figures 24 and 25). The architect has not been identified. At its peak, the novitiate housed 32 novitiates and postulants.

The IBVM were not the only order to build a novitiate in the northern suburbs at this time. The Sister of Charity built a novitiate in Wahroonga in c.1956 and the Brigidine Sisters built a novitiate at St. Ives in 1959.²⁷ Of these novitiates, it was the Sisters of Charity's Wahroonga novitiate that primarily caught the eye of the press. Designed by architect T.E. O'Mahony of S.D.C. Kennedy and Bird, it was centred around a quadrangle and bounded by two, two storey wings, a single storey wing and a Chapel.²⁸

In 1959, the School acquired Lot 17 of the Mount Pleasant Estate, which contained a small Federation period dwelling, originally known as *Ewenton*. This dwelling now forms part of the Loreto Community House. The history of this dwelling is discussed in Section 2.10 below.

²⁶ 'Amazing Development in Sydney Catholic Buildings...', *Catholic Weekly*, 22 July, 1954, p.1.

²⁷ 'New Novitiate with Unusual Features,' *The Sydney Morning Herald*, 9 October, 1956, p.10; 'New Novitiate to be Blessed,' *The Sydney Morning Herald*, 18 April, 1959, p.22.

²⁸ 'New Novitiate with Unusual Features,' *The Sydney Morning Herald*, 9 October, 1956.



Figure 24:
The Novitiate and Convent, 1956.
Loreto School cited in the
CMP 2008.



Figure 25:
The Novitiate, undated.
Loreto Archives.

At the time that the Novitiate was built, there were 225 students in the School including 120 boarders; there were 15 nuns and 3 lay staff. By 1972, this had grown to 700 students, including 138 boarders; 15 teaching nuns; 14 full time and 15 part time teachers in the secondary part of the school; and 5 full time and 2 part time teachers in the primary school.

2.8.3 The Junior School, the Closure of the Novitiate and New Buildings

The 1960s were years of considerable change for the Catholic Church and for education in Australia. The introduction of the Wyndham Scheme in 1962 led to changes in the Senior School. After Vatican II (1962-1965), religious conventions were relaxed. To meet these challenges the School embarked on a new building program. A property to the east of the Novitiate and fronting Mount Pleasant Avenue, was acquired by the School in order to build a new, larger, Junior School. The dwelling that stood on this lot, occupied by the Hollie family prior to its acquisition by the School, was incorporated into the new building. The plans for the new Junior School (Barry Wing), Science Theatre, Canteen and Quadrangle were approved by Hornsby Council in October 1962. The buildings were built, blessed and opened in 1963. Part of the Hollie family dwelling can still be read within the existing Junior School building.

During this period, some of the older buildings which had been moved to this site from Randwick were demolished to make way for new buildings. The Kendall Wing was completed in 1965. When the Novitiate moved to Melbourne in 1969, the building was converted into classrooms and accommodation for the senior girls and renamed the Mary Ward Wing. As the number of students continued to increase, a three storey Resources Centre was opened in 1973. This 'state of the art' building included a new library, science laboratories, lecture theatre and studio (Figure 26).



Figure 26:
The Resource Centre.
Loreto School cited in the *CMP*
2008.

Figure 27 provides a floor plan of the buildings on the northern part of the site dated 1975. The different uses of some of the areas are indicated.

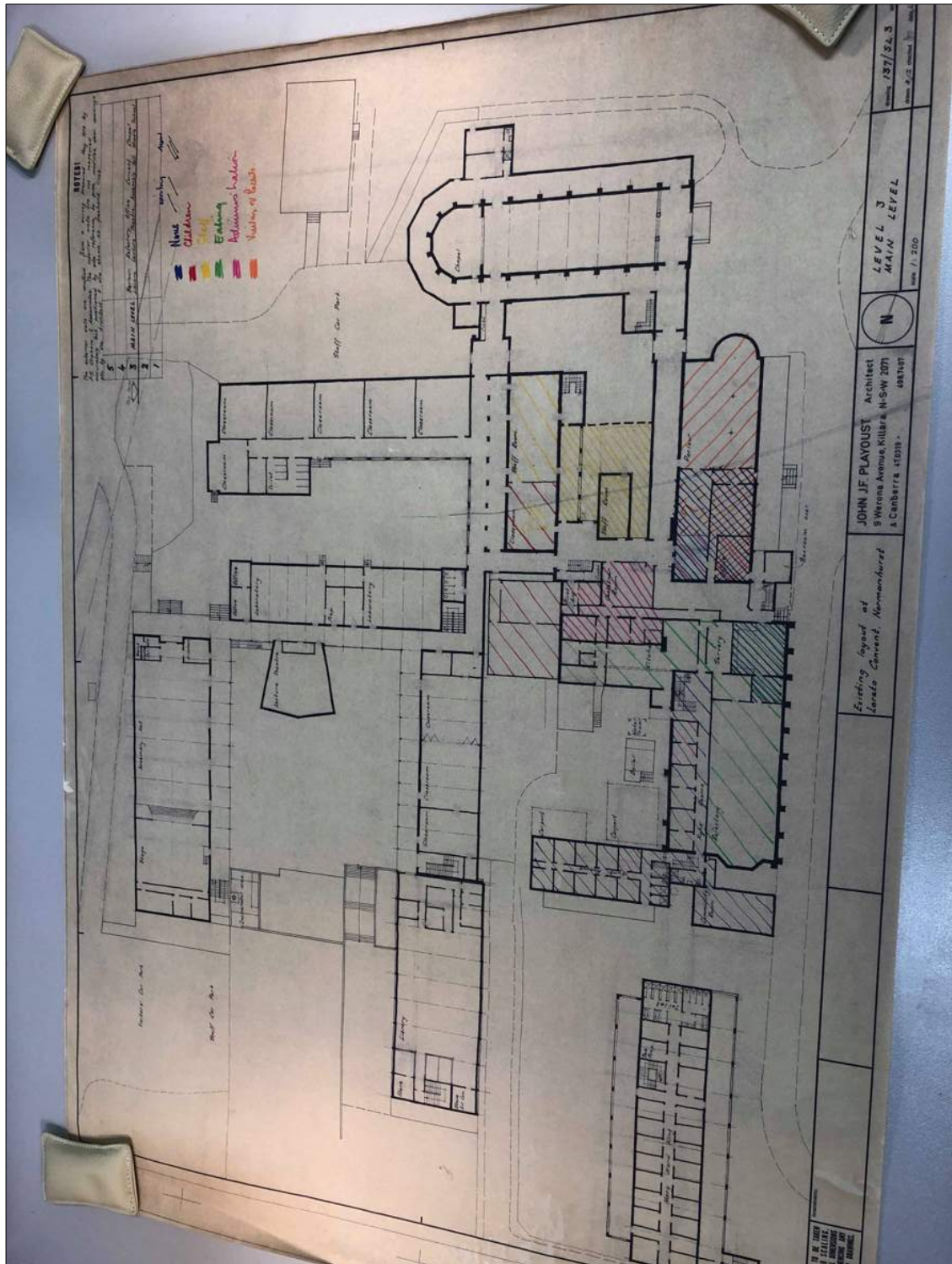


Figure 27: Floor Plan, 1975.
Loreto Archives.

2.9 1980s Onwards

Sporting facilities were upgraded in line with classroom and boarding facilities. In April 1980, the new oval, which built upon the earlier works of the Parents and Friends Association opened, followed three years later by the gymnasium, designed by Kevin J. Curtis and Partners (1983).

The Junior School closed in 1982 to accommodate a proposal by the Parish of Broken Hill to establish a parish school in Normanhurst. While this school never eventuated, it would be some years before the Junior School reopened, and then only in a reduced capacity. It was also in this year that the Birrane Wing was constructed for the Senior School.

In 1991, following a severe storm, a number of the older compressed fibrous cement buildings were removed. The Gym also underwent refurbishment; the Mornane Wing was constructed; and additions carried out to the Birrane Wing (1992). A carpark was constructed in the north western corner of the site. Around this time, a new dwelling was constructed south of what is now the Loreto Community Centre and linked to this earlier dwelling. The two linked houses were home to the Sisters who still lived on the site. Only one Sister still lives on site, Sister Libby Rogerson. The Loreto Community House is further discussed in Section 2.10 below.

In 1994, the first lay principal was appointed and a new principal's residence erected on the southern part of the site, addressing Mount Pleasant Avenue (after 1995). Car parks, landscaping and the upgrading of fencing were undertaken. One of the clay tennis courts to the east of the original convent building was removed (c.1994) and the grounds and maintenance depot established in the north western section of the School (1997). The original stone entry gates and fence were moved following the widening of Pennant Hills Road and a brick and palisade fence built. It is likely that the construction of the footbridge over Pennant Hills Road outside of the site may also have required landscaping works in the north western corner of the site.

In the mid 1990s, Howard Tanner prepared a heritage report on the site, noting that the 1897 Convent Building and its landscape was of significance. The significance of the indigenous forest and burial ground in the southern part of the site were also noted. In 1997, a Master Plan was developed for the site to guide future growth and development. Howard Tanner and Associates were engaged to design new buildings and adapt old ones. A DA was submitted to Council for the addition of a new information resource centre and general purpose learning areas within the School in 1997. An application for a swimming pool complex and alterations and additions to the existing gym was also approved.

In 1999, additions were carried out to the swimming pool complex and 1970s Resource Centre. The Swimming Centre, which contains a 25m pool, and major additions to the Learning (Resource) Centre, which included the Curran Theatre, five new classrooms and a prayer room, were opened by the Governor General Sir William Deane in February 2000.

Works undertaken since this time include drainage and clearing works in the southern part of the site; and further works within the oval area, including the addition of a staff car park along the Osborn Road boundary. In June 2006, additions to the Barry Wing and the Teresa Ball Centre (which incorporated the former Hollie family house), were opened. The Kendall Wing, erected in the 1960s, was refurbished and the Deirdre Rofe Centre was created within the old school hall.

Since the *CMP 2008* was prepared, the School has acquired the Post World War II dwelling at No. 6 Mount Pleasant Avenue. There is a current DA for the demolition of this dwelling and the construction of an Early Learning Centre on this site and on the adjacent playing field.

In 2013, the Gonzaga Barry Centre was opened.

In 2015, Loreto Normanhurst re-opened their primary school to Years 5 and 6 students.

When the school acquired No. 89 Pennant Hills Road has not been ascertained for the purposes of this assessment.

2.10 Closer Focus: Loreto Community House

Given that it is proposed to demolish the Loreto Community House as part of the Stage 1 Application to provide for the construction of a new boarding house, the following sets out the known history of this part of the site in greater detail.

The *CMP 2008* states that the older of the two dwellings comprising the Loreto Community House (referred to as the Sisters' House or Nuns' Residence in the *CMP 2008*) stands on land purchased by Loreto in 1916. On this basis, it is concluded by the *CMP 2008* that the dwelling was most likely constructed for 'nuns' accommodation' sometime between 1916-1917 and 1943 when it is visible in the aerial photograph of this date. On this basis, the *CMP 2008* ranks the dwelling as having 'moderate' significance. The history below, however, clearly establishes that the dwelling was built as a private residence and only acquired by the School in 1959.

2.10.1 A Dwelling Called *Ewenton*

The northern-most part of the Loreto Community House stands on land formerly Lot 17 of the Mount Pleasant Estate subdivision of 1912 (refer back to Figure 15).

The Mount Pleasant Estate subdivision was carried out by Hornsby builder William Mutch. Plans of the estate (see Figure 15) suggests that the lot on which this dwelling now stands was still vacant land at this time. The only dwelling on the estate at this time was 'Mount Pleasant', the home of the Mutch family, which stood to the north on Lot 16.

Lot 17, which was 1r 13 $\frac{3}{4}$ perches in size, was sold by Mutch to Ethel Matilda Chambers, wife of Edward Pinnock Chambers, on 25 June, 1915.²⁹ The Chambers are first listed in *John Sands' Sydney and Suburban Directories* in Mount Pleasant Avenue in 1916 in a property called *Ewenton*. Later directories place this property on the western side of the street. It is highly likely that this is the subject dwelling. A construction date of c.1915-16 is consistent with the style of the dwelling. The Chambers are not listed in Mount Pleasant Avenue after 1923. Who was occupying the dwelling after this time is not known.

The property was transferred to Geoffrey William Hibble, of Hornsby, refrigeration engineer, on 2 August, 1949.³⁰ Hibble is listed in *Sands' Directories* on the western side of Mount Pleasant Avenue from 1926 until the last published *Sands' Directory* of 1932-3. He is likely to have been occupying the subject site prior to purchasing it.

The property was transferred to Harold Allan Jones of Normanhurst, commercial traveller, on 28 November, 1950.³¹

Nothing is known about these early owners.

2.10.2 Acquisition by Loreto and Addition

Nine years later, on 21 April, 1959, *Ewenton* was transferred to the Loreto Property Association. The property was transferred to the Trustees of the Loreto Property Association, registered 16 May, 1986.³²

According to Robin Scott, Province Archivist for Loreto Australia and South East Asia, the dwelling was at one time known as the 'White Cottage' (No. 26 Mount Pleasant Avenue).

²⁹ Transfer attached to Certificate of Title Volume 1760 Folio 29. NSW LPI.

³⁰ Transfer attached to *ibid*.

³¹ Transfer attached to *ibid*.

³² Transfers attached to Certificate of Title Volume 7802 Folio 135. NSW LPI.

Prior to becoming the sisters' residence in 1991, it was 'apparently the residence of Fr. Vaughan.'³³

A second dwelling was constructed and linked into the earlier building in c.1992. The original dwelling is currently being used to house refugees. Sister Libby, the last of the Loreto nuns to live on the site, lives in the attached modern dwelling.

2.11 Closer Focus: The Mary Ward Wing Courtyard and Two Buildings

As part of the Stage 1 works, it is proposed to carry out landscaping within the existing Mary Ward Wing courtyard area in the northern part of the site and to demolish two buildings adjacent to it.

This area is defined by the Givendale Building, Mary Ward Wing and the c.1950s/1960s infill building between them on the eastern side; and on the western and northern sides by the rear of Post World War II classrooms and administration buildings.

This appears to be an area of the site that has undergone significant changes over time. In its current form, this space dates from when the last of the flanking buildings was erected, being the 1970s Resource Centre. Figure 28 (being a detail of the 1943 aerial photograph, Figure 21 above) shows this area in 1943, at which time it appears to be a utilitarian yard. Figure 29 (detail of the 1975 plan, Figure 27 above) reinforces the idea that this was, historically, a utilitarian space.



Figure 28: Detail of Figure 18, the 1943 aerial photograph over the site, showing the area of the proposed works.

SIX Maps.

³³ Email correspondence with A. Fuller dated 22 November, 2018.

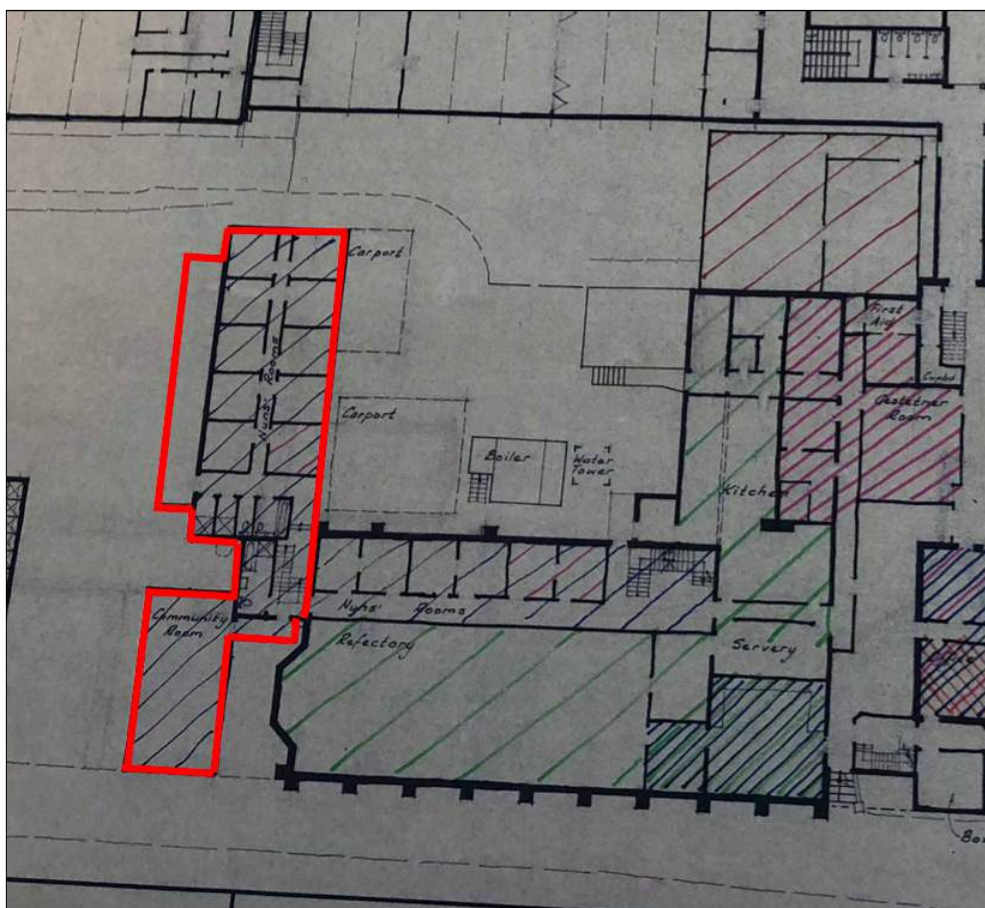


Figure 29: The site in 1975. The buildings outlined in red are those it is proposed to demolish as part of the Stage 1 works.

See Figure 24 for source details.

The buildings outlined in red in Figure 29 will be demolished as part of the Stage 1 works. The building marked 'nun's rooms' was erected in stages. When the first part of this building was erected- the ground floor- is unclear. It is known that there was a 'little two storey building' to the rear of the main convent building, and connected to it by a covered way, in 1897. This building is not in the right location to be the transverse wing shown in the historic photograph, Figure 8, dated 1900. It may be associated with the construction of the Givendale Wing in 1928. The brick and the six pane windows are typical of the Interwar period. The upper floor is constructed of a lighter brick and, in the northern elevation, has double hung sash windows with horizontal glazing bars typical of the c.1940s. Whatever the case, the building was two storeys in height by 1943 (see Figure 28). The building is simple in form and detailing and is likely to have served ancillary functions. The 1975 plan (Figure 28 above), identifies the use as 'nuns' rooms.' It is currently occupied by the maintenance and grounds staff.

The building marked 'community room' in Figure 29 and connected to the above service building, was constructed after 1943. Stylistically, it dates from the 1950s-1960s. Nothing further is known about this building. It is currently a staff room.

2.12 Carpark South of the Junior School

As part of the Stage 1 works, the carpark to the south of the Junior School and accessed from Mount Pleasant Avenue will be removed and repurposed as a garden plaza.

Little is known about this part of the site. The 1943 aerial photograph (Figure 21), indicates that it was part of the grounds of *Mount Pleasant*, which was acquired by the

School in 1920. When *Mount Pleasant* was demolished is not known. In 1990, this part of the site became a carpark. The existing layout and landscaping appear to date from this time.

3.0 SITE ASSESSMENT

3.1 Preamble

The following section describes the site. Section 3.2 provides a general site description. Section 3.3 briefly identifies the buildings on the site. Section 3.4 describes the buildings that will be removed by the Stage 1 works in greater detail. Section 3.5 considers the character of the surrounding area.

3.2 The Site

3.2.1 Layout

For the following, refer to Figure 30, being an aerial photograph over the site, and back to Figure 2, which identified the principal buildings and areas on the site. The site is a long, irregularly shaped area comprising various lots that extend south from Pennant Hills Road between Osborn Road to the west and Mount Pleasant Avenue to the east. The site is approximately 13.5ha in size. The northern section of the site is elevated above the level of Pennant Hills Road. The site then generally falls away to the south.

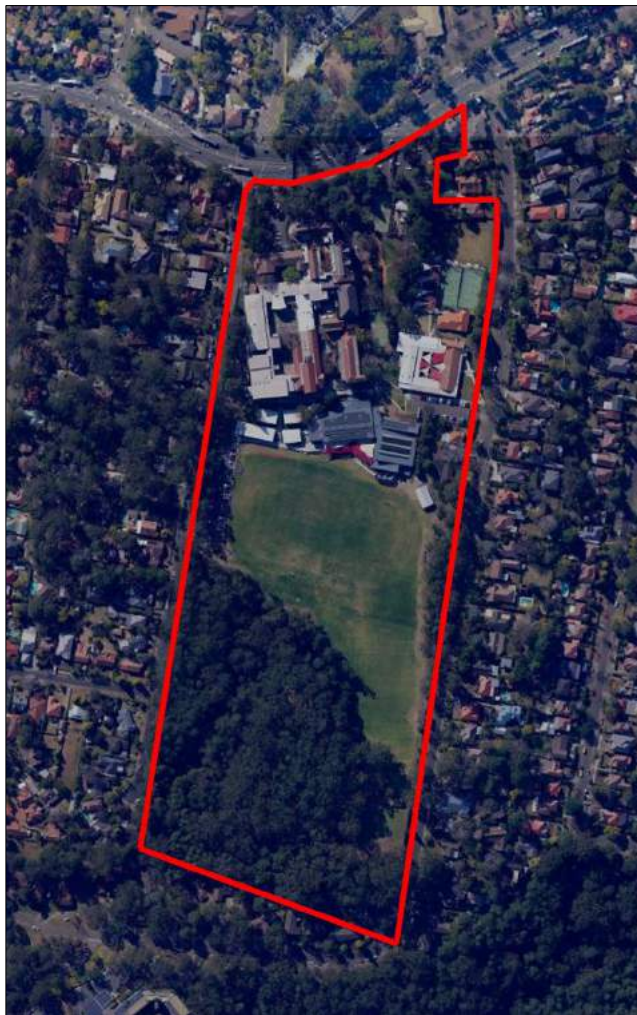


Figure 30:
Aerial photograph over the site.
SIX Maps; annotations by WP Heritage.

The majority of the School buildings are located on the northern section of the site. The northern-most part of the site rises slightly above Pennant Hills Road. A 6m embankment separates this area from the lower lying playing fields in the centre of the site. There is a large area of remnant bushland (identified as Blue Gum High Forest) and a bush cemetery at the southern end of the site. There is a natural water course through the site which distributes run-off to a local creek at the bottom on the site, which flows into the Lane Cove River. Following drainage works, the watercourse is less pronounced in current aerial photographs over the oval than in historic photographs. A separate arborist report identifies the significant trees on the site.

3.2.2 Fencing, Dates and Carparks

The entire site is fenced, mostly in 1.8m high metal palisade fencing, sometimes mounted on brick or masonry bases and sometimes without a base. There are several points of entry, the most important being the original entrance (which was re-located following the widening of Pennant Hills Road) on Pennant Hills Road. This entrance is setback from the street edge and comprises the original sandstone posts and wrought iron gates flanked by palisade fencing on a stone base. An asphalted driveway leads into the site from these gates towards the 1897 Convent Building, also providing access to a carpark and the maintenance depot in the north eastern corner of the site.

There are four vehicular entrances into the site from Mount Pleasant Avenue: the private entries to the Loreto Community House and Principal's residence; an entrance in front of the Health and Wellness Centre; and an entrance into the carpark that lies on the southern side of the Junior School. A separate pedestrian entrance into the Junior School that lies close to this car park is flanked with two new sandstone pillars, similar to those at the main entrance from Pennant Hills Road.

There are a number of access points into the site from Osborne Road, the main access being located at the northern end, near the intersection with Pennant Hills Road. Three other gates further south provide access into the School grounds. Parking areas are generally located off these entrances (refer to Figure 2). Figures 31 to 44 illustrate fencing, gates and carparks, part of the site.



Figure 31: Detail of the entrance gate on Pennant Hills Road. The following photographs move east to west.



Figure 32: Detail of the entrance gates of Pennant Hills Road.



Figure 33: Detail of the entrance gate on Pennant Hills Road.

Figure 34: Detail of the entrance gates of Pennant Hills Road.



Figure 35:
Typical palisade fencing.
This section along Mount Pleasant Avenue west of the original entrance is mounted above a face brick wall.

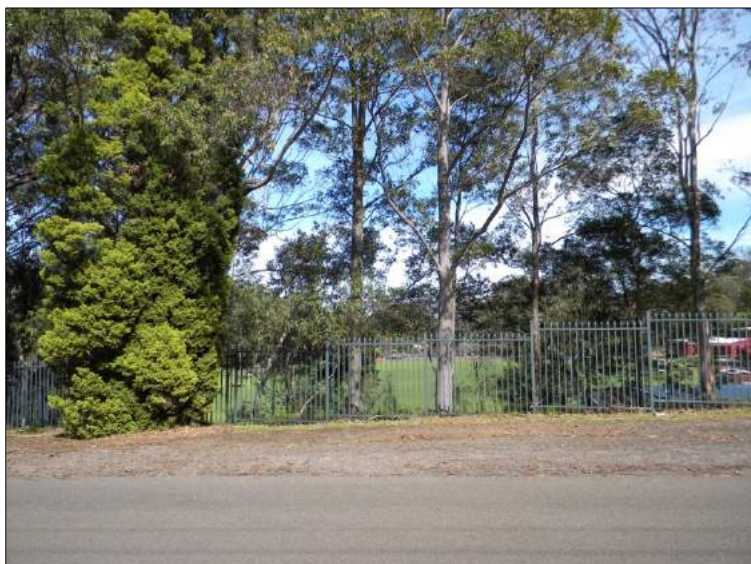


Figure 36:
Typical palisade fencing
along the side boundaries.



Figure 37:
Detail of the entrance
gates into the Junior
School from Mount
Pleasant Avenue.



Figure 38:
Looking towards the
carpark in the north
western corner of the
site.



Figure 39:
View north across the
carpark in the north
western corner of the
site.



Figure 40:
Carpark in the north
eastern corner of the
site, looking towards
the eastern boundary.



Figure 41:
Carpark in the north
eastern corner of the
site, looking north.
AJ+C



Figure 42:
Carpark in the north
eastern corner of the
site, looking north.



Figure 43:
Entrance into the site
from Osborn Road
(Diedre Rofe Centre).



Figure 44:
Carpark to the west
of the oval, off
Osborn Road.

3.2.2 Landscape Character

The northern, central and southern parts of the site have distinct landscape characters, each of which is described below.

3.2.2.1 Northern Landscape Character

General Description

The landscape character of the northern part of the site is one of cultural plantings and formal landscape elements. There are playgrounds, tennis/netball courts, lawns, gardens (including specimen plantings, such as Date Palms and Pine trees); path networks (pedestrian and/or vehicular); quadrangles between buildings; and specific landscape elements, such as religious statues and the grotto. There are distinct areas of planting, such as the planting along the original main driveway off Pennant Hills Road, to the north and east of the early buildings, and along Osborn Road and Mount Pleasant Avenue boundaries. Some of these elements are associated with different phases of the School's development; most have been modified over time. Figures 45 to 64 illustrate the landscape character of the northern part of the site.



Figure 45:
View up the main driveway from Pennant Hills Road. The line of the driveway is significant, as is the garden setting. The fabric has been renewed over time.



Figure 46: Driveway along western (Osborn Road) boundary, looking north, below the carpark.
Figure 47: Along the northern boundary (Pennant Hills Road), looking east, below the Chapel.



Figure 48:
The northern most tennis court, on the eastern side of the 1897 convent (Court 1). Two courts were shown in this location in the 1943 aerial photograph. One was removed in the 1990s to create a maintenance depot.



Figure 49: Religious statue at the top of the driveway from Pennant Hills Road.



Figure 50: An example of a specimen planting.



Figure 51:
Driveways and lawn
to the immediate
east of the 1897
convent.



Figure 52:
Tennis court to the
east of the
Givendale Wing
(Court 2).



Figure 53:
Grotto to the east of
the Givendale Wing.
Note: the statue
grouping has been a
site element since
the 1920s. The
shelter is more
recent.



Figure 54:
Pathway below the lawns to the east of the 1897 convent and Givendale Wing.



Figure 55:
Lawns below the above pathway.



Figure 56:
Lawns below the above pathway.



Figure 57:
Gardens above the
primary school
games court.



Figure 58:
Primary school
games court.



Figure 59:
Courtyard between
the Mary Ward
Wing and the
Learning/Resourc
e and Curran
Theatre Building,
looking south.
AJ+C



Figure 60:
Courtyard between the Chapel, Holy
Angels Wing and the administration
buildings.



Figure 61:
Driveway below the
Gonzaga Barry Centre,
looking east.



Figure 62:
Driveway to the west of the
Gonzaga Barry Centre and
Deirdre Rofe Centre,
looking north.



Figure 63:
Main Quad.
AJ+C



Figure 64:
Top Quad, looking west.
AJ+C.

Closer Focus: Areas Impacted upon by Stage 1 Works

The proposed Stage 1 works will impact upon the Mary Ward Wing courtyard area in the northern part of the site which is illustrated by Figures 65 to 67 below. This area slopes to the south and is hard surfaced. There is no planting. The elevations addressing this area are the rear and side elevations of buildings ranging in date from the Givendale Wing (1928) onwards. These elevations have been altered and added to over time. There are also fire stairs and services attached to them.



Figure 65:
Detailed aerial
photograph over the
courtyard.
SIX Maps.



Figure 66:
Looking north into the
courtyard.
AJ+C



Figure 67:
Eastern side of the
courtyard.

Additional photographs of the area can be found in conjunction with the building descriptions below.

Stage 1 will also impact upon the carpark to the south of the Junior School, accessed off Mount Pleasant Avenue, and the driveway that links it to the Mary Ward Wing courtyard. Figures 68 to 72 illustrate this area.



Figure 68:
Detail of the aerial photograph over the carpark and the driveway that links it to the Mary Ward Wing Courtyard.
SIX Maps.



Figure 69:
Carpark to the south of the Junior School.



Figure 70:
Carpark to the south
of the Junior School.



Figure 71:
Western end of the
carpark.



Figure 72:
Driveway linking
the carpark to the
Mary Ward Wing
Courtyard.

3.2.2.2 Central Landscape Character

The central section of the site is comprised of playing fields. As noted above, a six metre embankment, into which several buildings are set, separates the oval from the northern part of the site. On the eastern side, the land falls from Mount Pleasant Avenue directly onto the oval. Trees planted on the slope leading down to the oval partially screen it. The height of the road above the oval decreases to the south. On the western side of the oval, there is a carpark and bushland; to the south, lies bushland. Figures 73 to 76 illustrate the central part of the site.



Figure 73:
View over the
central section of
the site.
AJ+C



Figure 74:
Western side of the
central part of the
oval, looking south.



Figure 75:
Car park on the
western side of the
oval.

3.2.2.3 Southern Landscape Character

The southern end of the site is dominated by remnant bushland, identified on the Biodiversity Map of the *Hornsby LEP 2013*. This bushland is classified as Blue Gum High Forest, an endangered ecological community under the *Environmental Protection and Biodiversity Conservation Act 1999* and *NSW Threatened Species Act 1995*.

The nuns' cemetery, established in the 1890s, lies within the bushland. The cemetery is concealed from the remainder of the School and from the public domain. The cemetery is approximately equidistant from the two side boundaries and is approximately 11m by 10m wide. A clearing surrounds the space, which is enclosed with an ashlar sandstone wall that ranges in height from approximately 1.0m to 1.5m. A stone path divides the cemetery and is flanked by two rows of cast iron Celtic crosses. A number of walking tracks have been formed through the bush. Figures 76 and 77 illustrate the southern part of the site.



Figure 76:
Bushland in the southern part of the site.
AJ+C



Figure 77:
The cemetery.
AJ+C.

3.3 The Buildings: Overview

The purpose of this section is to briefly identify the principal buildings on the site.

3.3.1 The 1897 Convent Building

The original convent building is a three storey face brick building in the Federation Gothic Style. The roof is steeply pitched and clad in slate with terracotta ridge capping. The eaves are timber lined, with exposed timber rafters. The brickwork is alleviated by sandstone mouldings and the use of a darker red brick to crenulations, label moulds and around openings. Other characteristics typical of the Federation Gothic Style include the pointed arched windows, buttresses and quatrefoil windows.

The northern elevation of the building has a distinctive two storey curved bay with crenulated parapet. The bay has narrow pointed arch timber framed double hung windows at ground and first floor levels. At ground floor level, to either side of the bay, there is a narrow arched opening. The opening on the eastern side forms the end of the open arcade that runs along the eastern face of the building; the opening on the western side is fitted with a timber framed double hung window. There are stone framed quatrefoil windows to either side of the bay at the first floor level. There is a small timber framed pointed arch window in the apex of the gable above the bay. There is a stone cross mounted at the apex to the gable.

The eastern elevation of the building is characterised by engaged buttresses that mark the structural bays, an arcaded verandah at ground floor level and pointed arch windows and doors. There is a bulls-eye window at first floor level towards the southern end. The elevation rises into three gabled dormers.

There is a small two storey wing attached to the southern end of the main building. This wing has a hipped terracotta tile roof. It has been extensively modified over time and an additional two levels constructed.

The western elevation is concealed by a later two storey addition in the same style as the Chapel cloisters, which are described below.

Figures 78 to 81 illustrate the exterior of the building. The *CMP 2008* illustrates a number of fine interiors within this building. These, while not illustrated in this HIS, are still in evidence.



Figure 78:
Northern elevation of the 1897
Convent Building.
AJ+C



Figure 79:
Eastern elevation
(north end) of the
1897 Convent
Building.



Figure 80: Southern end of the eastern elevation of the 1897 Convent Building.

Figure 81: Western elevation of the 1897 Convent Building encased in the later cloister.

3.3.2 Holy Angels Wing (1921)

The Holy Angels Wing runs parallel to the original convent building on its western side. The majority of this building is concealed by later buildings and/or additions. The building is two storeys in height, with pitched roof clad in unglazed terracotta tiles. The walls are constructed of face brick.

The northern elevation is the only original elevation that remains readily visible. This elevation is gable ended. The windows at ground floor level are rectangular timber framed double hung windows. At first level, the upper sash has a pointed arch. The windows are framed in a darker red brick. There is also a wide red brick band marking the first floor level and a narrow band at the springing point to the first floor arched windows.

The eastern elevation is enclosed in a two storey cloister in a similar style to the Chapel cloisters.

Figures 82 to 85 illustrate this building.



Figure 82:
Northern elevation of the Holy
Angels wing, showing the original
building and later cloister style
addition.



Figure 83:
The later
cloister style
addition
concealing the
eastern side of
the Holy Angels
Wing.



Figure 84 and Figure 85: Original eastern elevation of the Holy Angels Wing within the later cloister.

3.3.2 Givendale Wing (1928)

The Givendale Wing is a two- three storey 'L' shaped building located south of the 1897 Convent Building. The building was designed to complement the original building. The walls are constructed of face brick. The roof is hipped and clad in slate with terracotta ridge capping. The eaves are wide and lined, with exposed timber rafters. The northern end abuts the 1897 Convent Building and later additions.

The eastern elevation is finished in a similar, but simpler, way to the eastern elevation of the 1897 Convent Building. The elevation is divided into bays by engaged buttress and there are pointed arched windows at ground and first floor levels. The windows are timber framed and double hung (with toplights) and are framed in red brick with stone sills.

The southern elevation incorporates a three sided bay window with Gothic Style stone tracery leaded windows at ground floor level and a copper roof.

The western elevation is more simply detailed and has been altered by the addition of services.

Figures 86 to 89 illustrate this building.



Figure 86:
Eastern elevation of
the Givendale Wing.



Figure 87:
Southern end of the Givendale Wing.



Figure 88:
Northern end
of the western
elevation of the
Givendale
Wing.



Figure 89:
The southern
end of the
western
elevation of the
Givendale Wing.

3.3.3 Chapel and Cloister (1953)

The 1953 Chapel is located north west of the 1897 Convent Building and is connected to it by a two storey cloister. The Chapel and the cloister are constructed of face brick with rendered and stone detailing. The cloister has a concealed roof; the chapel roof is pitched and clad in terracotta tile.

The Chapel is orientated east-west, with the principal entrance lying at the eastern end. The eastern end of the chapel is gabled ended. Truncated buttresses flank a central arched doorway. There are two arched openings to either side. There is a large rose window above the door, within the gable.

The eastern elevation of the cloister connecting the Chapel to the original convent building has large arched openings at ground floor level and rectangular openings at first

floor level, fitted with leaded windows. The southern end, there is a pair of timber framed doors. The elevation rises into a rendered crenulated parapet.

Single storey cloisters, with crenulated parapets, runs along the northern and southern elevations of the Chapel. The cloisters have large arched openings fitted with leaded glass. Above the cloisters, the side elevations of the Chapel have engaged buttresses and long narrow pointed arched windows fitted with leaded glass.

A single storey cloister continues around the western end of the Chapel, which is a faceted apse. Above the cloister, are engaged piers. There are no windows in this elevation of the Chapel.

Figures 90 to 94 illustrate the 1953 Chapel and cloister.



Figure 90:
Eastern elevation of the
1953 Chapel and the
cloister.



Figure 91:
Northern elevation of
the 1953 Chapel and
cloister (eastern end).



Figure 92:
Northern elevation of
the 1953 Chapel and
cloister (western end).



Figure 93:
Western elevation of the
1953 Chapel and
cloister.



Figure 94:
Southern elevation of the 1953 Chapel and the
eastern elevation of the cloister that connects it to
the Holy Angels Wing.

3.3.4 Mary Ward Wing (1958)

The Mary Ward Wing was constructed in 1958 as the novitiate. The building is three storey in height and constructed of face brick. The brick base of the building increases in height with the fall of the land to the south. The roof is hipped and clad in terracotta tile. The eaves are wide and lined. Open flat roofed verandahs, with large flat arched openings and brick balustrades (with metal top rail), extend along the eastern and western elevations of the building. A narrow hipped roof bay housing the stairwell projects at the southern end on the eastern side. Doors and windows are timber framed.

Figures 95 to 99 illustrate the Mary Ward Wing.



Figure 95: Eastern elevation of the Mary Ward Wing, southern end stairwell.

Figure 96: Eastern elevation of the Mary Ward Wing.

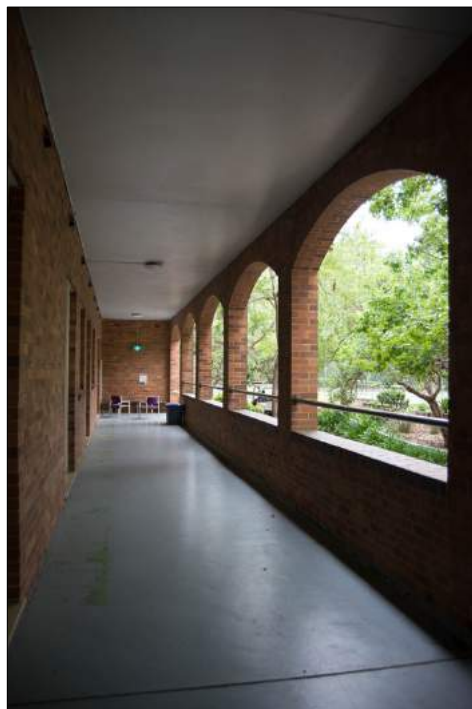


Figure 97: Eastern elevation of the Mary Ward Wing, northern wing.

Figure 98: Ground floor colonnade, eastern side.

AJ+C.



**Figure 99:
Western elevation of
the Mary Ward Wing.**

3.3.5 1950s-1960s Additions between the Givendale Wing and the Mary Ward Wing

It is proposed to demolish this building as part of Stage 1 works. Refer to Section 3.4 for a description.

3.3.6 Service Building in the Mary Ward Wing Courtyard

It is proposed to demolish this building as part of Stage 1 works. Refer to Section 3.4 for a description.

3.3.7 Birrane Wing

The Birrane Wing is a two storey building attached to the cloister on western side of the Holy Angels Wing, towards its northern end. It runs in a westerly direction. This building was erected in 1982 and altered in 1992. The walls are constructed of face brick. The roof is hipped and clad in terracotta tiles. There are gabled projections of varying sizes extending out of the western and southern roof planes. Windows in the northern elevation are rectangular. Windows in the southern elevation have flat arches. Of note is a group of four timber framed double hung windows fitted with coloured lead light at first floor level in the northern elevation. It is not known if these are original to this building or have been moved to this location from elsewhere within the site.

Figures 100 to 103 illustrate the Birrane Wing.



Figure 100:
Northern elevation of the Birrane Wing, eastern end, showing the four timber framed double hung windows fitted with leadlight.



Figure 101:
Northern elevation of the Birrane Wing.



Figure 102:
Northern elevation
of the Birrane
Wing, western end.



Figure 103:
Top Quad
courtyard, with the
southern elevation
of the Birrane Wing
on the right hand
side and the
northern elevation
of the Mulhall Wing
on the left hand
side.

3.3.8 Mulhall Wing and Frizelle North

The Mulhall Wing forms the northern side of the Main Quad; Frizelle North forms part of the eastern side of this courtyard (northern end). These buildings are two storey Post World War II buildings that have undergone alteration and addition over time. The walls are of face brick. Roofs are generally pitched and clad in corrugated metal. Windows are metal framed.

Figures 104 to 107 illustrate these buildings.



Figure 104:
Mulhall Wing, south
elevation.
AJ+C.



Figure 105:
Frizelle Wing,
southern elevation.
AJ+C.



Figure 106:
Frizelle Wing,
eastern elevation.



Figure 107: The western elevation of the Frizelle Wing.

3.3.9 Deidre Rofe Centre

The Deidre Rofe Centre is a two storey- increasing to three storey with the fall of the lane to the south- multi-coloured brick building with a low pitched corrugated metal roof. A flat roof extends over the northern elevation, which contains the main entrance. Figures 108 to 110 illustrate this building.



Figure 108: Northern elevation of the Deidre Rofe Centre.



Figure 109: Western elevation of the Deidre Rofe Centre.



Figure 110: Eastern elevation of the Deidre Rofe Centre.

3.3.10 Gonzaga Barry Centre and the Resource Centre

These three and four storey brick and clad buildings form the eastern and southern boundaries of the Main Quad. Figures 111 to 116 illustrate these buildings.



Figure 111:
Resource Centre.



Figure 112:
Looking towards the
Resource Centre from
within the main quad.



Figure 113:
Part of the Gonzaga
Barry Centre from
within the main quad.



Figure 114:
Southern elevation of
the Gonzaga Barry
Centre.



Figure 115:
Southern elevation of
the Gonzaga Barry
Centre and the
Resource Centre.



Figure 116:
Western elevation of
the Gonzaga Barry
Centre.

3.3.11 Teresa Ball Centre

The Teresa Ball Centre is a single storey building comprising three wings built around a central courtyard.

The northern end of the eastern most wing incorporates an interwar period bungalow. This wing has face brick walls, a hipped and gabled roof clad in terracotta tile and timber framed windows and doors. The remainder of the building was constructed c.1980s and later. The remainder of the eastern wing has brick walls and lies under a pitched roof clad in terracotta tile to match the remnant of the bungalow at its northern-most end. The rest of the building similarly has brick walls and lies under pitched roofs covered in corrugated metal sheet.

Figures 117 to 125 illustrate this building.



Figure 117:
Northern elevation of
the Teresa Ball Centre
(western end).



Figure 118:
Northern elevation of
the Teresa Ball Centre
(eastern end).



Figure 119:
Eastern most end of
the northern
elevation, being part
of the interwar
period bungalow
that once stood on
this site.



Figure 120:
Eastern most end of
the northern
elevation, being part
of the interwar
period bungalow
that once stood on
this site.



Figure 121:
Northern end of the
eastern elevation.
The section beneath
the gable forms part
of the original
bungalow. The
remainder of the
elevation is c.1980s
and later.



Figure 122:
Southern end of the
eastern elevation.



Figure 123:
Western elevation.
This part of the
building houses the
Mary Ward Centre.
AJ+C



Figure 124:
Southern elevation
of the building. The
gable end is not part
of the interwar
period dwelling but
compliments its
detailing.
AJ+C



Figure 125:
Internal courtyard,
looking south.

3.3.12 Mary Ward Health and Wellness Centre

The Mary Ward Health and Wellness Centre is a small free standing single storey face brick building with a hipped and gabled roof clad in terracotta tiles. The building was most likely erected in the c.1960s and 1970s and has since been altered and extended. Figures 126 to 128 illustrate this building.



Figure 126:
Eastern elevation of
the Mary Ward
Health and Wellness
Centre.



Figure 127:
Northern elevation.
AJ+C



Figure 128:
Southern elevation.
AJ+C

3.3.13 Gymnasium and Aquatic Centre

The Gymnasium and Aquatic Centre are substantial, predominately brick, buildings erected in the 1970s-1990s, that have recently been upgraded. They are set into the 6m embankment between the northern and central parts of the site. Figures 129 to 131 illustrate these buildings.



Figure 129:
Looking towards the Gym
and Aquatic Centre.



Figure 130:
Looking towards the
Gym (northern side).



Figure 131:
Looking towards the
Gym and Aquatic
Centre from the oval.
AJ+C

3.3.14 Veronica Reid Buildings

The Veronica Reid Buildings are four recently erected, light weight clad classrooms set into the embankment on the northern side of the oval. Figure 132 illustrates these buildings.



Figure 132:
The northern elevation
of the Veronica Reid
Buildings.

3.3.15 Loreto Community House

It is proposed to demolish this building as part of Stage 1 works. Refer to Section 3.4 below for a description.

3.3.16 Principal's Residence

The principal's residence is a free standing, single storey face brick dwelling erected in the c.1990s. The roof is pitched and clad in tile. Refer to Figure 133.



Figure 133:
Principal's Residence.

3.3.17 Other Buildings

There are small light weight clad maintenance sheds on the eastern side of the northern most tennis court. Refer to Figure 134.

A small free standing modern building on the eastern side of the oval, set below the slope down from Mount Pleasant Avenue, houses the uniform shop. Refer to Figure 135.

There is a Post World War II period single storey fibro cement clad dwelling with a tile roof at No. 89 Mount Pleasant Avenue. Refer to Figure 136.



Figure 134:
Maintenance Sheds.



Figure 135:
Uniform Shop. This photograph looks towards part of the site of the proposed new boarding house (Stage 1 Works). Note the terracing down to the oval.
AJ+C.



Figure 136:
No. 89 Pennant Hills Road.

3.4 Closer Focus: Buildings to be Demolished as Part of Stage 1

3.4.1 Service Building in the Mary Ward Wing Courtyard

This building is a small two storey face brick building with a pitched roof clad in terracotta tile. A brick chimney rises out of the southern roof plane. The differences in the brick type and windows at ground and first floor levels suggests that the building was erected in two phases. The six pane windows at ground floor level are indicative of a c.1920s construction date. The windows at first floor level are indicative of a c.1940s construction date.

The principal elevation is the southern elevation. At ground floor level, there are timber framed double hung windows (of two different sizes) with multiple panes to each sash. At first floor level there is an enclosed verandah supported by timber posts. The verandah has a timber clad bell-cast base.

The ground floor of the northern elevation is recessed beneath an arcade. The windows opening into the arcade match the windows in the southern elevation. The first floor above is supported by brick piers constructed of a different brick to the remainder of the building. Some of the spaces between piers are screened with timber lattice. The windows at first floor level are timber framed double hung windows with horizontal glazing bars.

There is a two storey block at the eastern end containing a stairwell. The western elevation has two timber framed double hung windows with multiple panes to each sash at ground floor level; metal stairs lead up to a door at first floor level. There is a timber vent set in the apex of the gable.

The building currently houses maintenance and grounds staff and ancillary functions.

Figures 137 to 140 illustrate this building.



Figure 137:
Southern
elevation.



Figure 138:
Northern
elevation.



Figure 139: Western elevation.



Figure 140:
Typical ground floor room with battened ceiling and simple timber joinery. It would appear that the interior wall has been moved from its original location.

3.4.2 1950s/1960s Infill Building

This building is located between the Givendale Wing and the Mary Ward Wing and is connected to the service building described above at its eastern end.

A date of construction for this building has not been determined. It was constructed after 1943. Stylistically, it dates from the c.1950s-1960s.

The walls are constructed of face brick. The roof is hipped and clad in tiles. The principal elevation is the eastern elevation. At ground floor level, there is a band of aluminium framed windows set high in the wall. The brickwork below is alleviated by a simple pattern created by protruding bricks. A stone topped seat is set against the wall. The first floor of the eastern elevation cantilevers forwards over the ground floor and is characterised by timber framed floor to ceiling sash windows. The windows return the corner part way along the western elevation.

A later single storey addition runs north-south across and beyond the western elevation, connecting the building to the Mary Ward Wing.

This building currently houses a classroom and staff room and an enclosed walkway.

Figures 141 to 144 illustrate this building.



Figure 141: Eastern elevation.

AJ+C



Figure 142: Southern elevation.



**Figure 143:
Single storey addition to the rear
(eastern side).**



Figure 144:
Western side.

3.4.3 Loreto Community House

The Loreto Community House is comprised of two distinct halves.

3.4.3.1 Northern Half

Exterior

The northern part of the building was constructed in c.1916 as a free standing single storey dwelling. Given its age and integrity and the fact that it was ranked as being of 'moderate significance' by the *CMP 2008*, it is described in detail below.

The walls of the principal building form are constructed of painted rough cast render. The roof is hipped and gabled and clad in unglazed terracotta tile. There are two simply detailed painted brick chimneys with terracotta chimney pots to either side of the roof. The eaves are timber lined.

The principal elevation is the eastern elevation, addressing Mount Pleasant Avenue. This elevation is asymmetrical. There is a gabled projection on the northern side. The gable is finished in fibre-cement sheeting with vertical timber battens and has wide timber barge boards. A shallow three sided bay projects forward beneath the gable. There is a timber framed window, with top light, in each face of this bay. The bay has a flat roof with wide timber bracketed eaves.

The remainder of the front elevation lies under a verandah. The main roof breaks in pitch over this verandah and is supported by tapered timber posts set into a solid balustrade. The verandah has a coloured concrete floor; the underside of the roof is timber lined. Timber framed and glazed French doors with a toplight open onto the verandah.

The front entrance lies within an arched recessed porch on the northern side of the principal building form. The porch has a painted concrete floor and lined ceiling. The entrance comprises a high waisted timber panel door with top and side lights. The toplight is fitted with Art Nouveau Style stained glass. To the east of the front porch, there is a stained glass porthole window; to the west, there is a large opening fitted with timber framed double hung windows.

The southern elevation of the principal building form is partially concealed by an attached car port and the later addition. It has timber framed casement and double hung windows.

There are part masonry and part fibro skillions to the rear of the dwelling. The skillions have timber framed and aluminium framed windows.

A single storey weatherboard structure connects this dwelling to the later addition, described below, to the south. There is a flat metal roofed carport attached to the southern side of the dwelling, in front of the link section.

Figures 145 to 154 illustrate the exterior of this part of the Community House.



Figure 145:
Eastern, front
elevation.



Figure 146: French doors in the front elevation.



Figure 147:
Northern elevation.

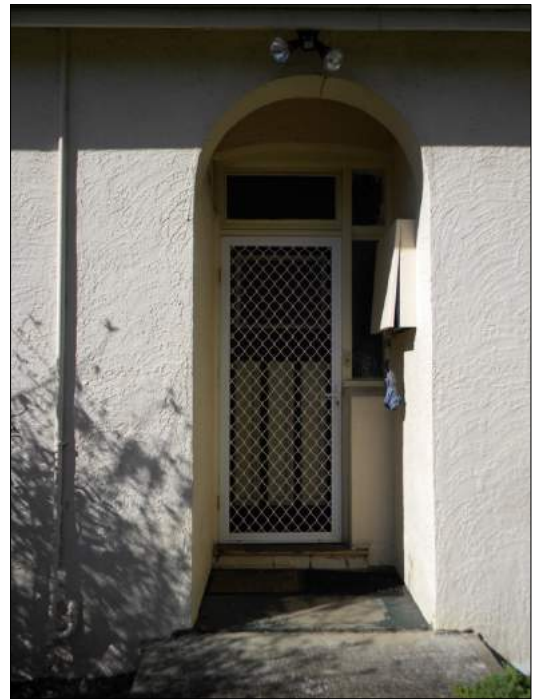


Figure 148 and Figure 149: Details of the northern elevation.



Figure 150:
Western end of the northern
elevation.



Figure 151:
Southern elevation.



Figure 152:
Rear elevation.



Figure 153:
Link between the northern
and southern parts of the
Community House.



Figure 154:
Link between the northern
and southern parts of the
Community House.

Interior

This end of the Community House demonstrates a typical floor plan for a c.1916 domestic dwelling, with later alterations and additions carried out by the School. Finishes within the principal building form include carpet over timber floor boards (?); plastered and painted walls; painted timber profiled timber skirting boards and architraves, with picture rails in the principal rooms; timber panel doors, mostly high waisted doors, some with fanlights; and fibro or plaster ceilings with battening. Two rooms have fireplaces with cast iron coal grates and timber mantelpieces with Art Nouveau Style detailing. The present kitchen, which lies within the principal building form, has a timber lined ceiling. The rear rooms have undergone greater alteration. They are similarly but more simply finished. The rooms within the rear skillion have fibro (or equivalent) lined walls. Bathroom and kitchen fit outs are c.1970s and later.

Figures 155 to 165 illustrate typical interiors.



Figure 155: High waisted front door with leadlight top light.
Figure 156: Hallway.



Figure 157: Typical battened ceiling and picture rail.
Figure 158: Bay window.

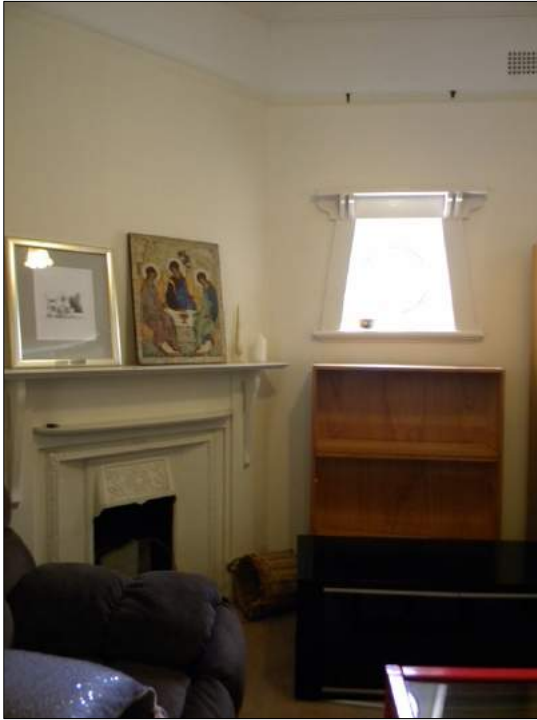


Figure 159 : One of the fireplaces; splayed architraves typical of the period.



Figure 160: Typical high waisted interior door.



Figure 161 : French doors in the front room.



Figure 162: Fireplace.



Figure 163: Remodelled kitchen with timber board ceiling within the principal building form.
Figure 164: Looking into the rear skillion.



Figure 165:
Skillion interior.

3.4.3.2 Southern Half

Exterior

This part of the Community House was erected in c.1991. It is a single storey 'L-shaped' face brick building with gabled roof forms clad in cement tile. Windows are aluminium framed. The principal elevation is the eastern elevation, addressing Mount Pleasant Avenue. The wide gabled end of the east-west running wing projects forwards at the northern end. This gable is finished with timber barge boards; there are two large aluminium framed windows in the front elevation.

The remainder of the front elevation lies under the north-south running gabled roof and similarly has large aluminium framed windows. The front entrance lies at the junction of the two wings. The side and rear elevations are similarly detailed. Figure 166 and 167 illustrates this dwelling.



Figure 166:
North eastern
corner.



Figure 167:
Looking up
towards the rear of
the later dwelling.
Historically, this
part of the site was
characterised by a
rocky escarpment
and stone retaining
walls which
created a stepped
interface.

Interior

The interior was not photographed for this statement. The finishes are typical of a c.1991 dwelling.

3.5 The Surrounding Area

3.5.1 The General Area

For the following, refer to the aerial photograph, Figure 168 over the site and the surrounding area. As set out below, the setting of the site is varied.



Figure 168: Aerial Photograph over the site and the surrounding area.
SIX Maps; annotations by WP Heritage.

3.5.2 North of the Site: Pennant Hills Road

To the north of the School lies Pennant Hills Road, a major arterial and dual carriageway that extends beyond the original ridge line. The road carries local traffic and connects the M1 and M2 motorways. The road is characterised by residential, institutional and commercial buildings, many of which are screened by high walls/fences and buffer planting.

Adjoining the School to the east and fronting Pennant Hills Road is No. 2A Mount Pleasant Avenue, a substantial c.1970s cream brick dwelling with a hipped tiled roof. A high wall screens it from Pennant Hills Road.

To the immediate west of the School, on the opposite side of Osborn Road and fronting Pennant Hills Road, lies No. 95 Pennant Hills Road, a free standing, c.1990s-2000 single storey brick dwelling, screened from the road by a high fence and vegetation.

Directly opposite the School lies Normanhurst Primary School, which is set on land that falls away from Pennant Hills Road. There is a concrete overhead pedestrian bridge in front of the School.

Figures 169 to 171 illustrate Pennant Hills Road in the vicinity of the School.



Figure 169:
Pennant Hills Road,
looking east from
the overbridge in
front of the site.



Figure 170:
Pennant Hills Road,
looking west from
the overbridge in
front of the site.



Figure 171:
No. 2A Mount
Pleasant Avenue
immediate east of
the site.
Google Maps.

3.5.3 East and South of the Site: Mount Pleasant Avenue

To the east of the school campus lies Mount Pleasant Avenue or properties fronting Mount Pleasant Avenue.

Mount Pleasant Avenue is a long cul-de-sac that runs in a southerly direction off Pennant Hills Road before turning to the west. The section of street that runs past the School is wide and undulates gently. There are nature strips to either side of the street; there is a footpath on the eastern side only. There are irregularly placed street trees. There are one and two storey, mostly free-standing, dwellings to either side of the street, dating from the Late Federation period through to the current day. Most are set within garden surrounds.

To the north of the site, and fronting Mount Pleasant Avenue, lie Nos. 2 and 4 Mount Pleasant Avenue. No. 2 Mount Pleasant Avenue is a free standing, single storey immediate Post World War II dwelling. No. 4 Mount Pleasant Avenue is a single storey Federation period dwelling that is listed as a heritage item by Hornsby Council. Both properties are screened from the School by a high fence and vegetation.

To the south of the site, the School fronts Nos. 68-84 Mount Pleasant Avenue. The dwellings on these lots are single storey (to the street) Post World War II dwellings set within bushland surrounds.

Figures 172 to 175 illustrate Mount Pleasant Avenue in the vicinity of the School.



**Figure 172:
Mount Pleasant
Avenue looking
north outside of
the Junior
School.**



Figure 173:
Mount Pleasant
Avenue, looking
south from near
the northern end
of the oval.



Figure 174:
Dwellings on
Mount Pleasant
Avenue to the
north of the site.



Figure 175:
Dwellings on
Mount Pleasant
Avenue opposite
the site.

3.5.4 West of the Site: Osborn Road

To the west of the site lies Osborn Road.

Osborn Road is similar in character to Mount Pleasant Avenue. The road narrows as it continues south along the boundary of the School. There are footpaths and nature strips to either side at the northern end of the street; there is a footpath only on the western side as the street continues past the School's boundary. There are irregularly spaced street trees. Most of the dwellings on the street are free standing, one and two storeys in height and date from after World War II. Many are set within well vegetated gardens.

Figure 176 and 177 illustrate Osborn Road in the vicinity of the School.



Figure 176:
Osborn Road
opposite the
northern end of
the site.



Figure 177:
Osborn Road
further south.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

4.1.1 Statutory Listings

Part of Loreto Normanhurst is listed by Schedule 5 Part 1 of the *Hornsby LEP 2013*. The listing reads:

- 'Loretto (sic) Convent group- grounds, dates and cemetery,' No. 91-93 Pennant Hills Road and No. 16-22 Mount Pleasant Avenue (1607). The listing boundary is identified as Lot 1 D.P.734965 and Lots 15 and 16 D.P.6612. Local significance. Figure 178 illustrates this curtilage with respect to the School's boundaries.

The same part of the site is listed as an archaeological item by Schedule 5 Part 3 of the *Hornsby LEP 2013*. The listing reads:

- 'Loretto (sic) Convent group- grounds, dates and cemetery,' No. 91-93 Pennant Hills Road and No. 16-22 Mount Pleasant Avenue (1607). The listing boundary is identified as Lot 1 D.P.734965 and Lots 15 and 16 D.P.6612. Local significance.

No part of the site is:

- Listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Located within any heritage conservation area as defined by Schedule 5 Part 2 of the *Hornsby LEP 2013*.

Note: Lot 1 D.P. 734965 no longer exists. It is assumed that the heritage plan attached to the *LEP 2013* (Figure 178) which identifies Lot 3 D.P. 1217496 and Lots 15 and 16 D.P. 6612 is the curtilage intended by Council.

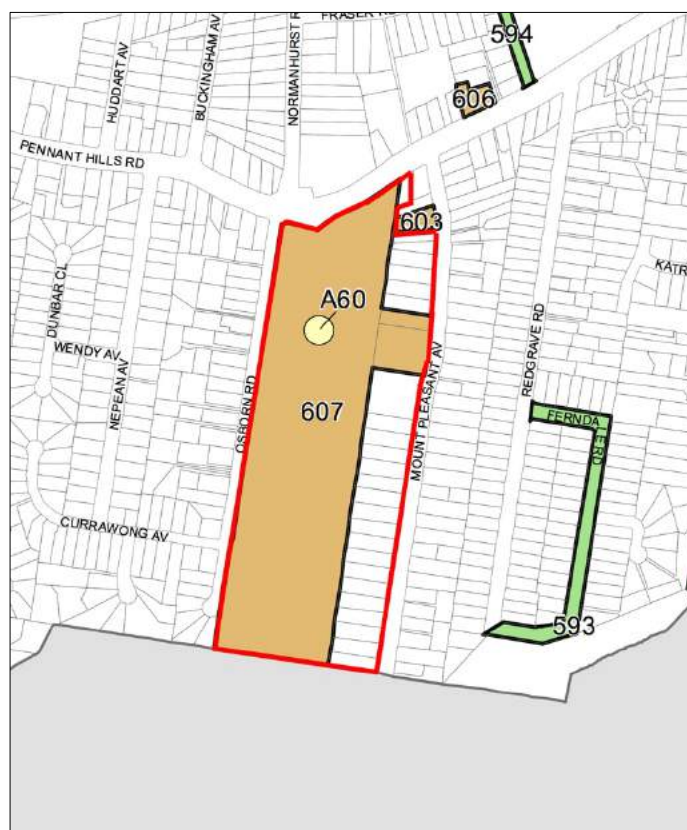


Figure 178:
Showing the heritage listed area of the site.
Hornsby LEP 2013;
annotation in red added by
WP Heritage.
Key: Red line: Loreto School.
Brown: Built Heritage items
(Schedule 5 Part 1).
Green: Landscape Heritage
items (Schedule 5 Part 1).
Yellow: Archaeological
items (Schedule 5 Part 3).
Note: no conservation areas
(hatched in red) are located
within the vicinity of the
site.

4.1.2 Non-Statutory Heritage Listings

There are two listings for the site on the *Jubilee Register* of the National Trust of Australia (NSW Branch) as follows:

- 'Loreto Convent: Original Section and Gate,' Pennant Hills Road, Normanhurst (Recorded).
- 'Loreto Convent Cemetery,' Pennant Hills Road in the grounds of the Convent (Classified).

No part of the site is listed by the Register of the National Estate or the Australian Institute of Architect's (NSW Branch) *Register of Significant Twentieth Century Architecture*.

Non-statutory listings carry no statutory requirements. The opinions of the National Trust are, however, highly regarded.

4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

4.2.1 State Significant Items

There is one heritage item listed by the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, within the vicinity of the site. This item is identified as follows:

- "*Gilligaloola*" and garden, No. 82-84 Pennant Hills Road, Normanhurst. SHR Item No. 00271.

This item is located on the opposite side of Pennant Hills Road from Loreto and to the north east. The dwelling and garden are largely concealed from the public domain by a high brick wall. Figure 179 shows the view from outside of the north eastern corner of Loreto (being the point closest to the item) towards the item, which is marked by the Norfolk Island tree. This photograph demonstrates the degree of separation between the site and this item.



Figure 179:
View from outside
of the site towards
the heritage item,
marked by the
Norfolk Island
Pine.

The State Heritage Inventory describes this item as follows:

'Site & Garden:

Remnant garden to Norman Selfe's prominent federation house, formerly on a property of 5 hectares (11 acres) on the ridge line. Gilligaloola's mature trees are a prominent local landmark (*LEP, 1994*).

A majestic Norfolk Island pine (*Araucaria heterophylla*) over 25 metres high is a prominent landmark of the area and along Pennant Hills Road probably dates from c1890.

The garden also conserves a fine weeping cedar to 13m high from c1940s and a line of olives on the north boundary to 7m from c1960s (?) and a tall palm in the rear garden.

A modern brick fence is not sympathetic. In the front garden of No 30 Frazer Road is a mature 13m high stone pine (*Pinus pinea*) from c1930s and two camphor laurels (*Cinnamomum camphora*) to 14m from c1950-60 which were probably originally part of the Gilligaloola garden (*LEP, 1994*).

Buildings:

Gilligaloola consists of two buildings.

(1) Farmhouse:

The first and original portion is a timber framed two storey farmhouse built in timber studwork with timber shiplap. It has timber floors and is built on brick piers.

(2) Residence:

The second being a two storey brick residence was added to the original portion in 1893. The two storey brick house has picturesque verandahs to the north, east and west elevations and a large tower. The upper story is timber framed and decoratively shingles and lath and plaster lined. The front section of the roof is ripple iron. The house is finely detailed throughout with five panelled doors and baronial style marble fireplaces. Remarkable Arts and Crafts chimneys and quality decorative woodwork complement the house. (Heritage Office files).³⁴

Refer to Figure 180.

³⁴ "Gilligaloola" and garden, No. 82 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 5044999.



Figure 180: The item from Pennant Hills Road.

Google Maps.

The State Heritage Inventory provides the following statement of significance for this item:

'Gilligaloola is of State heritage significance as the family home of Norman Selfe, the 19th century engineer and innovator, after which the suburb of Normanhurst was named. Constructed in 1893, Gilligaloola is an imposing two storey house with fine Art Nouveau detailing and has outstanding architectural character. The detailing suggests the Selfe was involved with its design. (Heritage Office files).'³⁵

This item has a lot boundary curtilage. View corridors towards this item from the public domain from Pennant Hills Road are interrupted by a high brick fence. A Norfolk Island Pine marks the location of the item on approach.

4.2.2 Local Items: Hornsby

4.2.2.1 Schedule 5 Part 1 of the Hornsby LEP 2013

The following heritage items, listed by Schedule 5 Part 1 of the *Hornsby LEP 2013* are located within the vicinity of the site. Figure 178 above shows the location of these items with respect to the site.

Gilligaloola and garden, No. 84 Pennant Hills Road

Item No. I606.

See above.

House, No. 4 Mount Pleasant Avenue

Item No. I603.

This item adjoins the School to the east, at its northern most end.

³⁵ "Gilligaloola" and garden, No. 82 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 5044999.

The State Heritage Inventory does not provide a listing sheet for this item. No. 4 Mount Pleasant Avenue presents to the street as a single storey Federation Style dwelling. The walls are constructed of face brick and the roof is hipped and gabled and clad in terracotta tile. The principal elevation is the eastern elevation addressing Mount Pleasant Avenue. It is asymmetrical and partially shielded by a verandah with a prominent street facing gable over the entrance. Windows are timber framed and fitted with leadlights.

The dwelling is set back from Mount Pleasant Avenue to provide for a wide front lawn. It is set slightly up from the street, above a low brick retaining wall with low timber picket fence mounted above. A twin brick driveway runs into the site along its common boundary with the site. There is a swimming pool within the rear yard. The rear yard is screened by boundary planting.

Refer to Figure 181.



Figure 181: The item from Mount Pleasant Avenue.

The site has local historic and aesthetic significance as a fine and substantially intact (to the street) example of a Federation period and style dwelling. Although it would appear that the original lot on which the dwelling stands has been subdivided, some understanding of a garden setting is retained.

The *Hornsby LEP 2013* provides a lot boundary curtilage for this item, being Lot D, D.P. 366271.

The principal view corridors towards this item are obtained from directly outside of it on Mount Pleasant Avenue. Refer to Figure 181 above.

On approach from the north and south there are glimpses of the roof and side elevations of the dwelling (through screening vegetation) and when at a wide angle.

The primary view corridors out of this item are to the east over Mount Pleasant Avenue. Views within the rear yard are contained within the yard by fencing and screening planting. Views to the south from the dwelling are blocked by the existing building on the site of the proposed works.

4.2.2.2 Schedule 5 Part 2 and Part 3 of the *Hornsby LEP 2013*

There are no heritage items or conservation areas listed by Schedule 5 Parts 2 and 3 of the *Hornsby LEP 2013* within the vicinity of the site.

4.2.3 Local Items: Ku-ring-gai

The southern boundary of Loreto forms the boundary between Hornsby Shire and the Municipality of Ku-ring-gai. The principal planning control for the immediately adjoining lands to the south is the *Ku-ring-gai Local Environmental Plan 2015 (LEP 2015)*. As shown by Figure 182, there are no heritage items or conservation areas within the immediate vicinity of the site within the Ku-ring-gai area.



Figure 182: Detail of the Ku-ring-gai Heritage Plan (Map 002). The arrow points to Loreto School's southern boundary.

Ku-ring-gai LEP 2015; annotation by WP Heritage.

4.3 Integrity

Integrity, in terms of heritage significance, can exist on a number of levels. A heritage item or place may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate this style or period. Equally, heritage significance may arise from a *lack* of architectural integrity, where significance lies in an ability to provide information of a significant evolution or change in use.

4.3.1 Site and Site Layout

The site boundaries have changed over time as additional land was purchased. The major periods of land acquisition were 1896 and 1916/17. Additional land along Mount Pleasant Avenue has been acquired on several occasions since Post World War II, with the last acquisition, No. 6 Mount Pleasant Avenue, occurring after the *CMP 2008* was prepared. Historic land title records provide the clearest record of these boundary changes; there is little onsite evidence. It is noted, however, that part of the

line of the original eastern boundary is marked within the site by the mature belt of planting to the east of the 1898 Convent Building.

The fencing around the site is recent in origin with the exception of the sandstone and wrought iron entry gates and associated palisade fencing on Pennant Hills Road. It would appear that parts of the boundary were originally fenced in timber paling. The *CMP 2008* noted various fencing types that have since been replaced with the existing palisade fencing. The stone entrance gates to the Junior School on Mount Pleasant Avenue are a modern element.

The landscaping on the site has altered over time, particularly as new buildings were constructed. The separate arborist report identifies the significant trees on the northern part of the site. Buildings have always been concentrated on this part of the site. It is noted that the c.1980s and later buildings set into the embankment between the northern and central parts of the site have increasingly isolated the earlier buildings from the central part of the site.

In terms of layout and landscape elements, the line of the main driveway (but not the fabric) into the site from Pennant Hills Road is a long established element; it is noted, however, that the gates were moved when Pennant Hills Road was widened. The layout of the areas to the north east and east of the 1897 Convent Buildings demonstrate a reasonably high level of integrity. The lawn and gardens to the immediate east of the convent building, the planting along the northern boundary and the original eastern boundary are long established elements. The grotto, albeit refurbished, has stood in the eastern garden since the 1920s. By 1943, there were four games courts within these areas: two to the north east, two to north near Mount Pleasant Avenue and one to the south east. Three of these remain, albeit resurfaced. The fourth has been replaced by a maintenance centre. The most significant changes in this part of the site are the relatively recent creation of the carparks in the north eastern and north western corners of the site.

The area to the west of the 1897 Convent Building has changed considerably over time, particularly after World War II as new buildings were constructed.

The area to the south and south west of the 1897 Convent Building has also changed considerably over time. Originally vegetable gardens and service area etc., it is now characterised by large modern buildings.

The centre of the site has been open ground since at least the 1940s. The configuration and size of the oval has, however, changed over time. The watercourse in evidence in the 1943 photograph through this area is no longer readily apparent in aerial photographs, but still causes water management issues for the oval.

The bushland in the southern part of the site and the cemetery contained within it demonstrate high integrity. The 1943 glade at the northern end of this part of the site has since been reforested.

4.3.2 The Buildings

As for many sites that have been occupied and developed over a long period of time, the footprints of buildings on the site have changed considerably over time. Individual buildings demonstrate differing degrees of integrity. The following assesses exterior integrity only.

4.3.2.1 The 1897 Convent Building

The 1879 Convent Building demonstrates a high level of integrity. Despite alteration, the form, extent and style of the original building remains clearly evident.

4.3.2.2 Holy Angels Wing (1921)

The Holy Angels Wing has undergone considerable alteration over time. The only elevation that is readily identifiable is the northern elevation. The eastern and western elevations have been enclosed by later works. The original eastern elevation can, however, still be read.

4.3.2.3 Givendale Wing (1928)

The Givendale Wing demonstrates a high level of integrity. The primary elevation, the eastern elevation, has not been altered. It is noted that the southern elevation, while visible, is largely blocked by the immediately adjacent building. The western elevation has undergone alteration over time and is marred by services.

4.3.2.4 Chapel and Cloister (1953)

The Chapel and cloister demonstrate a high level of integrity. These structures appear to be substantially intact.

4.3.2.5 Mary Ward Wing (1958)

The Mary Ward Wing demonstrates a high level of integrity. This building appears to be substantially intact.

4.3.2.6 1950s-1960s Additions between the Givendale Wing and the Mary Ward Wing

This small building has been added to but is otherwise readily identifiable as being of its period.

4.3.2.7 Small Service Building in the Mary Ward Wing Courtyard

This building pre-dates 1943. As noted above, it would appear to have been constructed in at least two stages, with later alterations.

4.3.2.8 Birrane Wing, Mulhall Wing, Frizelle North, Deidre Rofe and Resource Centre

These post World War II buildings have all undergone alteration and addition over time.

4.3.2.9 Gonzaga Barry Centre

This building is a recent building. It does not appear to have undergone any major alterations and additions.

4.3.2.10 Teresa Ball Centre

This building has its origins in an Interwar period residential dwelling, a small section of which can be identified at the northern end of the building. The remainder of the building is c.1980s in date and has been upgraded over time.

4.3.2.11 Mary Ward Health and Wellness Centre

This building is a small c.1950s-1960s building that has been altered and extended to the west.

4.3.2.12 Gymnasium and Aquatic Centre

The Gym and Aquatic Centre have both been altered since they were first constructed.

4.3.2.13 Loreto Community House

The northern part of the Loreto Community House is a substantially intact Federation period dwelling. The skillion to the rear has been altered over time. The southern part of the Loreto Community House was erected in the 1990s and linked into the earlier building. It does not appear to have undergone any substantial alterations since this time.

4.3.2.14 Principal's Residence

This building does not appear to have had any major works since it was erected in the 1990s.

4.4 Comparative Analysis

Comparative analysis aids in the determination of whether a place is 'rare' or 'representative' and also helps to locate it within patterns of history or activity.

The site is typical of many educational and/or religious campuses that have developed over time. Its long and ongoing association with one religious order- in this instance, IBVM- is not unique. It was not uncommon for Catholic orders to consolidate large properties in the late nineteenth century to develop as convents and/or schools. Comparative examples are provided by other church schools such as Monte Sant'Angelo (1865); Saint Ignatius College, Riverview (founded 1880); Santa Sabina College (1892) and Trinity College (1913). A local example is provided by Mount St. Benedict College, Thornleigh (1927; 1966). Many of these colleges have historic buildings as part of their campuses.

The 1897 Convent Building and early additions are good examples of the work of Sheerin & Hennessey, who carried out extensive work for the Catholic Church in New South Wales. There are numerous examples of their work on heritage registers, two examples of which were illustrated by Figures 13 and 14. The Givendale Wing and 1953 Chapel are later, simpler, examples of Gothic Style institutional and religious buildings.

None of the Post World War II school and administration buildings on the site are exceptional examples of particular architectural styles. These buildings are indicative of school and religious buildings that have been altered and added to over time.

The northern end of the Loreto Community House, being the dwelling originally *Ewenton* erected in c.1916, is typical of the type, style and standard of dwelling being erected in Normanhurst and surrounding suburbs at this time.

4.5 View Corridors

4.5.1 View Corridors Towards the Site from the Public Domain

The northern part of the site rises above Pennant Hills Road. This elevation once made the 1897 Convent Building a prominent element within the surrounding area, particularly when travelling along Pennant Hills Road. These view corridors have since been significantly reduced by vegetation and by surrounding development.

4.5.1.1 Pennant Hills Road

The most significant view corridor into the site from the public domain, as identified by the *CMP 2008* and confirmed through site visit, is the view through the main gates on Pennant Hills Road, up the driveway towards the 1897 Convent Building and the gardens on the eastern side of this building. There are glimpses of other buildings through the trees on approach along the road in either direction (particularly from the east), from opposite the site and from the footbridge over Pennant Hills Road. These glimpses, however, provide little idea of the size of the site and the complex of buildings.

Refer to Figures 183 to 188.



Figure 183:
The most significant view corridor into the site, along the main driveway from Pennant Hills Road. The area of proposed works is not visible within this view corridor.



Figure 184:
View on approach from the east along Pennant Hills Road. The 1897 Convent Building is concealed by trees.

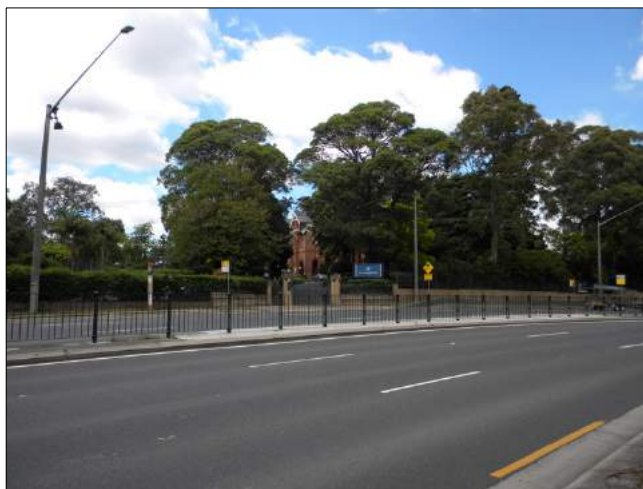


Figure 185:
View on approach from the east along Pennant Hills Road. There are glimpses of the 1897 Convent Building.



Figure 186:
Opposite the site. There are glimpses of the 1953 Chapel.



Figure 187:
View towards the 1953 Chapel from the footbridge.



Figure 188:
View towards the eastern part of the site from the footbridge.

4.5.1.2 Osborn Road

The later school buildings and the oval are visible from Osborn Road. The views are predominately of the buildings from the 1960s and later, which have no aesthetic significance. There are glimpses of the western end of the 1953 Chapel, which lies above the level of the road and is set back into the site, through the trees. These view corridors are less significant than those of the eastern elevation. The views of the Post World War II

school buildings visible from Osborn Road are not significant. The views into the bushland on the southern part of the site from Osborn Road are significant. Refer to Figures 189 to 191 below.



Figure 189:
View towards the western end of
the 1953 Chapel from Osborn
Road.



Figure 190:
View into the northern part of
the site from Osborn Road.

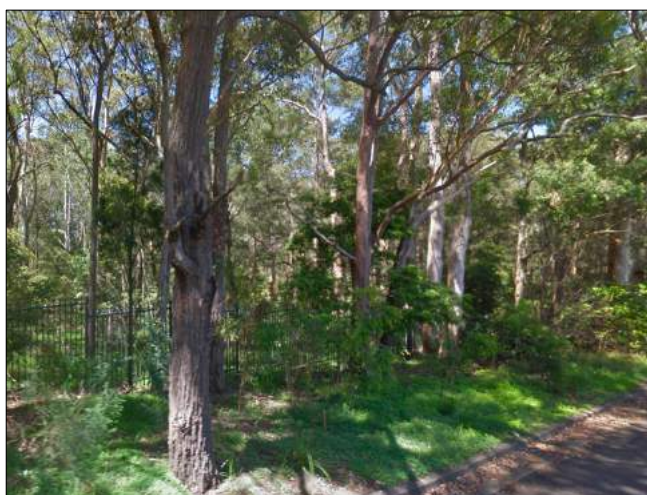


Figure 191:
View towards the bushland on
the southern part of the site.

4.5.1.3 Mount Pleasant Avenue

There are views into the site from Mount Pleasant Avenue. At the northern end of the site, these views are primarily of modern buildings, most notably the Junior School. The 1897 Convent Building, the Givendale Wing, the Mary Ward Wing and the Chapel are generally not visible from Mount Pleasant Avenue. There are only glimpses of the top corner of the Mary Ward Wing from some angles. There are extensive views across the oval into the site. The Community Home and the principal's residence are also visible. These view corridors are not significant. The views into the bushland on the southern part of the site from Mount Pleasant Avenue are significant.

Refer to Figures 192 to 194.



Figure 192:
Typical view
towards the oval
from Mount
Pleasant Avenue.



Figure 193:
View towards the
Junior School. The
upper corner of the
Mary Ward Wing
and the Givendale
Wing are just visible
from this angle.



Figure 194:
View towards the
Loreto Community
House.

4.5.2 View Corridors Within and Out of the Site

The views that the 1897 Convent Building once enjoyed to the east, which is its principal address, have gradually been foreshortened by planting. This planting was quite deliberate. The 1943 aerial photograph, Figure 21, shows that the belt of planting to the east of the convent building was already well established by this time.

Originally the early buildings had secondary views to the south over the vegetable gardens etc. and oval. These vistas are now generally blocked by later buildings. The modern buildings to the immediate north of the oval now enjoy vistas over the oval and bushland.

There are confined view corridors within the northern part of the site created by the well vegetated walkways and gardens, particularly on the eastern side of the 1897 Convent Building. For example, refer back to Figures 53 to 57.

There are similar views within the bushland, which include glimpses and then clear views of, the cemetery.

4.6 Assessment Under NSW Heritage Division Criteria

The site is assessed for significance under the following criterion of the New South Wales Heritage Office. The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is associated with a significant activity or historical phase 	<ul style="list-style-type: none"> • provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none"> • maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> • has been altered so that it can no longer provide evidence of a particular association

Table 2: Criterion (a).

Loreto Normanhurst has significance as a part of a state wide pattern of Catholic education. It is one of numerous sites across New South Wales capable of demonstrating long associations with teaching orders of the Catholic Church. Cardinal Moran made a concerted effort to establish strong Catholic schools in the late nineteenth and early twentieth centuries. The IBVM were one of a number of Catholic orders (men and women) who established schools in the late nineteenth century within New South Wales in order to provide a church education. While the role of the IBVM has changed in the school over the last 40 years, they remain associated with it. The way in which the School has grown and developed over time not only demonstrates growth within the local area- from orchards and small farms to suburb- but changes in educational philosophies and religious practices within the Catholic Church.

All the buildings and statues on the site (excluding structures which are purely utilitarian, such as the maintenance sheds) have some significance under this criterion for their ability to demonstrate 'continuity' of use for catholic education and/or worship. While some buildings also have a high level of significance under other criterion, such as aesthetic significance, others have little or no significance beyond their ability to demonstrate this historic continuity. For example, the 1897 Convent Building, the Givendale Wing, the 1953 Chapel and the cemetery have high historic significance as evidence of the use of the site by the IBVM and also have a high level of aesthetic significance. By contrast, most of the Post World War II school buildings, while having significance as part of the continuing use of the site for education, have little aesthetic significance.

4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none"> • is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> • provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none"> • maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> • has been altered so that it can no longer provide evidence of a particular association

Table 3: Criterion (b).

Loreto Normanhurst has significance under this criterion for its long association with the IBVM, established by Mary Ward, who selected, purchased and initially developed the site as a convent and school for girls. This association is inherent in the fabric of the place, in particular in the 1897 Convent Building, the Mary Ward Wing, the 1953 Chapel and the

bushland cemetery. Individual members important to the IBVM are commemorated in the naming of buildings and in statutes.

The 1897 Convent Building and early additions are associated with the work of the architectural firm of Sheerin and Hennessy, who designed numerous buildings for the Catholic Church during the late nineteenth and early twentieth centuries. The 1897 Convent Building is a fine example of their work.

4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows or is associated with, creative or technical innovation or achievement	<ul style="list-style-type: none">• is not a major work by an important designer or artist
<ul style="list-style-type: none">• is the inspiration for creative or technical innovation or achievement	<ul style="list-style-type: none">• has lost its design or technical integrity
<ul style="list-style-type: none">• is aesthetically distinctive or has landmark qualities	<ul style="list-style-type: none">• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none">• exemplifies a particular taste, style or technology	<ul style="list-style-type: none">• has only a loose association with a creative or technical achievement

Table 4: Criterion (c).

The site of Loreto Normanhurst, as a whole, contributes to the public domain as one of several large institutional sites in an area otherwise dominated by small lot residential subdivisions. The site has high aesthetic significance arising out of the presence of several substantial buildings of some distinction and mature landscaping. The principal view corridors are obtained from directly outside the front gates on Pennant Hills Road. Within the site, there are contained view corridors that have significance, particularly on the eastern side of the 1897 Convent Building. These views include landscape elements of long standing, such as the grotto and tennis courts. While the secondary views from the earlier buildings across the ovals in the centre of the site have been lost through the construction of later buildings, the general layout of buildings in the northern part of the site, an open centre and bushland to the south is significant. Views towards the bushland from the public domain and across the centre of the site are also of significance.

Individual built elements of the site have significance in their own right under this criterion as follows:

- Pennant Hills Road Entrance Gates

The gates have significance as good examples of formal gates and entry that incorporate ecclesiastical detailing as befitting their role as the formal entrance to a convent/school. Although moved back when Pennant Hills Road was widened, their alignment to the 1897 Convent Building appears to have remained unaltered. The view corridor that incorporates the gates, the driveway with mature planting to either side, and the 1897 Convent Building is of high significance.

- The 1897 Convent Building

This building has high local aesthetic significance as a good, representative, example of a Federation Gothic convent/school building. Despite alteration, it retains its original character. The most important elevations, the northern and eastern elevations, are

substantially intact and demonstrate key attributes of the style including, a steeply pitched roof, a crenulated parapet, face brickwork, polychrome brickwork, stone detailing, buttresses and pointed arched windows. This building also has significant interiors. The relationship that the building has to the mature gardens on its eastern side and to the original entrance from Pennant Hills Road is also of significance. Some of the plantings in this area date from the initial stages of development. The grotto, albeit altered, is an element of long standing.

- Holy Angels Wing (1921)

The aesthetic significance of this building has been compromised by the addition over time and the fact that there are few points from where the original exterior elevations of this building can be appreciated. The northern elevation appears to be substantially intact, as does the eastern elevation, which is now enclosed in a later addition.

- Givendale Wing (1928)

This building has local aesthetic significance as a good example of an Interwar period institutional building. The most significant elevations are the eastern elevation and the southern elevation. Views towards the latter are currently partially obscured by later buildings. The visual relationship that exist between this building and the more finely detailed 1897 Convent Building, which it was designed to complement, remain apparent.

- Chapel and Cloister (1953)

The 1953 Chapel is a stripped Gothic Style building. It is a prominent building on the northern part of the site, particularly as seen from the east and north. The most important view corridors are those of the eastern elevation, which can be understood as part of the group of buildings formed by the 1897 Convent Building, the Givendale Wing and, to a lesser extent, the Mary Ward Wing. This building also has significant interiors.

- Mary Ward Wing (1958)

This building has lesser aesthetic significance than the earlier buildings on the site. Its colonnaded eastern and western elevations and face brickwork visually connect it to the 1897 Convent Building and relate to its original use.

- 1950s-1960s Additions between the Givendale Wing and the Mary Ward Wing

This building has minor aesthetic significance. It is a modest example of a small Post World War II building that has been extended to the rear. It is visually dominated by its much larger neighbours to either side. It is not a prominent element in the group of buildings that line the eastern side of the driveway.

- Small Service Building to the Rear of the Above Buildings

This building has no aesthetic significance. The building was almost certainly erected as a simple service building. It appears to have been altered through the addition of a later level. It is not located within significant view corridors and does read as part of a significant group of buildings.

- Birrane Wing, Mulhall Wing, Frizelle North Wing, Deidre Rofe Centre and Resource Centre

These buildings have limited aesthetic significance. They are representative of educational buildings and facilities from the 1940s onwards. In common with many school buildings of this period, each has been altered and added to as educational needs changed. These buildings are not associated with historically significant view corridors.

- Gonzaga Barry Centre

This is a new building on the site that is prominent from the oval. It is not associated with historically significant view corridors. It does not have aesthetic significance.

- Teresa Ball Centre

The Teresa Ball Centre has no aesthetic significance. It is not associated with historically significant view corridors. While the north eastern corner of the building can be identified as a once forming part of an interwar period dwelling, the later alterations and additions have been substantial. It is no longer a good example of an interwar period dwelling.

- Mary Ward Health and Wellness Centre

This building has no aesthetic significance.

- Gymnasium and Aquatic Centre

These are relatively new buildings on the site that are prominent from the oval. They are not associated with historically significant view corridors and do not have aesthetic significance.

- Loreto Community House

The northern end of this building is a substantially intact c.1915 dwelling. This dwelling has minor local aesthetic significance for this reason. It is typical of the type and standard of dwelling erected in Normanhurst at this time. The southern end of the building has no aesthetic significance.

- Principal's Residence

This building has no aesthetic significance.

- Cemetery

The cemetery, in its bushland setting, has high aesthetic significance. It is a good and intact example of a small bushland cemetery that is contained by a stone wall.

- Trees

A separate arborist report identifies the significant trees on the site.

4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is important for its association with an identifiable group 	<ul style="list-style-type: none"> • is only important to the community for amenity reasons
<ul style="list-style-type: none"> • is important to a community's sense of place 	<ul style="list-style-type: none"> • is retained only in preference to a proposed alternative

Table 5: Criterion (d).

Loreto Normanhurst has high significance under this criterion. The IBVM, founded by Mary Ward in the seventeenth century, is a global network that continues to have an ongoing association with the School, even if there is a reduction in the number of members of the IBVM members on the site.

The School maintains strong associations with many past students and their families.

4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 	<ul style="list-style-type: none"> has little archaeological or research potential
<ul style="list-style-type: none"> is an important benchmark or reference site or type 	<ul style="list-style-type: none"> only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history of culture

Table 6: Criterion (e).

Separate archaeological assessments have been prepared- Aboriginal and European- by others and should be referred to with regard to archaeological potential.

The 1897 Convent Building, Holy Angels Wing and Givendale Wing are good examples of late nineteenth century and early twentieth century ecclesiastical buildings that retain fabric, details and spaces indicative of the buildings of this type. The Cemetery is a unique local bush cemetery that provides evidence of the work of the IBVM nuns in the local area.

The later school buildings do not have the potential to provide information that is not available from other school buildings dating from the 1940s onwards.

4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

Table 7: Criterion (f).

The buildings and their landscape setting at Loreto Normanhurst are not considered to be significant under this criterion. There are several convent/monastery/school sites of a similar age around Sydney. It is one of two convent/schools in the area, the other being Mount St. Benedict's in Thornleigh.

The bushland on the southern part of the site is an increasingly rare pocket of indigenous forest. The cemetery is a rare local example of a bushland cemetery.

4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or**
- Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is a fine example of its type 	<ul style="list-style-type: none"> is a poor example of its type
<ul style="list-style-type: none"> has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> does not represent well the characteristics that make up a significant variation of type
<ul style="list-style-type: none"> is a significant variation to a class of items 	
<ul style="list-style-type: none"> is part of a group which collectively illustrates a representative type 	
<ul style="list-style-type: none"> is outstanding because of its setting, condition or size 	
<ul style="list-style-type: none"> is outstanding because of its integrity or the esteem in which it is held 	

Table 8: Criterion (g).

Loreto Normanhurst is a representative example of a convent/school established in the late nineteenth and early twentieth centuries at a time when Cardinal Moran was strongly advocating for Catholic Schools and engaged in a building programme in support of such schools. The 1897 Convent Building is a fine examples of the work of Sheerin & Hennessy, who designed numerous buildings for the Catholic church during this period. The way in which the School has grown and evolved since opening reflects developments in the local area, within the Church and within education. In this regard, it is typical of many religious schools across New South Wales.

4.7 Significance

4.7.1 Existing Statements of Significance

The State Heritage Inventory listing sheet provides the following statement of significance for the site:

'Well maintained ground of college and former convent displaying characteristic elements from late Victorian/Federation period. This includes sandstone and cast iron gateway and fence period layout with notable period trees and conserving a band of indigenous forest a burial ground while forming a visual element in the surrounding landscape and a highly visible landmark on Pennant Hills Road. Of regional/state significance.'³⁶

The *CMP 2008* provides the following statement of significance for this item:

'Loreto Normanhurst is of local historic, aesthetic and social significance as a good example of a Convent/School that was 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 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 the 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 remain 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 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 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 continue to address and bear direct visual relationship to a garden setting and front entry gates on 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 the gates remain as good representative examples of the work of architects Sheerin & Hennessy.

The various changes and modifications to the building and gates and construction of additional wings demonstrate the ongoing use and typical evolution and growth of the local area (with the widening of Pennant Hills

³⁶ *Loretto (sic) Convent Group, grounds, gates and Cemetery*, 91-93 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 1780857.

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 development. This development is typical for schools and is evident in the wide 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.³⁷

4.7.2 Revised Statement of Significance

The assessment contained in this statement suggests the following revised statement of significance:

Loreto Normanhurst, New South Wales, established in 1897, has local historic, aesthetic and social significance as a representative example of a Catholic school (and former convent) of long standing, one of many established across New South Wales by Catholic teaching orders during the late nineteenth century. The way in which the School has grown and developed over time not only reflects growth within the local area but, more significantly, changes in state-wide educational philosophies and religious practices within the Catholic Church.

The site has significance for its association with the Institute of the Blessed Virgin Mary (IBVM), the global network established by Mary Ward in the seventeenth century, who established the School in 1897. While their physical presence on the site has diminished, they maintain close ties with the School community. Their past association with the site remains clearly evident in the fabric of the place, in particular within the 1897 Convent Building, Holy Angels Wing and Givendale Wing; in the Mary Ward Wing, once the novitiate; in the 1953 Chapel; in the bushland cemetery; and in religious statutory.

The site has historic and aesthetic significance arising out of the presence of a number of fine religious and institutional buildings set within a mature landscape setting. The 1897 Convent Building is a fine example of the work of architect J.F. Hennessy, of Sheerin and Hennessy, who designed numerous buildings for the Catholic Church during this period. The Holy Angels Wing (1920), Givendale Wing (1928) and Chapel (1953) also have aesthetic significance as later examples of the Gothic Style. The 1897 Convent Building continues to have important visual relationships to the mature gardens on its eastern side and to the original driveway and gates on Pennant Hills Road. The remaining buildings on the site are representative of c.1940s and later school buildings that have evolved to meet the changing needs of the School. Most of these have undergone some form of alteration and addition over time and, whilst having historic and social significance as part of the development of the site, have little architectural or aesthetic significance.

³⁷ *CMP 2008*, pp. 87-88.

The bushland on the southern part of the site has high local significance as a remnant pocket of native Blue Gum Forest. The IBVM cemetery located within the bush has high significance as a good and intact example of a small bushland cemetery in use from the late nineteenth century.

The site is of high social significance for the IBVM and current and past students and staff.

4.7.3 Relative Significance

Different parts of the site have different levels of significance. This section takes into account the rankings provided by the *CMP 2008*, coupled with the additional research carried out for the statement and observations made during the site visits.

The different rankings used are as follows:

- A Exceptional:** elements identified as being of exceptional significance include those which are rare or outstanding in their own right and/or are fundamental to demonstrating the significance of the site. These elements will usually display a high degree of integrity.
- B High:** elements identified as being of high significance represent those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. These elements may not be as distinctive as those classified as being of exceptional significance, yet still strongly embody the heritage values of the place. These elements may display some loss of original fabric, provided that these alterations do not detract substantially from significance.
- C Moderate:** elements identified as being of moderate significance consist of those elements which are not individually significant, but which when considered within the context of the site as a whole nevertheless have some significance. Such elements generally provide coherence, context and/or links between other significant elements and contribute to the understanding of the evolution of the site. Moderately significant elements may have been altered or modified; they may contribute to the interpretation of the site.
- D Neutral:** neutral elements neither contribute nor detract from the significance of a site.
- X Intrusive:** elements identified as intrusive are those elements which, while they may potentially contribute to a comprehensive understanding of the evolution of the site and how it has been used, have no historical value and/or are located in a manner which is unsympathetic to or detract from the significance of other significant elements.

Factors that determine rankings include:

- The quality of the original design.
- Degree of intactness or importance of later alterations and additions.
- Association with important people or events or core values of the School.
- Ability to demonstrate a rare attribute, characteristic etc.

As set out in Table 9, some buildings have different levels of significance for different values. For example, the Mary Ward Wing has high social and historic significance as the former Novitiate but low aesthetic significance. Where different levels of significance

occur, these are noted in the table below. This table should be read in conjunction with Figure 195.

Grading	Building, Element or Space
Exceptional	The <i>CMP 2008</i> does not identify any elements on the site as having exceptional significance. The authors of this statement concur that the site, landscape, buildings etc. have all undergone typical evolution since the establishment of the convent/school. None of the elements are rare or outstanding in their own right.
High (outlined in red in Figure 195 below).	<ul style="list-style-type: none"> • 1897 Convent Building: the oldest building on the site and the most architecturally distinguished. It has played an important role in all phases of the site's history. It has high historic, social and aesthetic significance. • Original gates on Pennant Hills Road and the line (not fabric) of the driveway leading through these gates to the 1897 Convent Building. The gates and the view up the tree lined driveway have high historic and aesthetic significance. The fabric has changed over time. • Open area, gardens, cultural plantings on the eastern side of the 1897 Convent Building, Givendale Wing and Mary Ward Wing. The exact layout of this area has changed over time; not all the fabric is of high significance. What is of high significance is the garden setting and the view corridors towards the eastern elevations of the significant buildings. The garden setting has high historic and aesthetic significance. Some of the plantings in this area date back to the first stages of development and have significance in their own right. • 1953 Chapel: the spiritual heart of the site since its construction. This building has high historic, social and aesthetic significance. • Bushland on the southern part of the site. • Bushland cemetery.
Moderate (outlined in orange in Figure 195 below).	<ul style="list-style-type: none"> • The Holy Angels Wing: an early addition, designed by Sheerin & Hennessy, which incorporated a chapel. The building has moderate significance over all because it has been altered and is largely subsumed by later buildings. Surviving original fabric can, however, be considered to have high historic and aesthetic significance. • Givendale Wing (1928). Moderate historic, aesthetic and social significance. A substantially intact building (externally) that was designed to complement but be subservient to the 1897 Convent Building. • Mary Ward Wing. This building has moderate historic and social significance. The building is <u>not</u> aesthetically significant. • 1953 Chapel cloisters. Aesthetic significance as part of the original Chapel design and as being indicative of a religious site. • Grotto and religious statutory. Note: housing of the grotto is not original. • General layout: buildings concentrated on the northern part of the site; open space to the centre; bushland to the south. • Location of the tennis courts to the eastern and north eastern sides of the 1897 Convent Building (not the fabric).

Grading	Building, Element or Space
<p>Little</p> <p>(outlined in yellow in Figure 195 below).</p>	<ul style="list-style-type: none"> • Frizelle North, Mulhall Wing, Birrane Wing, Deirdre Rofe Centre, Resource Centre, Gonzaga Barry Centre, infill building between the Mary Ward and Givendale Wings and the service building in the Mary Ward Wing courtyard. These buildings have all been adapted over time. While these buildings all form part of the history of the site and many are named for important people associated with the IBVM, their fabric is not significant. They are not architecturally significant buildings. • The Loreto Community House. This building has some social significance in a similar way to the administration and general school buildings. It was not, however, erected by the School and appears to have served general accommodation purposes typical of the buildings on Mount Pleasant Avenue acquired by the School over time. It is not located within the curtilage of the listing for the School and is not identified by Hornsby Council as a heritage item on the basis of it being a simple Federation period dwelling. These dwellings are not uncommon in the Hornsby area. • Landscaping in the north eastern most corner of the site and the north western corner of the site, excluding individually significant trees. • The Teresa Ball Primary Centre. The later works has subsumed the original interwar period dwelling. • Mary Ward Health and Wellness Centre. • Gymnasium and Aquatic Centre. • Southern half of the Loreto Community Centre. • Veronica Reid Buildings. • Principal's Residence. • Uniform Shop. • No. 89 Mount Pleasant Avenue. • Modern fencing. • Various carparks and fabric of the driveways. • Main Quad, top quad and Mary Ward Wing courtyard.
Intrusive	<ul style="list-style-type: none"> • Later top floor addition to the southern end of the 1897 Convent Building.

Table 9: Significance Table.

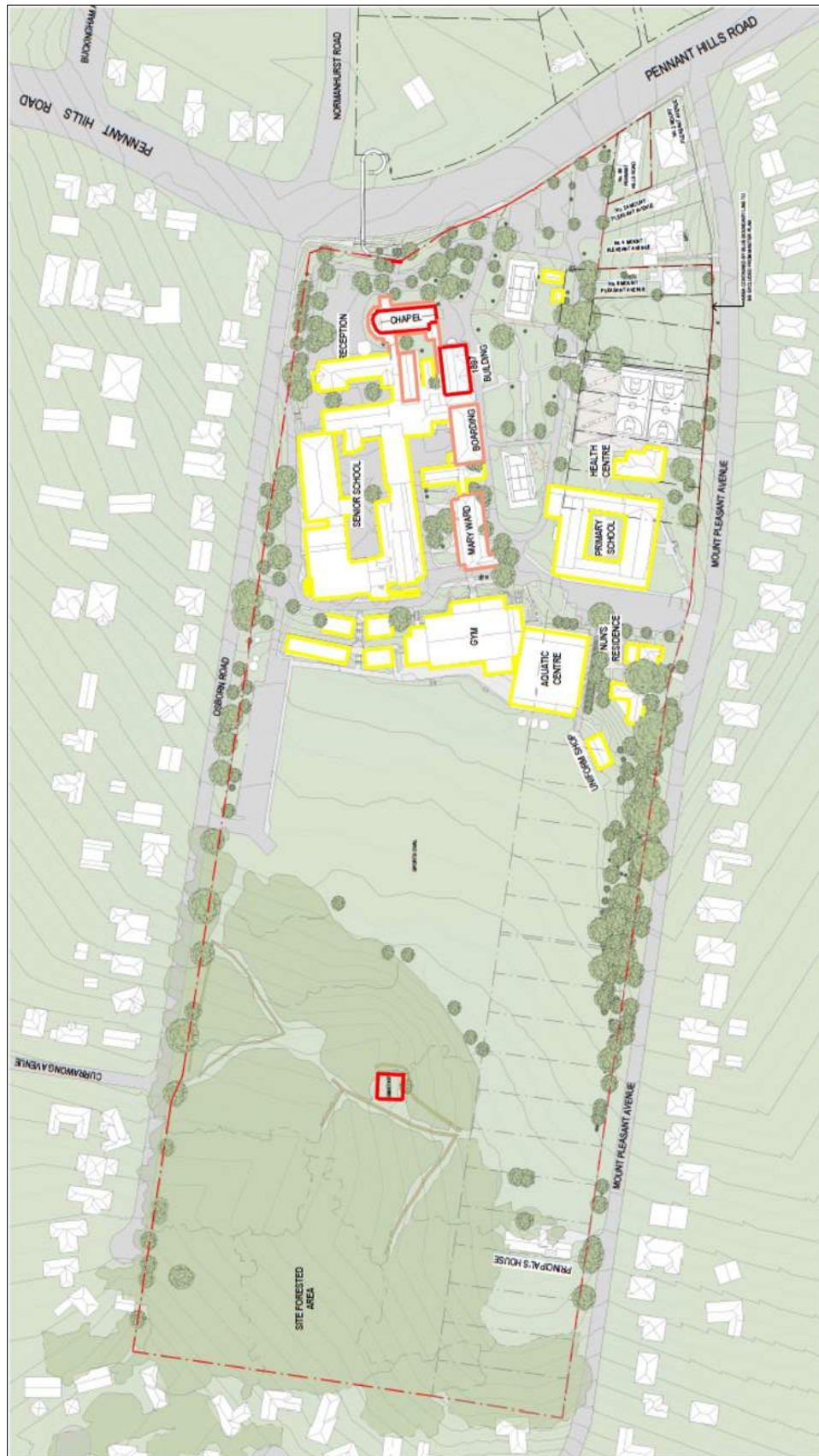


Figure 195: Significance Grading. This plan must be read in conjunction with the table above.

Base plan AJ+C.

5.0 SCOPE OF WORKS

The SSDA sets out a new campus masterplan for the existing School site that will guide and shape the development of the School for the next 30 years. This SSDA also includes detailed plans for the first stage of the concept proposal (Stage 1 works). Accordingly, consent is sought for the following:

5.1 Concept Master Plan

The concept masterplan provides for the following:

- Establishment of 11 new building envelopes across the site for education and ancillary uses including student accommodation;
- Increase of the student number cap by 850 students from 1150 to 2000 students;
- Open space and landscape design;
- Pedestrian and circulation arrangements, and
- Associated car parking provision.

5.2 Stage 1

Detailed consent for Stage 1 works, comprising the following:

- Construction of a new 3 to 6-storey boarding house to accommodate up to 216 boarders.
- Excavation works to accommodate partially underground carpark and dock facilities within the proposed footprint of the new boarding house facility;
- Demolition works to buildings between Mary Ward Wing and existing dining room building and associated works to make good existing;
- Landscaping works and removal and replacement of approximately 50 trees of varying significance; and
- Augmentation of connection of services and utilities infrastructure.

6.0 METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

Arboreal impacts are not considered. For the impact of the replacement of individual trees, refer to the separate arborist report.

Archaeological impacts are not considered. For the impact on archaeological resources, refer to the separate statements prepared by others.

The NSW Heritage Branch publication *Statements of Significance* (2002) raises three questions when assessing the impact of proposed new works:

- The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.
- The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.
- The following sympathetic solutions have been considered and discounted for the following reasons.

The answers to these questions are provided within the following assessment.

The following takes into consideration the heritage controls of Hornby Council and the policies and guidelines provided by the *CMP 2008*.

7.0 EFFECT OF WORK ON LORETO

The *Loreto Normanhurst Architectural Design Statement- Concept Proposal* prepared by AJ+C identifies a number of 'envelopes,' being areas for potential works. The proposed works within each of these envelopes is addressed below as part of the Master Plan (Section 7.1) or Stage 1 Application (Section 7.2).

Note: Envelope 11 is the proposed new Early Learning Centre which is not addressed by this statement. This is subject to a separate DA lodged with Hornsby Council.

7.1 The Master Plan

7.1.1 Envelope 1: Stage 1 Proposal

Boarding Facility

The proposed works are as follows:

- Boarding accommodation with dining, parking, dock and commercial kitchen.

Project A: Garden Plaza

The proposed works are as follows:

- New landscaping located in the current primary school carpark, designed to allow for outdoor assembly of the whole School population.

Project B: Landscape to Demolished Dock and Maintenance Wing

The proposed works are as follows:

- Fully pedestrianise the existing services court by removing all vehicles except services buggies.
- Relocate the existing docks, kitchens and waste centre.
- Demolish the enclosed walkway, classroom and staff room building connecting the existing dining room (in the Givendale Wing) and Mary Ward Wing to enable restoration of the heritage convent building.
- Replace bitumen areas with terraced gardens and paved areas.
- Create generous verandahs, openings and glazing to maximise indoor/outdoor connections around the new courtyard.

The impacts of this part of the Master Plan are discussed in Section 7.2 below as part of the Stage 1 Application.

7.1.2 Envelope 2: Secondary School

Project C: Arrival and Main Visitor Entrance

The proposed works are as follows:

- Relocate the main entrance to a new widened opening between 1897 Convent Building and the current boarding dining room in the Givendale Wing.

- Provide a new glazing opening constructed within heritage constraints and construct a new light weight cantilevered awning over to provide a sense of address.
- Demolish the level 5 toilet block.
- Minimise vehicle access and bitumen surfaces. Drop off to be provided for within a new cul-de-sac.
- Provide paved walkways between drop-off and entry.

Project D: Reception

The proposed works are as follows:

- Provide direct visual and physical connection between reception and administration.
- Provide a generous naturally lit reception desk and office area and waiting area, with gallery, display areas and natural light.
- Provide semi-public access to special functions area.
- Provide waiting areas connected directly to the verandah and new landscape courtyard to the south.
- Reception to incorporate small teaching area for casual interaction between staff, students and wider community.

The Master Plan has identified a need to improve way finding throughout the site, particularly with regard to the existing multiple entries into the site from the public domain. There is no direct visual relationship between the main school entrance off Pennant Hills Road and the existing school reception in the Birrane Wing. Relocating the reception to what is the landmark heritage building on the site is an improved outcome in terms of wayfinding. It is also an improved outcome in terms of increasing interaction with this key heritage building. The principal view corridor into the site from the public domain is through the original gates on Pennant Hills Road and up the driveway to the 1897 Convent Building. Providing the main entrance into the school at the head of this axis reinforces the significance of this view corridor and the central role that this building has played in all phases of the site's history.

The guidelines Section 7.4.1 of the *CMP 2008* state that no new openings are permitted in the eastern and northern elevations of the 1897 Convent Building. Providing a new entrance between the 1897 Convent Building and the Givendale Wing, however, is likely to have an acceptable impact, subject to the development of a detailed design as part of the DA process, because:

- This part of the building is not part of the primary elevation of the 1897 Convent Building but is part of the service wing. As illustrated by Figure 81 above, the eastern elevation of this part of the building has undergone alteration and addition over time; the western elevation of this part of the building has been subsumed by later buildings. Sensitively designed alterations to these elevations will not alter the ability to understand the overall historic, aesthetic and social significance of this building.
Altering the interior of this part of the building to accommodate an new entrance is similarly likely to have an acceptable impact. The rooms in this part of the building have historically served ancillary functions. They are not significant spaces.
- A glazed entrance and awning is an appropriate response. The work will be identifiable as new work. Simply detailed glazed entrances and awnings have been successfully used in conjunction with many heritage buildings. A glazed structure will be subservient to the masonry of the 1897 Convent Building and Givendale Wing and can be designed to 'lightly' touch the building.

Demolishing the Level 5 toilet block (see Figure 81 above) will have a positive impact and is to be encouraged. This block does not contribute to the ability to understand the historic and social significance of the site and is visually intrusive.

It is noted that the guidelines in Section 7.4.1 of the *CMP 2008* also allow for adaptation of the southern and western elevations of the 1897 Convent Building, given that these elevations have already undergone a level of change.

Altering the other existing school and administration buildings to create a more open arrival and reception area, with connections to the new landscape courtyard to the south (the courtyard being part of the Stage 1 DA), is likely to have little impact because these buildings have undergone alteration and addition in the past and have little architectural significance. The guidelines in Section 7.4.1 of the *CMP 2008* allow for further alterations to these buildings. These works will not be read in conjunction with the primary elevations and spaces of the significant buildings.

Provision of a new cul-de-sac and minimisation of bitumen surfaces will, subject to detailed design development, likely have a minimal and acceptable impact. The Master Plan documentation shows that the important part of the driveway alignment, being the straight section down to Pennant Hills Road, is retained unaltered. The *CMP 2008* states the line of this driveway should be maintained so that the physical and visual connection between the gates and the 1897 Convent Building is retained (see Section 7.3.1). The *CMP 2008* guidelines provide for changes to hard-surfaces and adaptation of the spaces to the immediate north and north east of the 1897 Convent Building, see Section 7.3.1 Retention of Significance:

‘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 no visual or physical impact to the original entry gates and 1897 building.’³⁸

Decreasing vehicular movements and increasing pedestrian interaction in this area will allow for greater interaction with the most significant buildings on the site. The documentation accompanying the Master Plan shows that the garden setting will be retained, along with significant trees and pathways. New landscaping provides opportunities to further enhance this garden setting.

Project E: Learning Resource Centre Expansion

The proposed works are as follows:

- Increase the floor area by adding a ‘pigeon loft’ roof addition (approximately 35% addition).
- Provide strong connections to other learning areas.
- Install a large curved staircase linking the two floors with views south to the playing field and bushland.
- Provide a covered landscape roof top walkway+ garden to the north connecting the new addition to existing building.

This part of the School campus has been altered and added to over time and has no architectural significance. The guidelines of the *CMP 2008* provide for alterations and additions to the Post World War II school buildings to facilitate use on the basis that these buildings have been altered before and have little historic or architectural significance. Changes to facilitate educational use will perpetuated any developing social significance that it possesses.

³⁸ *CMP 2008*, p.99.

Increasing massing and scale on this part of the site is likely to have an acceptable impact. It lies to the rear and south west of the significant buildings on the site. A 'pigeon loft' roof addition will not result in a building that overwhelms the significant buildings. No significant view corridors into, within or out of the site will be impacted upon.

Project F: Deidre Rofe Centre

The proposed works are as follows:

- Construct a three storey extension adjacent to the Deidre Rofe Building and an additional third storey to the science wing. The extension will enclose and complete the Top Quad. The existing largely solid classroom and office walls will be opened up to create a more transparent, cloistered effect.
- Provide 5 flexible general learning areas.
- Expand the teacher and staff areas on the ground floor level around the upgraded Top Quad.
- Maximise student-staff visibility and contact and remove barriers to allow incidental interaction.
- Replace the existing tuck shop with new uniform shop on the lower ground floor level.

The Deidre Rofe Centre has been altered and added to over time and has no architectural significance. The guidelines of the *CMP 2008* provide for alterations and additions to the Post World War II school buildings to facilitate use on the basis that these buildings have been altered before and have little historic or architectural significance. Changes to facilitate educational use will perpetuated any developing social significance that it possesses.

Increasing massing and scale on this part of the site is likely to have an acceptable impact. It lies to the rear (west) of the significant buildings on the site and is sufficiently separated from them. No significant view corridors into, within or out of the site will be impacted upon.

Project G: Theology Centre

The proposed works are as follows:

- Located in the existing reception carpark (north western corner of the site).
- Generous space, with approximately six general learning spaces across two storeys.
- Flexible learning environments.

This is the ideal location for a new theological centre because it is located in close proximity to the 1953 Chapel, enabling interaction with it.

The guidelines in Section 7.4.1 of the *CMP 2008* state with regard to new buildings on the site:

- New buildings should be restricted to the northern section of the School.
- New buildings should not be located in the blue shaded area in Figure 5.1, i.e. the area to the north and north east of the 1897 Convent Building.
- New buildings should preferably not be located within the area to the north of the 1953 Chapel.

The proposed new building complies with these guidelines. The impact is likely to be acceptable because:

- With the exception of individual significant trees, this space, currently a carpark, is not a significant space.

- The proposed use of the building reflects core values of the School that date back to the time of its founding.
- The most significant views towards the 1953 Chapel are obtained from the eastern, and to a lesser extent, the northern side. Views towards the western end from within the site and the public domain, are of secondary significance. Views towards the eastern and northern sides of the 1953 Chapel will remain unaltered.
- Sufficient separation can be retained between the western end of the Chapel and the proposed new building to enable the 1953 Chapel and cloisters to be understood as a building 'in the round.'
- A building can be architecturally designed to be sympathetic to the architecture of the 1953 Chapel and to have a minimal impact on existing trees.
- A well designed two storey building on this part of the campus will not dominate the north western corner, where buildings are (or will be) predominately two storey-three storeys in height.

7.1.3 Envelope 3: Pennant Hills Road Facility

The proposed works are as follows:

- Up to six storey development envelope for future development, with possible uses including multi-function hall; sports hall; music and drama centre; year 11 and 12 study facilities; multi-storey school extension.
- Underground car park to be included.

Note the guidelines for new buildings from the *CMP 2008* cited in Section 7.1.2 Theology Centre above.

In planning terms, this is a good location for a large new building because it is located in close proximity to other senior school building on a part of the site that is not useful open space because of the proximity of Pennant Hills Road. A new building can be acoustically designed and environmentally controlled to mitigate the impacts of the road. Placing a larger building on this part of the site also locates it away from the Mount Pleasant Avenue and Osborn Street frontages, which are more residential in scale and character.

Subject to detailed design, the impact on the significance of the School campus of the larger building on this part of the site is likely to be acceptable for the following reasons:

- This is not a historically significant space. The current use as a car park dates from the c.1990s.
- A larger building in this location alleviates the need to add significantly to the height, massing and scale of existing buildings (which are maintained at a maximum of three storeys in close proximity to the most significant buildings on the site) or to construct a larger building in close proximity to the heritage significant buildings.
- While a six storey building on this part of the site will be visible as the site is approached along Pennant Hills Road, it will not block significant view corridors into or out the site.
- The existing open space and mature landscaping to the immediate east and north east of the 1897 Convent Building will be retained and will provide a visual buffer. There will be adequate separation from the heritage significant buildings.
- The form, massing and articulation of the building can be developed during the detailed design phase to show regard for the orientation, massing and form of the heritage building, as well as the casting of shadows on these buildings.
- A building can be architecturally designed to be sympathetic to the architecture of the heritage significant building and to have a minimal impact on existing trees. It is noted that the trees are largely located around the perimeter of this part of the site.

7.1.4 Envelope 4: The Primary School

The proposed works are as follows:

- Expansion to accommodate Years K-4.
- Re-purposing of the existing health centre for Primary School expansion.
- Provision of separate common rooms for Years K2 and Years 3-4.
- Provision of generous outdoor play areas with gardens, cubby houses, play equipment and indoor/outdoor play ground.
- Provision of kitchen with cooking facilities.
- Maximising indoor and outdoor connections,
- Sharing of underground parking by staff and visitors.
- Provision of short stay and drop-off car spaces accessed from Mount Pleasant Avenue.

Works of the proposed nature will likely have a minimal and acceptable impact on the site for the following reasons:

- The existing buildings on this site- the primary school and health centre- have little significance. As set out above, the guidelines of the *CMP 2008* permit alterations and additions to be carried out to buildings of little significance. While part of the existing primary school incorporates an interwar period dwelling, the extent of the later works is such that it is no longer a good example of an interwar period building. There are better preserved examples of this type and style of dwelling within the Hornsby Shire area. Any significance that these buildings possess lies in social significance for their use by the School, which would be perpetuated in works of the proposed nature.
- This part of the site does not form part of the setting of the most significant buildings on the site, being the 1897 Convent Building, the Givendale Wing and the Chapel. It is located to the south west of these buildings, on falling ground and does not form part of their landscape setting.
- The 1897 Convent Building and Givendale Building look towards the east and not over this part of the site. This part of the site is located outside of the principal view corridors into and out of the site and on lower ground.
- The new works, including landscaping, can be architecturally designed during the detailed design phase to minimise any impacts that the works may have on the wider setting of the heritage significant buildings.

7.1.5 Envelope 5: Mary Ward Wing

The Mary Ward Wing will be upgraded after the relocation of the current boarding facility. It is proposed to accommodate additional secondary school teaching spaces within the building, with works including the following:

- Upgrading of the building to be inclusive, incorporating lift access and accessible classrooms.
- Upgrading of the basement area and ground floor teaching spaces.
- Conversion of the upper levels (currently boarding accommodation) to teaching spaces.
- Upgrading of the teaching spaces to provide a variety of general learning areas, including common space and adaptive learning spaces.
- Addition of a storey.

The Master Plan has identified the desirability of relocating the boarding facilities away from the main school buildings and Pennant Hills Road. The Master Plan is taking the opportunity to relocate the boarding facilities to a quieter part of the Campus. This also

enables the growth of the secondary School campus, reuniting currently separated classes.

The proposed works to the Mary Ward Wing will support the use of the site for educational purposes, which is central to its heritage significance.

The Mary Ward Wing is identified as having moderate historic and social significance because of its role as the former novitiate. On this basis, it is desirable that this building be retained. Architectural significance, by contrast, is low, allowing adaptation, including the addition of a storey if required. Converting this building to teaching spaces will involve the removal of internal fabric, including layouts indicative of a novitiate. It is desirable during the detailed design phase that allowance is made for interpretation of this past use through, for example:

- The use of interpretative devices, such as interpretation panels.
- Maintaining some understanding of key characteristics related to its original use. For example, maintaining one of the small novitiate rooms or an understanding of the arcaded verandahs.

This building can accommodate an additional level whilst having an acceptable impact upon the Givendale Wing (which has a higher level of architectural significance) and the 1897 Convent Building, because it is separated from these buildings and located on land falling away to the south. No significant view corridors to or from these buildings will be blocked. The strong visual relationships that existing between these buildings and the lawns and gardens to the east and north east is maintained.

7.1.6 Envelope 6: New Gymnasium

The proposed works are as follows:

- Provide three new multi-purpose courts.
- Provide the capacity for the full School to assemble.
- Provide a generous lobby and better connections to the playing fields, outdoor areas, upper campus, aquatic centre etc.
- Allow for secure closure to School campus out of hours.
- Provide additional large rooms for functions, including pilates and weights.
- Provide new learning spaces.
- Provide an oversized storage facility and potential stacked seating.
- Maximise natural ventilation and minimise air conditioning.
- Provide upper or lower level stadium setting and substantial connection to playing fields and outdoor areas.
- Provide ample and well connected staff rooms and facilities.
- Incorporate a large café and viewing platforms over-looking the grounds.

Works of the proposed nature are likely to have a minimal and acceptable impact on the significance of the site for the following reasons:

- These works support the long sporting traditions of the School.
- The existing building has little significance, aside developing social significance, which is supported by continued use for sport.
- Enlarging the building will have an acceptable impact on the significant buildings on the site and the setting because the building is set on lower ground, in the embankment to the oval, and outside of significant view corridors to/from these buildings.
- The alterations and additions can be designed during the detailed design phase to ensure that the building does not detract from the wider setting of the significant buildings.

- The dominant characteristic of the central part of the site will remain open space.
- One of the objectives is to improve the connectivity between the upper and lower parts of the site, which has been impacted by the construction of buildings (after 1970) into the embankment. The proposed works provide opportunities to improve this connectivity.

7.1.7 Envelope 7: Performing Arts Centre- Gonzaga Barry Extension

The proposed works are as follows:

- 300 seat theatre with wings and semi-fly tower.
- 4-8 classrooms with emphasis on drama and sustainability.
- Possible location for roof top-eco centre with outdoor learning space connected to GBC.
- Terraces and bleacher seating between Mary Ward Quad and all new all-weather playing court.

This building is recent in date and does not have architectural significance. Changes to facilitate educational use will perpetuated any developing social significance that it possesses. Increasing massing and scale on this part of the site is likely to have an acceptable impact for the following reasons:

- This part of the site is not a significant space.
- This part of the site lies to the rear of the significant buildings on the site and is well separated from them.
- The new works can be designed during the detailed design phase to minimise their impact on the site and on existing trees.

7.1.8 Envelope 8: All Weather Field and Underground Car Park

The proposed works are as follows:

- Construct a weather playing field with a well-drained synthetic grass surface.
- Provide an underground carpark for 200 cars (including accessible spaces), motor bikes and 200 bicycles. Note: only partially underground: south wall full height with ventilation shutters to the bushland.
- The car park is to include maintenance and storage facilities and a school bus depot.
- Construct an underground buggy tunnel to connect maintenance to the school campus.
- Provide stadium, bench and bleacher seating.
- Provide an accessible lift to be provided into Gonzaga Barry Extension to allow out of hours access to sports facilities.

This location has been chosen to minimise the impact on the bushland in the southern part of the site and allow for the retention of the improved running field, where drainage has been upgraded and the surface relevelled.

Works of this nature in this area of the school campus are likely to have a minimal and acceptable impact on the significance of the site for the following reasons:

- This work supports the strong sporting tradition of the School.
- This part of the site has, historically, been open ground. From the late 1940s onwards it has been part of the School's playing fields. More recently the western-most part of this area has been used as a carpark. Placing facilities and parking underground (as seen from the north; note: south wall full height to the bush) and providing an all-weather playing field partially at the level of the existing oval maintains the open character of this part of the site, as well as its historical use for playing fields.

- None of the significant buildings on the site have visual or physical relationships with this part of the site. These structures will not be read in conjunction with the significant buildings or form part of their immediate setting.
- Structures of the proposed nature maintain the existing view corridors from the modern buildings on the edge of the oval southwards towards the bushland.
- The guidelines in Section 7.4.1 of the *CMP 2008* allow for new works around the existing oval, provided that an open area 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 on the southern portion of the site. It is considered that the guidelines in the *CMP 2008* that relate to works within this area can be met during the detailed design phase, including those in Section 7.3.1 Retention of Significance, which states:

‘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.’³⁹
- The impact on trees would need to be considered at the time of a detailed application.

7.1.9 Envelope 9: Mount Pleasant Pavilion

The proposed works are as follows:

- Provide a stadium overlooking running field.
- Provide a multi-use conference room.
- Provide flexible teaching and learning areas.
- Provide a weights room/gym.
- Provide a small dock area and 11 car spaces.

Works of the proposed nature are likely to have a minimal and acceptable impact on the significance of the site because:

- The guidelines of the *CMP 2008* (see above) provide for new buildings around the edge of the oval where the open character of the oval is retained. The proposed works will comply with this requirement.
- This part of the site is located outside of significant view corridors into, within or out of the site.
- This part of the site is located well outside of the immediate setting of the significant buildings. The land falls away from Mount Pleasant Road in this part of the site. The proposed building is unlikely to be a dominant element on the site or within the surrounding area.
- The design can be developed during the detailed design phase to minimise its impact on trees.

7.1.10 Envelope 10: Bush Chapel/The Bridge/Bush Research Centre

The proposed works are as follows:

- A new bush chapel. Outdoor learning space for faith-based and ecological studies within the 1943 Glade.
- Subject to ecological study, endeavour to reinstate creek within the 1943 Glade and introduce connection between existing pathways and low impact bridge.
- Investigate opportunities for elevated walkways and adventure sport facilities.

³⁹ *CMP 2008*, p.99.

- Repurpose the principal's residence as a bush research centre and investigate opportunities for garden and crop research.
- Seek ways to increase the ecological value of the bush, including increasing habitat opportunities for endangered species, eradicate invasive species and increase native biodiversity.

The guidelines in Section 7.4.1 of the *CMP 2008* state:

'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.'

Despite the above, it is considered that a small bush chapel has the potential to have a positive impact on the site because it supports the School's core values of faith, people and ecology. A small chapel could be sensitively designed to be mindful of its bushland setting, have a minimal impact on the trees and on the setting of the Cemetery. The proposed location is within the 1943 Glade, which was open space at this time. It is not part of the old growth section of the bushland. A small chapel has the potential to assist in commemorating the nuns buried in the nearby cemetery, each of whom has a strong association with the School.

Loreto have been outstanding custodians of their bushland. Elevated walkways and adventure sport facilities have the potential to increase interaction with the bushland and appreciation of it. The potential impacts are not primarily heritage related ones, but ecological ones. Ecological values would require carefully management during the detailed design phase. These activities could be designed during the detailed design phase so that they do not disturb the ambiance of the cemetery. They also provide increased opportunities for passive surveillance of the bushland and the cemetery, which have been subject to vandalism in the past.

Works to the principal's residence will have no impact. This is a c.1990s dwelling of no architectural significance. It is sufficiently removed from the significant buildings on the campus for there to be no impact on significant view corridors. Low scale works will not impact on view corridors from the public domain towards the bushland.

7.1.11 Envelope 12: Bridge Connection

The proposed works are as follows:

- Construction of a bridge between the existing Learning Resource Centre and the existing Mary Ward Wing at the southern end of the new landscaped Mary Ward Courtyard area.

The proposed works are likely to have a minimal and acceptable impact because the link will be located at the southern end of the Mary Ward Wing and to the rear, in an area that is well separated from the architecturally significant buildings on the site. No significant view corridors to or from these buildings will be blocked. The strong visual relationships that existing between the significant buildings and the lawns and gardens to the east and north east is maintained.

7.1.12 Whole Site: Landscape Works

The proposed works are as follows:

- Reduce roadways within the campus.
- Create new paths.
- Upgrade landscape surfaces (reduce bitumen).
- Replace all bitumen roadways with landscape and paving within the School grounds and limit vehicle access to small service buggies only.

- Keep car park access, buses and trucks to the periphery of the site along Osborn Road and Mount Pleasant Avenue.
- Move all parking underground except for small drop off areas.
- Design underground carparking for future functionality with access to daylight and fresh air.
- Make every effort to create attractive connected green spaces between all areas of the School campus.

Landscaping works, particularly those that provide for the removal of at grade car parks and new planting, have the potential to improve the setting of significant buildings on the site. The Master Plan indicates that the long established pathways on the eastern and northern eastern sides of the significant buildings will be retained. Bitumen finishes are not significant and can be upgraded. Detailed landscape plans can be developed that retain (and even enhance) significant landscape elements, including significant trees and elements, such as the grotto.

7.2 Stage 1 Application

7.2.1 Envelope 1: New Boarding House

The proposed works are as follows:

- Demolition of the Loreto Community House.
- Construction of a three to six storey boarding house to house including excavation to accommodate up to 216 students, a partially underground car park and dock facilities.
- New landscaping.

The proposed relocating of the boarding facilities away from the administration and classrooms of the School provides an opportunity to provide a more homely environment that is separate from the educational fabric of the School and to manage noise sensitivity. Mount Pleasant Avenue is residential in character and thus a more suitable location for a residential activity.

The proposed works will result in the removal of a building- the Loreto Community House- identified as having moderate significance by the *CMP 2008*. The impact is acceptable for the following reasons:

- This building lies outside of the curtilage of the *LEP 2013* listing.
- Following additional research, this statement has re-graded the Community House as having little significance. The *CMP 2008* appears to have graded the northern part of the building as having moderate significance on the basis that it was identified as having been built by the School as 'nuns' accommodation.' Additional research, however, has shown that the property was acquired by the School in the 1950s and not purpose built for the School. It does not have significance as an example of a Federation dwelling sufficient to warrant listing as a local heritage item on the *LEP 2013*. There are numerous examples of dwellings of this period within the Hornsby area.
The southern end of the extant building is recent in date and is typical of a c.1990s dwelling. It has no architectural significance.
- Any significance that the Community House has arising from its use by the School is social significance. An interpretation strategy can be prepared and implemented as part of further stages that acknowledges this building and the people, including the nuns, who have lived there.

The proposed boarding house supports the significance of Loreto because it represents a continuation of the educational services provided by the School. The School has a long history of boarding education, a long history of evolution to meet the changing needs of the community it serves and a long history of change to meet new educational practices.

The proposed works are located on the edge of the oval, as provided for by the guidelines of the *CMP 2008*, and make the most of opportunities to improve the connectivity of the upper and middle levels of the site.

The proposed boarding house will not physically impact upon any of the significant fabric included within the curtilage of the School listing. It is located well away from the significant buildings on the site and outside of their immediate setting. Relocating the boarding facilities enables the removal of the intrusive Level 5 toilets from the 1897 Convent Building which, as identified above, will have a positive impact.

The proposed boarding house is located outside of the most significant view corridors towards the School from the public domain, being the view up the driveway from the main entrance off Pennant Hills Road. Conversely, there are no significant views out of this part of the site.

The existing trees that screen the most significant buildings from Mount Pleasant Avenue (being the Pre-World War II buildings on the northern most part of the site) are all retained. These trees will screen the heritage significant buildings from the proposed new building. Visual separation is thus achieved.

The proposed boarding house has the potential to impact upon the general setting of the site because of its massing and scale. The impacts and the mitigation measures put in place are as follows:

- The building utilises the 10m fall of the site from north to south. Historically, this part of the site was characterised by a rocky escarpment and stone retaining wall which created a stepped interface. The progressive development of the site has concealed this character, which is now no longer readily apparent (see Figure 167). The terracing is not noted in the *CMP 2008*. The topography has allowed for the building to be stepped, partially embedding it in the site and thereby managing massing and scale. Despite being five storeys in height, the effective height of the building is controlled to create an appropriate frontage to Mount Pleasant Avenue of two-three storeys.
- The length of the building- which is a result of the specific brief- is broken up by 'kinking' the building in key locations. The roof top is also split in the centre, not only allowing the building to step down the site but also assisting in reducing massing and scale.
- A restrained material palette will assist with integration into the streetscape and site, particularly the bushland to the south. The front elevation, addressing Mount Pleasant Avenue, has been designed with three bays that 'pop out' from the main line of the building. These bays break the façade and will be clad in brick. The scale and materiality of these bays will be domestic in scale and relate directly to the dwellings along Mount Pleasant Avenue. They also permit the retention of a number of existing trees.
- While some trees will be removed from the site, the building has been designed to retain as many trees as possible, particularly those of high retention value. The proposal provides for new landscaping, which includes new trees and understorey planting, which will relate to the bushland setting to the south and, over time, assist in the integration of the new building into its setting.
- The five storey elevation, addressing the oval, is broken by changes in direction and through good articulation. Opportunities are taken to provide good connectivity with the surrounding spaces.

7.2.2 New Garden Courtyard and Garden Plaza

The proposed works are as follows:

- Remove the buildings between Mary Ward Wing and existing dining room building (Givendale Wing) and associated works to make good the existing.
- Create a new garden courtyard within the existing Mary Ward Wing courtyard in the northern part of the site.

- Create a garden plaza located within the current primary school car park, designed to allow for outdoor assembly of the School population.

Two buildings will be removed to create the new garden courtyard. These buildings are described in Section 3.4.1 and 3.4.2 of this statement.

Removing the service building in the Mary Ward Wing courtyard (Section 3.4.1) will have an acceptable impact for the following reasons:

- This building is not identified by the *CMP 2008* as having significance. It is identified as having little significance by the assessment contained in this statement.
- This building is difficult to date. It does not date from the earliest period of development and appears to have been constructed in two phases. It appears to have served ancillary functions and has low aesthetic significance.
- This building is not located within a significant view corridor.
- This building does not explain the significance of more significant buildings or demonstrate the core values of this site.
-

Removing the 1950s/1960s infill building (Section 3.4.2) will:

- Have a positive impact because it will open up the southern elevation of the more significant Givendale Wing. This elevation has a bay window with sandstone tracery that is obscured by the later addition.
- Have a minimal impact on the ability to understand the historic and architectural significance of the site. This building is ranked as having little significance by the *CMP 2008* and this statement.
- This building is not located within a significant view corridor.
- This building does not explain the significance of more significant buildings or demonstrate the core values of this site.

While the proposed new courtyard in the current Mary Ward Wing courtyard will have a positive impact on the amenity of the site, this work will have little impact upon its significance because this space has always served utilitarian functions. It is not a historically significant space and does not contribute to the setting of, or view corridors towards, elevations of significant buildings. Improve landscaping in the general vicinity of the significant buildings encourages appreciation of them.

The carpark south of the Junior School was constructed in the 1990s. The 1943 photographs show it as open ground, with some planting, part of the Hollie House or Mount Pleasant. Landscaping the area and improving connectivity between parts of the site will have an overall positive impact on the site.

7.2.3 Other

7.2.3.1 Removal Trees

The following works are proposed:

- Removal and replacement of approximately 50 trees of varying significance.

The primary report that should be referred to is the arborist report accompanying this application. The impact on the heritage significance of the site is acceptable because none of the trees to be removed:

- Form part of the setting of significant buildings or spaces.

Replacement trees will be planted so that the campus retains an overall vegetative cover.

7.2.3.2 Services

The following works are proposed:

- Augmentation of connection of services and utilities infrastructure.

This work can be detailed in ways that minimises the impact on significant fabric and hence the significance of the site. The guidelines of the *CMP 2008* should be followed in this regard.

8.0 EFFECT OF WORK ON HERITAGE ITEMS IN THE VICINITY OF THE SITE

8.1 “Gilligaloola” and Garden, No. 82-84 Pennant Hills Road

Works at Loreto Normanhurst will have no impact on the fabric of this place and will not block significant view corridors to or from it. There will thus be no impact on the ability to understand its historic and aesthetic significance.

Works in the general vicinity of this item have the potential to impact upon the character of its setting. The likely impacts are as follows:

- Works of the proposed nature within the bushland and oval areas and works addressing Mount Pleasant Avenue or addressing Osborn Road will have no impact on this item. These works will not be visible in conjunction with this item or from this item.
- Works of the proposed nature to the existing school and administration buildings and the proposed new theology centre in the north western corner of the site will have no impact because of the distance between these elements and the item and the existing screening vegetation.
- The only works that have the potential to impact upon the setting of this item is the proposed new building of up to six storeys on the north eastern corner of the site. The impact is acceptable because:
 - The distance is sufficient for even a six storey building to have an acceptable impact on the setting of this item. The separation is emphasised by the site’s location on the opposite side of Pennant Hills Road from this item.
 - The building will not be visible in significant view corridors towards or out of this item.

8.2 House, No. 4 Mount Pleasant Avenue

Works at Loreto Normanhurst will have no impact on the fabric of this item and will not block significant view corridors to or from it. There will thus be no impact on the ability to understand its historic and aesthetic significance.

The School directly adjoins the rear of this item. Works in close proximity to this item have the potential to impact upon its setting.

Works on the far southern and western sides of the School campus will be sufficiently removed from this item to have no impact.

The proposed works to the existing senior school buildings will have an acceptable impact. A dense belt of existing vegetation- which includes a large number of significant trees- conceals these buildings from view corridors that include this item. These trees are retained. The increase in massing and scale will not overwhelm this item.

The proposed works to the primary school will introduce a building of greater massing and scale to the existing to the Mount Pleasant Avenue streetscape. Mitigation measures can be put into place during the detailed design phase to mitigate these impacts. It is noted that the primary school is separated from the item by the proposed Early Learning Centre, which is subject to a separate DA. The way in which the Early Learning Centre

has been designed demonstrates how detailed design can be used to integrate a larger building into an existing setting. The Early Learning Centre and a set of courts will separate the heritage item from the Primary School. While visible within the setting of this item, no significant view corridors will be blocked.

The proposed boarding school is sufficiently removed from this item to have no impact upon its immediate setting. It will be separated from the item by the Junior School and the new Early Learning Centre. As set out above, the way in which the boarding school addresses Mount Pleasant Avenue has been carefully considered. Massing and scale is well managed and the long plane of the street facing elevation broken up by bays, existing trees and proposed new trees.

The aspect of the proposed works that has the greatest potential to impact upon this item is the proposed new building on the north eastern corner of the site. This area lies directly behind the heritage item. While a building on this site will not block significant view corridors towards the item and will not block significant view corridors out of the item, it will be visible within view corridors towards the site and will form part of its immediate setting. The Master Plan provides an adequate setback at ground floor level, with an increased setback for Level 3 and above. Careful consideration of building form, finishes and articulation and provision of screening planting during the detail planning phase can be used to further mitigate the impact.

9.0 CONCLUSIONS

9.1 Master Plan

The Master Plan works have been guided by the heritage significance of the site. The northern part of the site will remain the most built up part of the site and retain its landscape character; the central part of the site will remain open space; and the bushland in the southern part of the site will be protected. Better connectivity is provided between these different parts of the site.

The most significant buildings on the site-being the 1897 Convent Building and the 1953 Chapel- are retained, together with their setting. As provided for by the *CMP 2008*, other buildings considered to have moderate or little significance are retained and adapted. Allowing alterations and adaptation of less significant buildings reduces the need for new buildings on site. The types of adaptation provided for by the Master Plan, subject to detailed design, will have an acceptable impact on the site. In some instances, such as the removal of the Level 5 bathrooms to the 1897 Convent Building and the removal of at grade car parking, there are positive impacts.

New buildings/structures are located on the site in areas that are identified by the *CMP 2008* as being of little significance. The proposed theology centre in the north western corner of the site can be designed in a manner that compliments the existing Chapel and will lie outside of the principal view corridors towards it. The proposed new building in the north eastern corner of the site will not impact upon significant view corridors into or out of the site, will be a sufficient distance from heritage significant buildings to moderate its impact and allows for the retention of the significant landscaping and planting. The proposed new boarding house (part of the Stage 1 Application), all weather sports field and pavilion in the central part of the site are located on the edges of the oval, retaining the predominantly open character of this part of the site. The proposed works within the bushland on the southern part of the site can be designed in a manner that minimises their impact on the aesthetic and ecological values of the bushland, and the cemetery within it, whilst enhancing appreciation of and interaction with it.

The Master Plan provides for landscaping works (including the Stage 1 garden plaza), which maintain existing significant landscape elements, the removal of at grade car

parking and provides for new landscaping, which will not only mitigate the impact of adding new elements to the site, but also reinforce its landscape setting.

9.2 Stage 1 Works

The proposed Stage 1 Works- the boarding house, garden plaza and Mary Ward Wing works- support core values of the School.

Removing the boarding facilities from the main part of the School opens up opportunities for new uses that will increase interaction with the most significant buildings on the site. It also provides for the removal of the intrusive Level 5 bathrooms from the 1897 Convent Building. The building that will be removed to enable construction of the boarding house- the Loreto Community House- has been assessed as having little significance to the site. The social significance of the Community House can be commemorated in interpretation in the new building. The proposed boarding house is well removed from the significant buildings on the site, located on lower ground and located outside of the principal view corridors into, within and out of the site. It will be largely screened from the significant buildings by existing vegetation. The building has been designed to maintain the open character of the centre of the site and to manage its impact on the setting of Mount Pleasant Avenue and existing trees. It will have no impact on the state listed item at No. 82-84 Pennant Hills Road and a minimal and acceptable impact on the wider setting of the local heritage item at No. 4 Mount Pleasant Avenue.

The proposed works to the Mary Ward Wing courtyard involve the removal of two buildings that have been identified as having little significance. Removing these buildings re-opens the southern end of the Givendale Wing, which has a bay window with stone tracery. This area has always served ancillary functions. Improved landscaping in the vicinity of significant buildings will enhance appreciation of them.

The proposed garden plaza replaces an existing carpark and will reinforce the landscaped character of the site.

The Master Plan responds to and enhance the positive qualities of the setting, landscaping and heritage significance of the School site.