

HERITAGE IMPACT STATEMENT



Loreto Normanhurst Amended Master Plan Concept Proposal and Stage 1 Application

December 2020 | J4594

**Weir
Phillips**
Heritage

Level 19, 100 William Street,
Woolloomooloo NSW 2011
Phone: (02) 8076 5317

EXECUTIVE SUMMARY

0.1 Preamble

This amended Heritage Impact Statement (HIS) for Loreto Normanhurst, No. 91-93 Pennant Hills Road, Normanhurst, New South Wales, has been prepared in support of an amended 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)*.

The original SSDA was submitted in June 2018. This statement accompanies amended plans prepared by Allen Jack + Cottier (architectural) and Oculus (landscape). It is designed to be read in conjunction with the Heritage Impact Statement, dated January 2019, prepared by Weir Phillips Heritage, that accompanied the original application. This earlier Heritage Impact Statement is referred to as the *HIS 2019*.

The amended Concept Proposal seeks approval for a new site wide Master Plan for the existing School Campus and consent for Stage 1 detailed design works for a new student boarding facility; landscaping works; some demolition works with associated make good and landscape works; a new access way through the site; and the construction of two new carparks beneath sports/tennis courts.

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.

Since the *HIS 2019* was prepared, the School have acquired No. 4 Mount Pleasant Avenue, which is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2013*, where it is identified as 'House,' No. 4 Mount Pleasant Avenue (I603). This property is identified as having local significance.

This statement has been prepared at the request of Loreto Normanhurst.

0.2 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 wider School community. 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.

0.3 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 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.

No. 4 Mount Pleasant Avenue is a single storey Federation period and style dwelling.

0.4 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 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 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.

0.5 The Amended Proposal

Concept Master Plan

The amendments to the original Concept Master Plan proposal are as follows:

Envelopes: Campus Wide:

- Overall reduction in the massing and scale of the proposed building envelopes.

Envelope 3: Pennant Hills Road Facility

- This facility has been deleted from the Master Plan.

Envelope 9: Mount Pleasant Avenue Pavilion

- This facility has been deleted from the Master Plan.

Envelope 10: Bush Chapel

- This facility has been deleted from the Master Plan.

Project G: Theology Centre

- This facility has been deleted from the Master Plan.

Envelope F: Deidre Rofe Extension

- The height and setback of the proposed extension have been revised.

Envelope 7: Gonzaga Barry- Performing Arts Centre

- The proposed upper levels have been re-aligned. The current proposal is for two storeys of teaching spaces over an auditorium.

Envelope 5: Mary Ward Building Envelope

- The proposed envelope has been reduced. It is proposed to raise the existing attic ceiling and roof to provide a minimum 2700mm clearance at the lowest levels. Clerestory windows will be provided.

Envelope 8: All Weather Field with Underground Carpark

- Revision in the representation of the project to better demonstrate that the field level is lower than Osborn Road.

Projects C & D: New Works Between Heritage Listed Buildings

- Revision of works to better demonstrate the extent and type of works to be carried out.

Stage 1 Application

The amendments to the original Stage 1 Application are as follows:

Envelope 1: Boarding House

- Reconfiguration of the building and reduction in height.

Project A: Garden Plaza

- Amended in line with the proposed changes to the boarding house.

Project H: Osborn Road to Mt. Pleasant Avenue Link Road

- New one-way cross-site connection road; new safe pick up/drop-off zone, with shelters.
- Revised ceremonial only parade from existing Pennant Hills Road main gates.

Project J (Envelope 8): Interim Osborn Road Surface Carpark

- Addition of a row of stacked parking and a drop-off zone; changes to vehicular circulation through the carpark and bus-slip road.

Envelope 13: Sports Courts and Underground Carpark

- Removal of three existing sports courts and their replacement with a half underground car park building and construction of 3 new courts on the roof at the level of the existing top court.

Envelope 14: Tennis Courts and Underground Carpark

- Removal of an existing tennis court and maintenance sheds and replacement with a half underground carpark building with two new tennis courts on the roof.

0.6 The Impacts

The amended Master Plan works have taken into consideration the responses received from the original SSDA submission. The general reduction of the proposed building envelopes on the site will have a positive impact. The largest of the proposed new envelopes under the original SSDA submission, a building of up to six storeys in height on Pennant Hills Road, has been removed. The building envelope immediately to the west of the Chapel has been removed, retaining the open forecourt on the north western corner of the site. The Holy Angels Wing is more clearly shown in documentation as being retained. The proposed works within the bushland area have been removed in full compliance with the policies of the *CMP 2008* for this part of the site.

Additional information has been provided about the Mary Ward Building, confirming that the upper levels of the building retain the original layout and much of the fabric of the novitiate. This building has moderate historic and social significance and moderate-low architectural significance. The *CMP 2008* provides for changes to be made to buildings of moderate and low significance if it supports the overall significance of the site. The existing layout does not support the ongoing use of the building by the School. Finding a use for this building, which is large, is important. Supporting the use of the building for educational purposes supports the significance of the site. The concept plan has been revised to reduce the massing of the proposed new works to the building, retain the hipped roof form and to retain the open arcades on the eastern side. The building will remain readily identifiable as the former novitiate. No work will be carried out to this building without a detailed DA. When a detailed DA is developed, mitigation measures,

such as an interpretation strategy and plan, can be put in place to ensure that an understanding of the building's origins is preserved. This may include, for example, retaining a group of the original rooms on one level.

Additional information has also been provided about the link section between the 1897 Convent Building and the Givendale Wing. This section contains fabric part of an ancillary section to the 1897 Convent, part of an ancillary section of the Givendale Wing and a Post-World War II addition. It is ranked as having little significance by the *CMP 2008*. No works are proposed to this section without a detailed DA. Detailed plans will be provided at DA stage, including a detailed analysis of the fabric that it is proposed to remove and full justification for its removal. Sufficient information is provided by this HIS to demonstrate that, in principle, the removal of the intrusive Post World War II addition will have a positive impact because it is intrusive and because the legibility of the two buildings will be improved. It is also demonstrated that, in principle, it is possible to carry out works to the remainder of the link subject to further design and justification. It is not uncommon to carry out alterations to parts of heritage items or local significance in area of lesser significance and/or which have been altered. The *CMP 2008* allows for such works to occur within areas of little significance.

The *CMP 2008* acknowledges that the exact layouts of garden beds and paths throughout the site has changed over time. What is significant, is main driveway off Pennant Hills Road and the garden setting of the significant buildings, particularly to the north and east. The main driveway is retained and enhanced. The proposed new access way and pathways has been carefully designed to respect significant trees and vistas. Existing gardens are supplemented by new plantings. Stone edging, where removed, is reused where possible. The garden setting of the northern part of the site, particularly around the heritage significant buildings, is retained.

New sports and tennis courts are constructed in areas traditionally associated with these facilities. The structures have been carefully designed to retain existing significant trees. Existing trees and new landscaping will ensure that they do not have undue prominence in the setting of significant elements and do not disrupt significant view corridors.

The proposed amendments to the SSDA for Loreto Normanhurst support and enhance the core significance of the site as a place of education whilst maintain the fabric and setting of heritage significant elements.

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1.0 INTRODUCTION

1.1 Preamble

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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.

Since the *HIS 2019* was prepared, the School have acquired No. 4 Mount Pleasant Avenue, which is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2013*, where it is identified as 'House,' No. 4 Mount Pleasant Avenue (I603). This site 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.

1.2 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.

1.3 Limitations

The same limitations that applied to the *HIS 2019* apply to this statement. That is, the historic information contained in *CMP 2008* for the site was relied upon. Only limited additional sources, as identified in Section 1.6 below, were accessed.

Due to security and/or COVID-19 restrictions, only limited internal access was available to the School buildings. Following concerns raised by the initial submission, a brief inspection of upper levels of the Mary Ward Building and the linking section between

the original 1897 Convent Building and the Givendale Wing was carried out in November 2020.

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

1.4 Methodology

This HIS has been prepared with an understanding of the Heritage NSW 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, in conjunction with the original proposal, and 2020, in conjunction with the amended proposal. 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.

1.5 Documentary Evidence

Refer to Section 1.6 of the *HIS 2019* for the references used for the preparation of this statement. The following additional references were sourced for this amended HIS:

- Certificate of Title Volume 1760 Folio 29; Volume 6496 Folio 8; and Volume 12744 Folio 57. NSW LPI.
- 'Normanhurst- Vacant Possession, No. 4 Mount Pleasant Avenue,' *The Sydney Morning Herald*, 22 October, 1955.
- 'Normanhurst Auction 'Lochinvar,' No. 4 Mount Pleasant Avenue,' *The Sydney Morning Herald*, 1 May, 1985.
- *Pennant Hills Road, 1920s*. Hornsby Shire Library.

1.6 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 Osborn Road to the west. It is bound by private properties to the south (Figure 1).

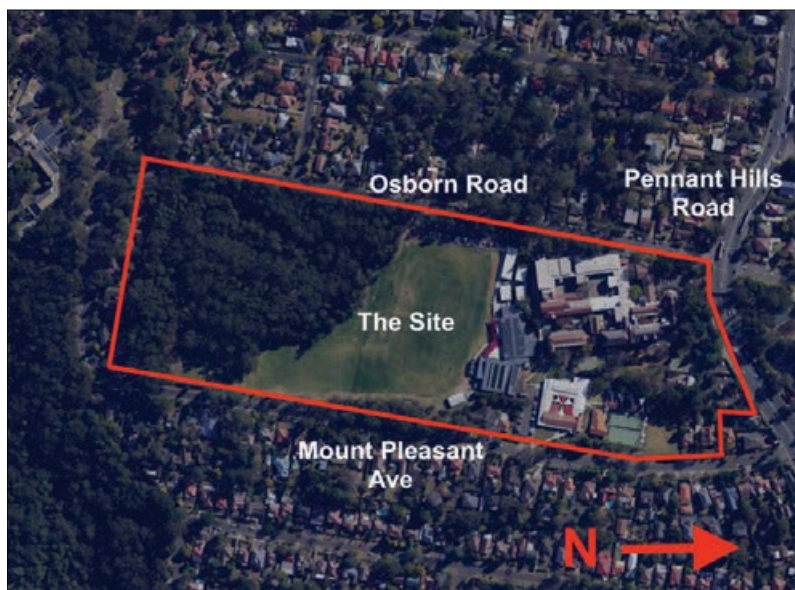


Figure 1:
Location of
Loreto
Normanhurst.
SIX Maps;
annotations in
red and white by
Weir Phillips
Heritage and
Planning.

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. 4 Mount Pleasant Avenue	Lot D	D.P. 366271
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(a) is of the whole of the site. Figure 2(b) is a detail of the northern part of the site, being the area outlined in the bold blue dotted line in Figure 2(a).

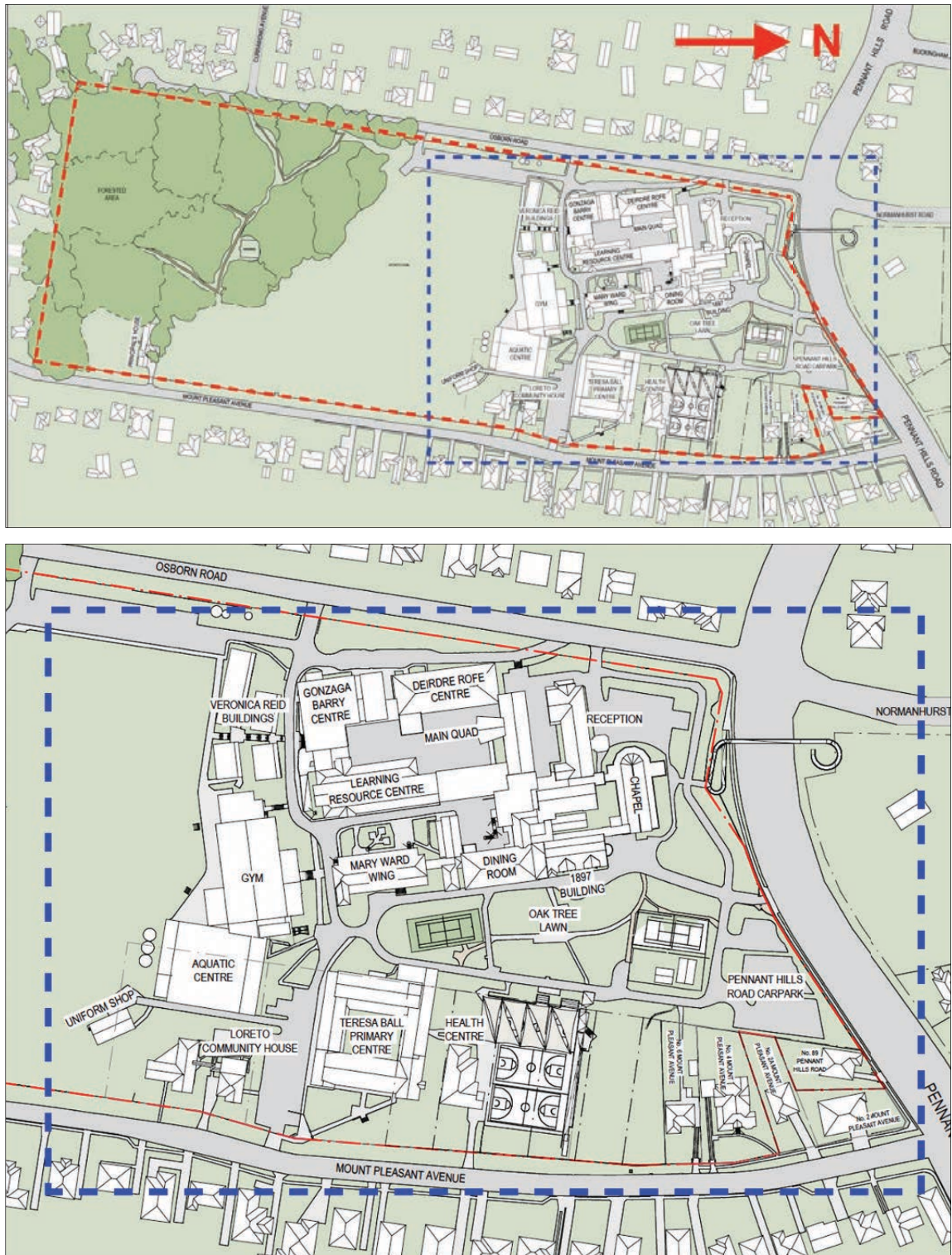


Figure 2: Site Plan. Image (a): Whole of site; Image (b): Detail of the north western corner of the site.
 AJ+C; red and blue dotted lines added by WP Heritage and Planning.

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE

2.1 Preamble

Refer to the *HIS 2019* and *CMP 2008* for a more detailed history of the site. The following provides a brief summary from these documents only, with particular reference to areas of concern raised following the original SSDA submission. Where additional information from that contained in the *HIS 2019* is provided, it is footnoted below.

2.2 Early Site History

The subject site stands on part of a grant of 30 acres made to Samuel Horne in 1831. This land was subdivided into smaller allotments in the 1850s and 1860s. By the 1870s, the land now Loreto was owned by farmer Oliver Osborn, whose descendants further subdivided the land in the 1890s, selling lots under the name of the Osborn Estate. Osborn Street was later named for the family; their dwelling, *Mount Pleasant*, later gave its name to Mount Pleasant Avenue. The late nineteenth century was a time of growth within the area brought about, in part, by the construction of the railway line.

2.3 Loreto

2.3.1 The Establishment of Loreto Convent and School

The first part of the existing Loreto site, being Lots 1-6 Section C and Part of Lot 7 of 'Osborn's Estate at Thornleigh', was purchased by the Institute of the Blessed Virgin Mary (IBVM) in November, 1896. This land comprised an area of 22 acres, 1 rood and 4 perches. The IBVM purchased additional land over time, including land part of the later Mount Pleasant Estate, fronting the road of the same name.

The foundation stone for the new Convent was laid in February 1896. The building 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 wider area for some time to come. The school opened in October 1897.

2.3.2 Holy Angels Wing and Chapel

A new building, housing a chapel and study halls, designed by Hennessy & Hennessy, opened in 1920. This building was named the Holy Angels Wing and Chapel. The Givendale Wing followed in 1928. A number of weatherboard clad buildings and landscape elements, including tennis courts and a grotto, were also constructed during the Interwar period.

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

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. The Chapel was opened and blessed in March 1954. New classrooms were also opened at this time.

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. The architect has not been identified. At its peak, the novitiate housed 32 novitiates and postulants.

In 1959, the School acquired Lot 17 of the Mount Pleasant Estate, which contained a small Federation period dwelling, likely constructed c.1916-17, originally known as *Ewenton*. This dwelling now forms part of the Loreto Community House. It is proposed to demolish

this dwelling to allow for the construction of a new boarding house as part of the Stage 1 works. A history of this site is provided in Section 2.10 of the *HIS 2019*.

During the early 1960s, the Sisters acquired a single storey dwelling formally occupied by the Hollie family, fronting Mount Pleasant Avenue, added to it and opened a Junior School. 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 was moved to Melbourne in 1969, works were carried out to the Mary Ward Building to convert the lower levels into teaching spaces. As the number of students continued to increase, a three storey Resources Centre was opened in 1973.

2.3.5 1980s Onwards

The School has a long sporting tradition. Sporting facilities were progressively 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).

Other works in the 1980s and 1990s include: the construction of the Birrane Wing (1982) and the Mornane Wing (1992); and additions 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.

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 over the following years and the original stone entry gates and fence moved following the widening of Pennant Hills Road. Alterations and additions have continued to be made to the site after this time, including an information resource centre and swimming pool.

In the mid 1990s, Howard Tanner prepared a heritage report on the site. This report concluded that the 1897 Convent Building and its landscape were 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. The Gonzaga Barry Centre was opened in 2013.

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

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

2.3.6 Additional Information: No. 4 Mount Pleasant Avenue

Since the *HIS 2019* was prepared, the School have acquired the heritage listed Federation period dwelling at No. 4 Mount Pleasant Avenue. The proposed works will impact upon the lot on which this item stands. The following provides a brief history of this item.

During the nineteenth century, the land on which No. 4 Mount Pleasant Avenue stands formed part of the Osborn Estate. By 1912, it was part of a large parcel of land owned by Hornsby builder, William Mutch, who subdivided it into small lots and offered it for sale as the Mount Pleasant Estate.¹ The only dwelling shown on the sale plan of 1912 was *Mount Pleasant*, the original Osborn family home, which stood on Lot 16 of this subdivision (Figure 3). No. 4 Mount Pleasant Avenue stands on land part of Lot 9 of the Mount Pleasant Estate subdivision. Mount Pleasant Avenue was created by this subdivision.

¹ Certificate of Title Volume 1760-29. NSW LPI.

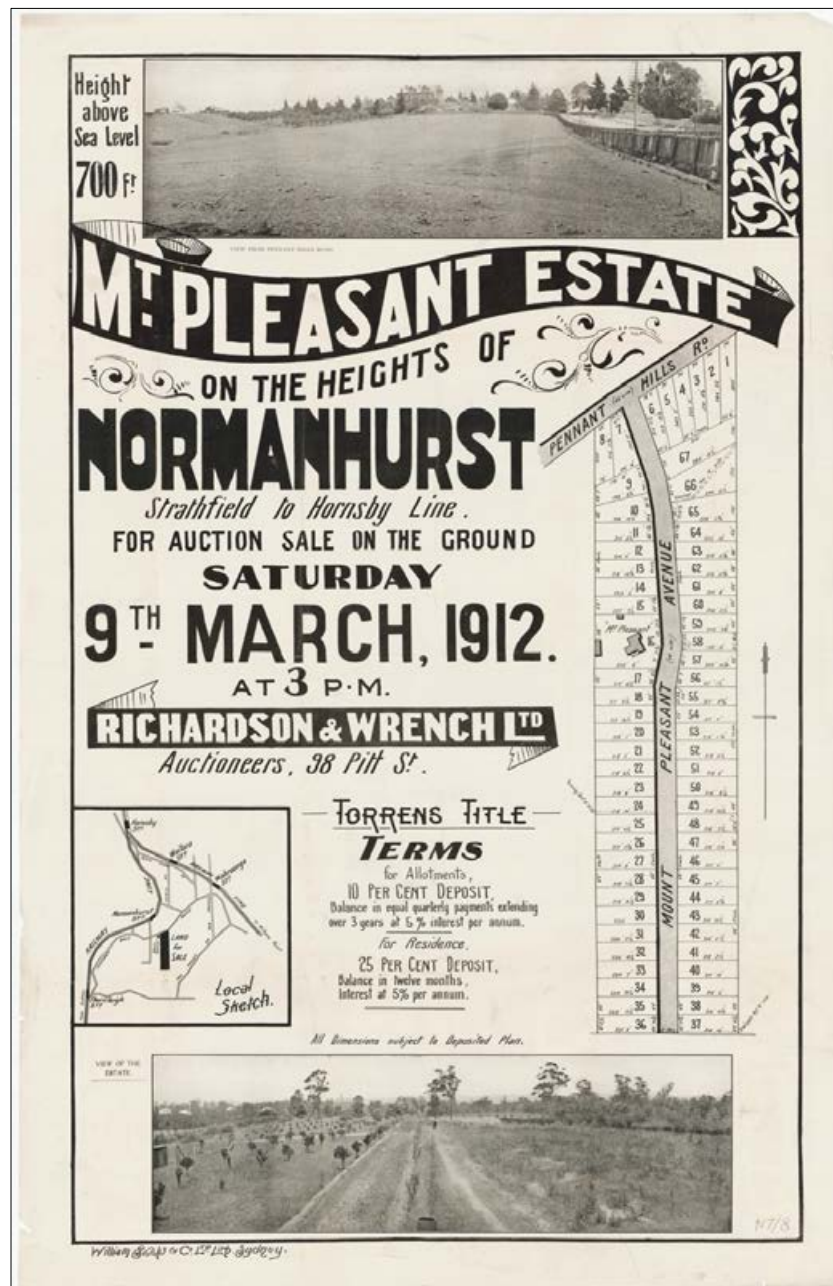


Figure 3: Mount Pleasant Estate on the Heights of Normanhurst, 1912.
State Library of NSW.

Mutch retained ownership of Lot 9 and part of Lot 10 until his death in 1947. It is on a part of this block that No. 4. Mount Pleasant Avenue now stands (Figure 4).²

² C.T. Volume 6496-8. NSW LPI.

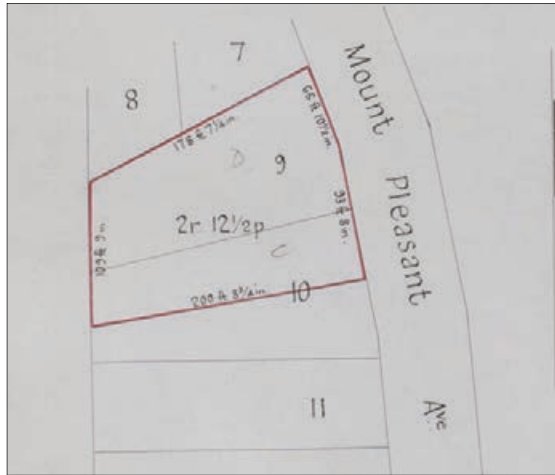


Figure 4:
Site boundaries when the
dwelling was constructed.
 C.T. Volume 4600-248. NSW LPI.

John Sands' Sydney and Suburban Directories reveal that development on the Mount Pleasant Estate, particularly on the western side of Mount Pleasant Avenue, was slow. In 1915, there were only two 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.

Stylistically, the dwelling at No. 4 Mount Pleasant Avenue could be one of the two dwellings listed in *Sands' Directories* in 1915. The occupants are difficult to identify with any degree of certainty.

Figure 5 is a photograph of Pennant Hills Road dated 1920, with Loreto Convent in the distance. What appears to be No. 4 Mount Avenue is circled. The dwelling had a semi-rural setting at this time.



Figure 5: Pennant Hills Road, c.1920.
 Hornsby Shire Library.

Figure 6, an aerial photograph over the site in 1943, shows the site within its setting twenty years after the photograph Figure 5 was taken. While new dwellings had been constructed in the immediately surrounding area by this time, No. 4 Mount Pleasant Avenue still retained a relatively open setting because of its comparatively large lot size and the neighbouring School.



Figure 6: (Aerial Photograph over the Site), 1943.
SIX Maps.

Ownership of No. 4 Mount Pleasant Avenue was transferred to Mutch's widow, Arthemise Mutch, 14 September, 1948.³ The lot was subsequently subdivided to create the existing lot boundaries. New dwellings were built on the subdivided land, significantly reducing the open space around the dwelling. The dwelling now presented to Mount Pleasant Avenue is being located on a more typical suburban allotment.

The end of Mutch family ownership of No. 4 Mount Pleasant Avenue came in December 1951 when the newly subdivided lot comprising the subject site was transferred to Kenneth Wiley Bilston, a journalist (Figure 7).⁴ The site boundaries have not changed since this time.

³ C.T. Volume 6496-8. NSW LPI.

⁴ *Ibid.* NSW LPI.

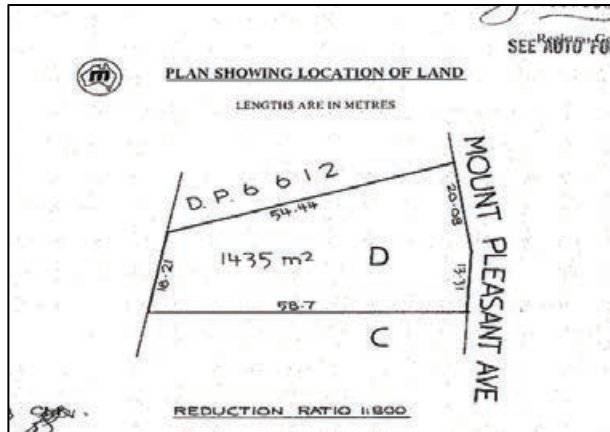


Figure 7:
Site boundaries in 1951 to the current day.

C.T. Volume 12477-57. NSW LPI.

The site has had numerous owners since this time, as follows:

- Elise Maud Gilbert, Normanhurst, spinster. Transfer: 8 June, 1956.⁵
- Olive Marion McKern, undivided half share. Transfer: 26 November, 1959.⁶
- Elise Maud Gilbert, Normanhurst, spinster, undivided half share from McKern Registered 3 March, 1975.⁷ Title now reconsolidated solely to Gilbert.
- Kenneth Gordon Schroder, Normanhurst, account and his wife, Anne Schroder. Transfer dated 16 June, 1975.⁸
- David Charles Newman and Maude Rosemary Newman. Transfer dated 25 July, 1985.⁹

The title was computerised after this time and has not been further researched.

Two sales advertisements -one dated 1955 and the other 1985- provide descriptions of the property. By 1985, the property was known as *Lochinvar*. There are no earlier references to the property by this name. Refer to Figures 8 and 9. Stylistically, the garage was added in the 1950s-1980s.



Figure 8: No. 4 Mount Pleasant Avenue in 1955.

The Sydney Morning Herald, 22 October, 1955.

⁵ C.T. Volume 6496-8. NSW LPI.

⁶ *Ibid.*

⁷ *Ibid*

⁸ C.T. Volume 12744-57. NSW LPI.

⁹ *Ibid.*

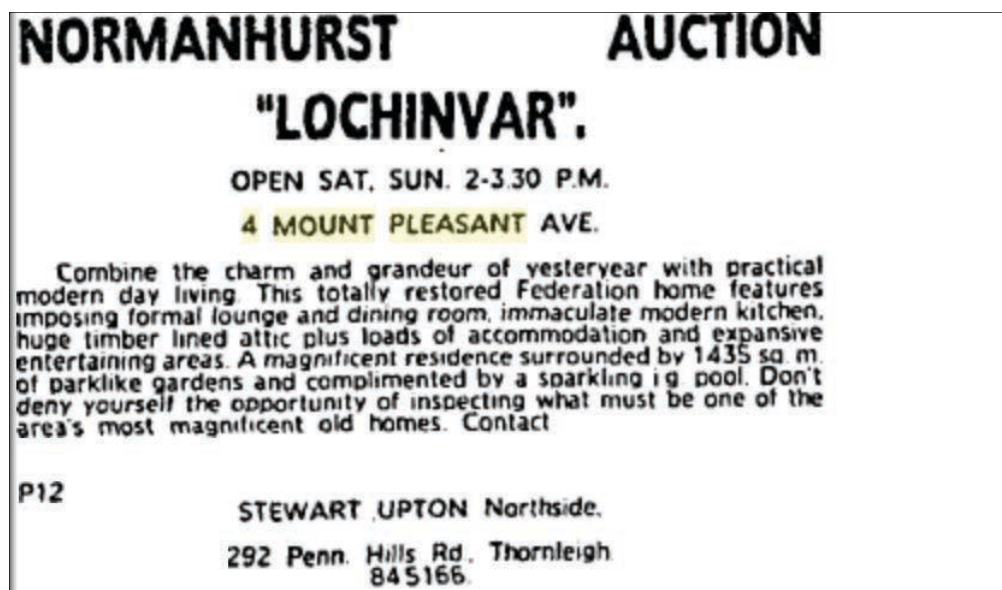


Figure 9: No. 4 Mount Pleasant Avenue in 1985.
The Sydney Morning Herald, 1 May, 1985.

3.0 SITE ASSESSMENT

3.1 Preamble

Refer to Section 3.0 of the *HIS 2019* for a site description. In the *HIS 2019*, Section 3.2 provides a general site description; Section 3.3 identifies the buildings on the site; Section 3.4 describes the buildings that will be removed by the Stage 1 works in greater detail; and Section 3.5 considers the character of the surrounding area.

The following sections provide a closer focus on areas of proposed works part of this amended application that were not included in the original submission. Additional information is also provided about the interiors of the Mary Ward Building and the section that links the 1897 Convent Building and Givendale Wing in response to concerns raised in the original submission about the impact of the proposed works on both these buildings. A description of the site and exterior of the dwelling at No. 4 Mount Pleasant Avenue, acquired by the School since the original submission was made, is also provided. The interior is not described. No internal works are proposed to this dwelling.

The following section comprises:

- Section 3.2: Brief General Site Description.
- Section 3.3: Description of the area part of Envelope 13: Additional Proposed Work: New Multi-Sports Courts and Underground Carpark.
- Section 3.4: Description of the area part of Envelope 14: Additional Proposed Work: New Tennis Courts and Underground Carpark.
- Section 3.5: Description of area part of Project H: Additional Proposed Work: New One-Way Link Road From Osborn Road – Mount Pleasant Avenue.
- Section 3.6: Description of the area part of Project J: Additional Proposed Work: Osborn Road Carpark Extension.
- Section 3.7: Additional Information to SSDA Submission: Link Between the 1897 Convent and the Givendale Wing.
- Section 3.8: Additional Information to the SSDA Submission: Mary Ward Wing.

3.2 The Site: Brief General Site Description

For the following, refer to Figure 10, being an aerial photograph over the site, and to Figure 2 above, 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.



Figure 10:
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 and are described in the *HIS 2019*. These buildings range in date from the 1897 Convent Building to the current day and in massing and scale from single storey to four/five storeys. The northern-most part of the site is raised 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.

3.3 Envelope 13: Additional Proposed Work: New Multi-Sports Courts and Underground Carpark

Figure 11 locates Envelope 13 within the site.

The proposed works are located between the approved (but not yet constructed) Early Learning Centre (ELC) and the Junior School.

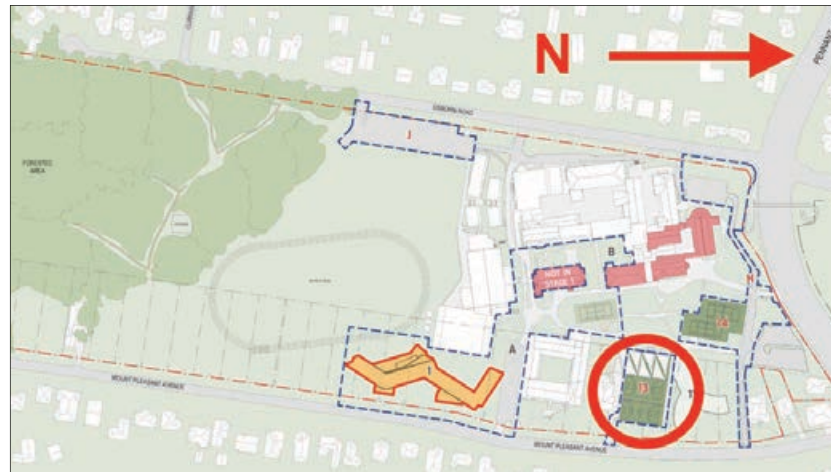


Figure 11:
Location of
Envelope
13.
AJ+C;
annotations
by WP
Heritage and
Planning.

The natural fall of this part of the site is to the south east.

The area of proposed works is occupied by three fenced hard surfaced sports courts which step down in line with the fall of the site. The upper- most court (western end) is partially shaded with shade sails. The courts have a high metal framed wire fence.

There is a cement block retaining wall on the northern side of the courts. This wall steps down in height with the fall of the site to the east. A raised concrete footpath runs down the northern side of the tennis courts. There are stairs at its western end, leading down to the adjacent oval, and metal framed shelters along its length. This path is raised above ground level and is fenced on its northern side. The small oval to the north of the courts is the location of the approved two storey Early Learning Centre (DA/127/2018).

To the east of the courts, the land slopes towards Mount Pleasant Avenue. There are a number of trees, including a Native Frangipani, Blackbean, Sydney Red Gum, Coastal Myalls and Jacaranda, planted on the short slope between the courts and the palisade fence that marks the School boundary. There is a regularly spaced row of large Liquidambar trees within the nature strip directly outside of the School site.

To the south of the courts lies the single storey brick buildings of the Junior School (northern end) and the Mary Ward Health and Wellness Centre (southern end).

The western side of the courts is formed by a stone block retaining wall, with timber stairs for seating. Above, lies a garden with mature planting. Trees within this garden bed include a Cook Pine, Brushbox, Hoop Pines, Camphor Laurels, Coastal Banksia and Chinese Elm.

Refer to the arborist report for the identification of trees in this area.

Figures 12 to 23 illustrate the sports courts and the immediately adjoining areas.



Figure 12:
Aerial photograph
over the area of
proposed works.
SIX Maps.



Figure 13:
Looking north
over the western
most court, with
the middle court
visible on the
right hand side
of the image.



Figure 14:
Timber seating
and block stone
walls at the
western end of
the upper sports
court.



Figure 15:
The mature trees to the west of the courts.



Figure 16:
Garden bed and lawn to the west of the courts, above the garden bed in Figure 16.



Figure 17:
The pathway and shelters along the northern side of the courts, looking east towards Mount Pleasant Avenue.



Figure 18:
The pathway, retaining wall and shelters on the northern side of the sports courts. The adjacent area, currently lawn, will be occupied by the approved ELC. See Figure 20 below.



Figure 19:
Stairs at the western end, on the northern side.

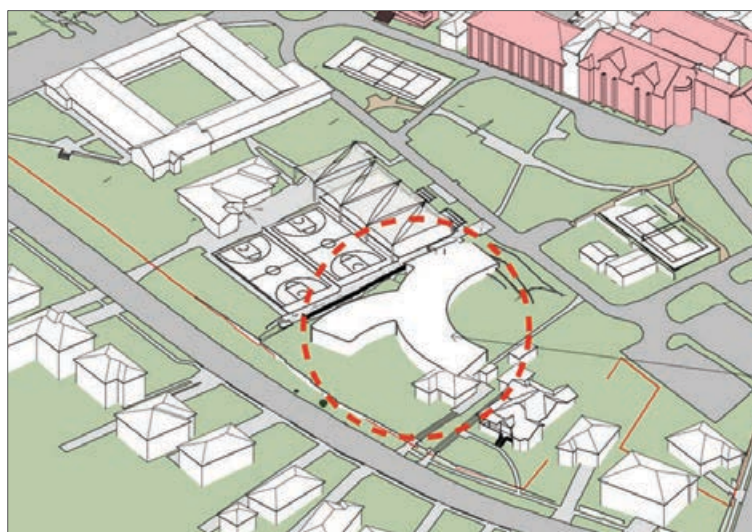


Figure 20:
The envelope of the approved ELC (circled).
AJ+C; annotation in red by WP Heritage and Planning.

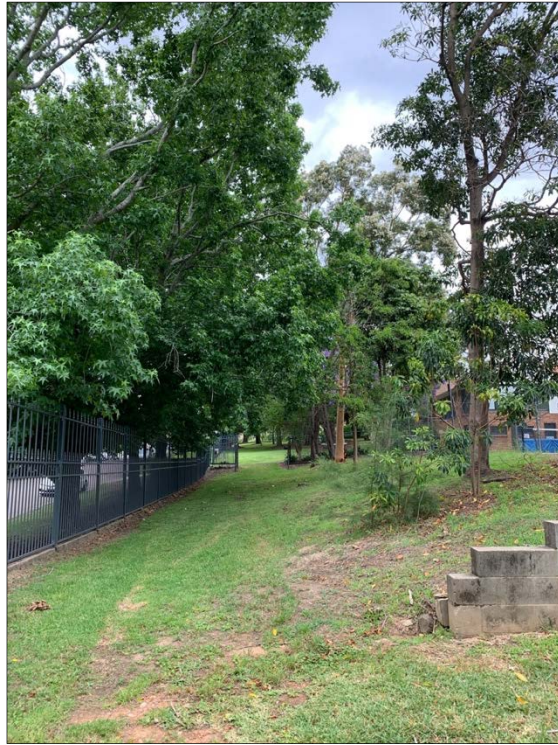


Figure 21:
Trees between the eastern end of the sports courts and the Mount Pleasant Avenue boundary, also showing the adjacent street trees. This photograph looks south.



Figure 22:
Junior School buildings on the southern side of the sports courts, western end.



Figure 23:
Mary Ward Health and Wellness Centre, southern side of the sports courts, eastern end.

3.4 Envelope 14: Additional Proposed Work: New Tennis Courts and Underground Carpark

The proposed works are located to the east of the main driveway off into the School off Pennant Hills Road, to the south of the existing Pennant Hills Road carpark and west of the site of the approved Early Learning Centre. The natural fall of the site in this area is to the east. Figure 24 locates these works within the site.

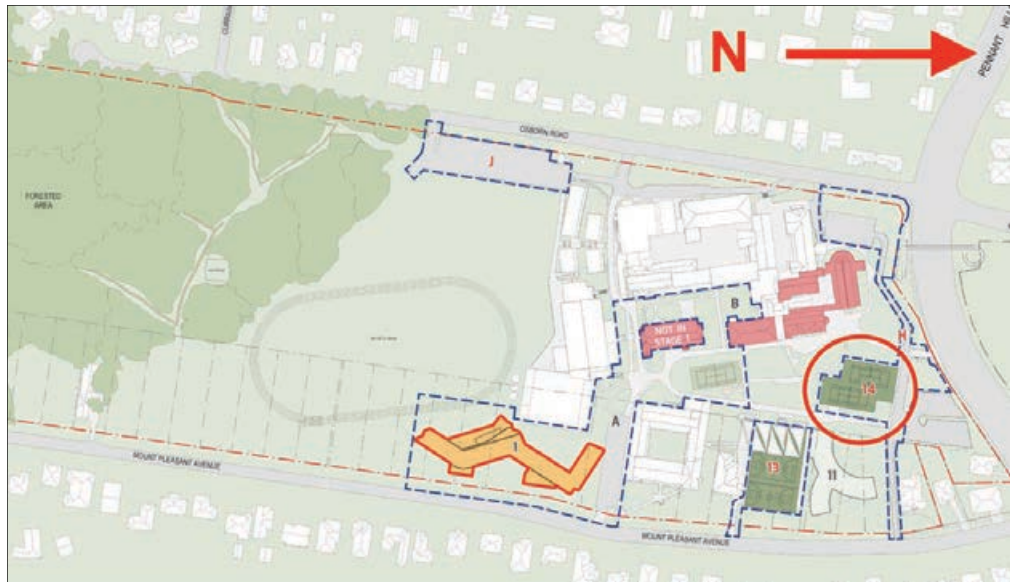


Figure 24: Location of Envelope 13 within the site.

AJ+C; annotations by WP Heritage and Planning.

This part of the site is currently occupied by a mod-grass surfaced and fenced tennis court and the maintenance depot. The depot, created in the 1990s on the site of an earlier tennis court, is fenced and comprises two single storey free standing hipped roof sheds and concrete forecourt.

The immediate setting of this area is one of cultural plantings and formal landscaping. To the west lies a small area of lawn and the garden lined and bitumen surfaced main driveway that leads from Pennant Hills Road up to the 1897 Convent Building. Garden beds are stone edged. Mature plantings in this area include Canary Island Palms, an English Oak tree and a Naylor Blue Leyland Cypress.

To the north lies a carpark, also framed by planting, including Brush Box trees.

To the east, lies a stone edged garden bed, planted with agapanthus, and driveway. On the opposite side of the driveway, a tiered, heavily vegetated garden bed leads down to the site of the approved ELC. Trees within this area include Windmill Palms, Brushbox, Cook Pine and Jacaranda.

To the south, lies lawn, pathways and garden beds part of the formal gardens to the south of the early Convent buildings. There is a second tennis court and a grotto within this area.

Refer to the arborist report for the identification of trees in this area.

Figures 25 to 35 illustrate this area.



Figure 25:
Aerial
photograph over
the area of
proposed works.
SIX Maps.



Figure 26:
The tennis court
to be removed
looking south.
Two courts were
are shown in this
location in the
1943 aerial
photograph
(Figure 7). One
was removed in
the 1990s to
create the
maintenance
depot.



Figure 27:
Looking across
the lawn to the
south of the
tennis court.



Figure 28:
The Maintenance
Depot.



Figure 29:
Looking north
down the main
driveway
towards Pennant
Hills Road,
showing the
gardens to the
west of the tennis
court (RHS).



Figure 30:
Detail of the garden to the west
of the tennis court.



Figure 31:
Detail of the lawn and garden to the west
of the tennis court.



Figure 32:
Driveway below the
maintenance depot looking
south.



Figure 33:
Stone bordered
garden to the east
of the maintenance
depot.
Oculus.



Figure 34:
Tiered garden
below the
maintenance depot
and driveway
(east).



Figure 35:
Carpark to the
north of the tennis
courts and
maintenance depot.

3.5 Project H: Additional Proposed Work: New One-Way Link Road From Osborn Road – Mount Pleasant Avenue

This project has become possible as a result of the School's recent purchase of No. 4 Mount Pleasant Avenue.

The proposed link road transverses the site from Mount Pleasant Avenue in the east to Osborn Road in the west. It will enter into the site on the southern side of the dwelling at No. 4 Mount Pleasant Avenue in the location of the existing driveway into this site. Figure 36 locates these works within the site.

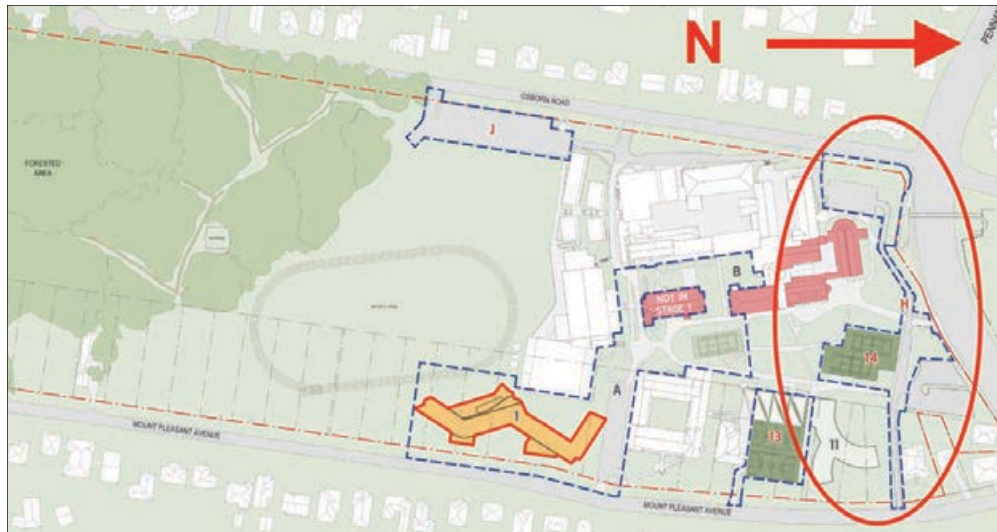


Figure 36: Location of Project H within the site.
AJ+C; annotations by WP Heritage and Planning.

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 front lawn and garden. There is a low brick retaining wall, with low timber picket fence mounted above, across the front of the site. The lawn rises gently towards the dwelling. A paved twin stripped driveway runs into the site along its southern side.

The rear yard lies above the level of the dwelling. A palisade fence has recently been installed close to the rear of the dwelling. The rear yard is lawn and is separated from the car park to the west by a palisade fence.

Construction in this area will involve the demolition of the double garage that abuts the southern side of the dwelling and the removal of the side fence. The garage is a Post-World War II addition to the dwelling. It is constructed of brick and has a flat roof.

The proposed link continues west through the area described as Envelope 14 above, along the existing tree lined driveway to the existing carpark in the north western corner of the site, accessed off Osborn Road. To the north of this tree lined driveway lies Pennant Hills Road. Trees on the northern side of the driveway, between it and the Pennant Hills Road fence include Grey Ironbark, Spotted Gum, Swamp Oak and Brushwood. Trees on the slope to the south of the driveway, leading up to the Chapel, include Blackbutt, Hoop Pine and Liquidambar.

The Osborn Road Carpark is defined on its southern side by Post World War II two storey school buildings, on its eastern side of the Chapel, on the northern side of Pennant Hills Road and to the west by Osborn Road, from where it is entered. There are Hoop Pines, Himalayan Cedar, Coastal Red Gum and Coastal Myall among the plantings on the western edge of the carpark.

Figures 37 to 59 illustrate the area.



Figure 37: Aerial photograph over the area of proposed works.
SIX Maps; annotation by WP Heritage and Planning.



Figure 38:
Driveway into No. 4
Mount Pleasant
Avenue from Mount
Pleasant Avenue.



Figure 39:
No. 4 Mount
Pleasant Avenue.



Figure 40:
The front of the
garage at No. 4
Mount Pleasant
Avenue.



Figure 41:
Looking towards the rear
of No. 4 Mount Pleasant
Avenue.



Figure 42:
Southern side of No. 4 Mount Pleasant
Avenue from the rear.



Figure 43:
Carpark to the rear of No. 4
Mount Pleasant Avenue,
showing the differences in
levels.



Figure 44:
Carpark to the rear of No.4 Mount Pleasant Avenue, looking west. Refer also to Figure 34 above.



Figure 45:
Within the same carpark. Refer also to Figure 35 above.



Figure 46:
Access road to the carpark above.



Figure 47:
Access road to
the carpark
above.



Figure 48:
Main driveway
looking north
towards the
entrance gates.



Figure 49:
View through the
main gates of
Pennant Hills
Road towards
the 1897
Convent.



Figure 50: Main driveway looking south towards the 1897 Convent Building.



Figure 51: Driveway along western (Osborn Road) boundary, looking north, below the carpark.

Figure 52: Along the northern boundary (Pennant Hills Road), looking east, below the Chapel.



Figure 53:
Looking across
the driveway
from the
pedestrian
bridge across
Pennant Hills
Road towards
the garden on
the northern
side of the
Chapel.



Figure 54:
Pennant Hills
Road, looking
towards the
Chapel.



Figure 55:
Corner of
Osborn Road
and Pennant
Hills Road.
Google Maps.



Figure 56:
Osborn Road
carpark
looking north.



Figure 57:
Chapel on the
eastern side of
the Osborn
Road carpark.



Figure 58:
Two storey
Post World
War II school
buildings on
the southern
side of the
carpark.



Figure 59:
Pine trees on the western edge of the carpark.

3.6 Project J: Additional Proposed Work: Osborn Road Carpark Extension

The location of Project J is an existing narrow hard surfaced car park accessed from Osborn Road. To the east lies the oval. To the north Post World War II School buildings, which are located on land that rises up from the carpark. To the south lies bushland. The western boundary, to Osborn Road, is tree lined. Figure 60 locates these works within the site.

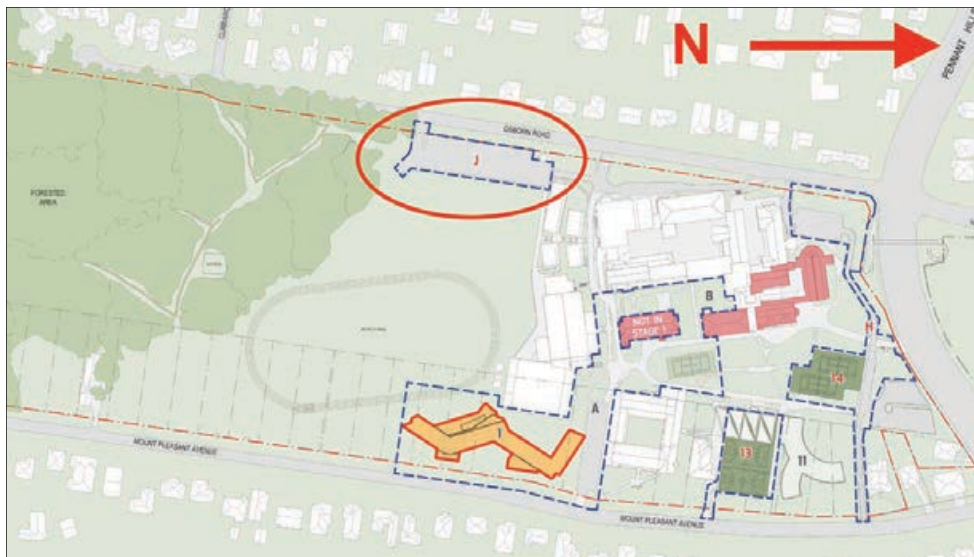


Figure 60:Location of Project J within the site.
AJ+C; annotations in red by WP Heritage and Planning.

Figures 61 and 62 illustrate this area.



Figure 61:
Location of
Project J within
the site.
SIX Maps.



Figure 62:
Car park on the
western side of
the oval.

3.7 Additional Information to SSDA Submission: Link Between the 1897 Convent and the Givendale Wing

3.7.1 From the *HIS 2019*

The *HIS 2019* provided the following description of the exterior of these buildings.

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 63 to 66 illustrate the exterior of the building. The *CMP 2008* illustrates a number of interiors within this building. It is understood that these remain intact.



Figure 63:
Northern elevation of the 1897
Convent Building.
AJ+C



Figure 64:
Eastern elevation (north end)
of the 1897 Convent Building.



Figure 65: Southern end of the eastern elevation of the 1897 Convent Building.



Figure 66: Western elevation of the 1897 Convent Building encased in the later cloister.

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, as have the elevations of the short wing that adjoins the northern end of the building.

Figures 67 to 70 illustrate this building.



Figure 67:
Eastern elevation
of the Givendale
Wing.



Figure 68:
Southern end of the Givendale Wing.



Figure 69:
Northern
end of the
western
elevation of
the
Givendale
Wing.



Figure 70:
The southern
end of the
western
elevation of
the Givendale
Wing.

3.7.2 Additional Information

Following the SSDA submission, questions were raised about the link section between the 1897 Convent and the Givendale Wing. This area is identified for possible future works, subject to a detailed DA.

The link section contains fabric from an ancillary section of the 1897 Convent Building, an ancillary section part of the Givendale Wing and additions carried out after World War II. These areas are identified as being ancillary to the 1897 Convent Building and the Givendale Wing because, when constructed, they did not lie under the principal roof forms. Refer to Figure 71.

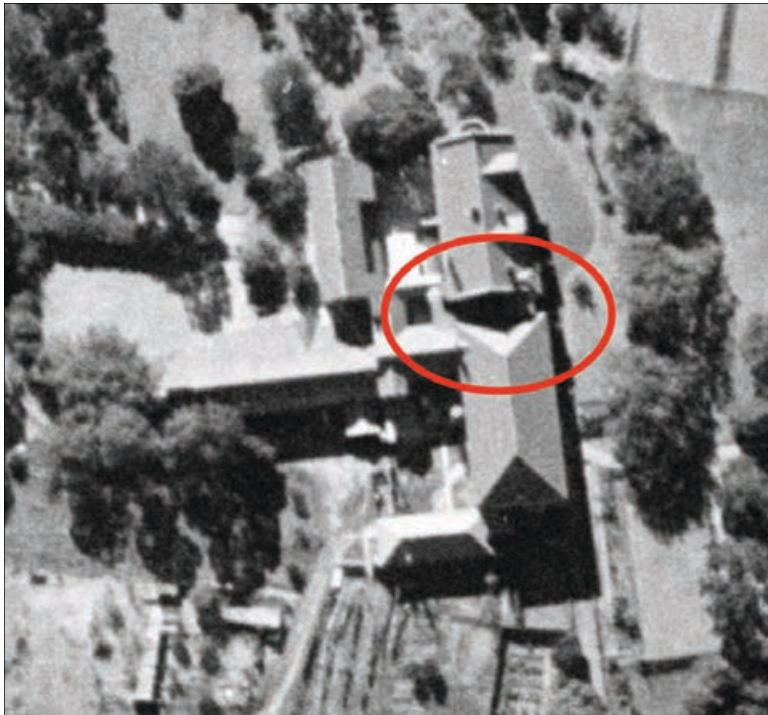


Figure 71:
Detail of the 1943
aerial, showing the
linking section
between the two
buildings.
SIX Maps;
annotation by WP
Heritage and
Planning.

Limited access was provided to the interior of the link section and only at ground floor level. Access was not provided to the upper levels, which are currently occupied by boarders, because of Covid-19 restrictions. No existing floor plan has been made available.

The doorway in the eastern elevation of the linking section, visible in Figure 65 above, opens into a narrow hallway with rendered and painted walls, square set ceiling and profiled skirting boards (Figure 72). This hallway lies within the ancillary section of the Givendale Wing. Double timber and glazed doors open in the southern wall into a room in the south eastern corner of the principal building form of the Givendale Wing (Figure 73). The room on the northern side of this hallway forms part of the ancillary section of the 1897 Convent (Figure 74). This room has profiled timber joinery and a later ceiling that cuts across the exterior window.

The connecting corridor west of the above entrance hall contains fabric of mixed periods. This area lies under the pitched slate-clad roof visible within aerial photographs likely part of the much-modified service wing of Givendale Wing. New openings have been cut into rendered walls to accommodate links to later buildings. Within this area, there are profiled timber skirting boards and later ceilings and cornices. The floor is finished in tiles laid in a chequer-board pattern to match the Chapel cloisters (Figure 75).



Figure 72: Looking east within the link.



Figure 73: Double glazed doors on the southern side leading into the Givendale Wing.



Figure 74: Room within the south eastern corner of the 1897 Convent Building, forming part of the link section illustrated by Figure 65 above.



Figure 75: Area west of Figure 72.

3.8 Additional Information to SSD Submission: Mary Ward Wing

3.8.1 From the *HIS 2019*

The *HIS 2019* provided the following description of the exterior of this building.

The Mary Ward Wing was constructed in 1958 as a 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 76 to 80 illustrate the Mary Ward Wing.



Figure 76: Eastern elevation of the Mary Ward Wing, southern end stairwell.



Figure 77: Eastern elevation of the Mary Ward Wing.



Figure 78: Eastern elevation of the Mary Ward Wing, northern wing.

Figure 79: Ground floor colonnade, eastern side.

AJ+C.



**Figure 80:
Western elevation of the Mary
Ward Wing.**

3.8.2 Additional Information

Following the SSDA submission, questions were raised about the interior of the Mary Ward Wing. The lower levels are classrooms and were not inspected. The upper levels are part of the boarding school. The interior finishes in the areas inspected are simple, as befitting its origins as a novitiate. The floor are concrete floors that are tiled or covered in carpet. The walls are rendered and painted. The ceilings are plaster board ceilings with simple cove cornices. Doors are single panel timber doors. Architraves and skirting boards are narrow with a rounded profile. Bathroom room fit outs include terrazzo partitioning for cubicles and have been updated over time. The staircase inspected had

terrazzo treads and a balustrade comprising wrought iron with a timber top rail. Figures 81 to 86 to illustrate typical interiors.



Figure 81: Typical upper level hall way.
Figure 82: Staircase.



Figure 83: Typical upper level room.
Figure 84: Typical upper floor shower room.



Figure 85: Cupboards within a common area.

Figure 86: Hallway door with terrazzo threshold.

3.9 The Surrounding Area

Section 3.5 of the *HIS 2019* described the surrounding area and should be referred to. Briefly:

3.9.1 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 is characterised by residential, institutional and commercial buildings, many of which are screened by high walls/fences and buffer planting. There are private residences adjoining the school to the east and west, the latter on the opposite side of Osborn Road. 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 85 and 86 illustrate Pennant Hills Road in the vicinity of the School.



**Figure 87:
Pennant Hills Road,
looking east from
the overbridge in
front of the site.**



Figure 88:
Pennant Hills
Road, looking west
from the
overbridge in
front of the site.

3.9.2 East and South of the Site: Mount Pleasant Avenue

To the east of the school campus lies Mount Pleasant Avenue and properties fronting Mount Pleasant Avenue. The street is residential in character and has irregularly spaced street trees. Dwellings and free standing and one or two storeys in height. They are set within landscape gardens and date from the Late Federation period through to the current day.

Figures 89 to 91 illustrate Mount Pleasant Avenue in the vicinity of the School.



Figure 89:
Mount Pleasant
Avenue, looking
south from outside
of the oval.



Figure 90:
Dwellings on
Mount Pleasant
Avenue to the
north of the site.



Figure 91:
Dwellings on
Mount Pleasant
Avenue opposite
the site.

3.9.3 West of the Site: Osborn Road

To the west of the site lies Osborn Road, which is similarly residential in character. The road narrows as it continues south along the boundary of the School. 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 92 and 93 illustrate Osborn Road in the vicinity of the School.



Figure 92:
Osborn Road
opposite the
northern end of
the site.



Figure 93:
Osborn Road
further south of
the above.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

4.1.1 Statutory Listings

The *HIS 2019* identified the following statutory heritage listings for the site:

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 93 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 (I607). The listing boundary is identified as Lot 1 D.P.734965 and Lots 15 and 16 D.P.6612. Local significance.

Note: Lot 1 D.P. 734965 no longer exists. It is assumed that the heritage plan attached to the *LEP 2013* (Figure 94) which identifies Lot 3 D.P. 1217496 and Lots 15 and 16 D.P. 6612 is the curtilage intended by Council.

Since January 2019, the School have acquired No. 4 Mount Pleasant Avenue. The listing on the *Hornsby LEP 2013* for this site reads as follows:

- 'House,' No. 4 Mount Pleasant Avenue (I603). The listing boundary is identified as Lot D D.P. 366271. Local significance. Figure illustrates this curtilage with respect to the School boundaries.

No part of School 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*.



Figure 94:
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 respected.

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 95 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 95:
View from outside
of the site towards
the heritage item,
which is 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).¹⁰

Refer to Figure 96.

¹⁰ "Gilligaloola" and garden, No. 82 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 5044999.



Figure 96: 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).'¹¹

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 93 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.

¹¹ "Gilligaloola" and garden, No. 82 Pennant Hills Road, Normanhurst. State Heritage Inventory Database No.: 5044999.

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 Municipality

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 97, there are no heritage items or conservation areas within the immediate vicinity of the site within the Ku-ring-gai area.



Figure 97: 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.

Section 4.3 of the *HIS 2019* included an assessment of the integrity of the site. This is reproduced, in part, below.

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. No. 6

Mount Pleasant Avenue was purchased after the *CMP 2008* was prepared and No. 4 Mount Pleasant Avenue in 2020. 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 1897 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 appear to demonstrate a reasonably high level of integrity in terms of their formal character. The *CMP 2008*, however, notes that path ways and vegetation (other than the mature trees) are likely to have been altered and/or renewed over time. 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 two tennis courts to the south east of the Convent and one to the east. One of these courts has been replaced by the maintenance depot and the surviving tennis courts have been resurfaced. The most significant changes in this part of the site are the relatively recent creation of the carparks.

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.

It is noted that the sports courts to the east of the Junior School appear to have been established by 1943.

4.3.2 The Buildings

Refer to Section 4.3.2 of the *HIS 2019* for an assessment of the individual buildings. With regard to the link sections between the 1897 Convent Building and the Givendale Wing, the Mary Ward Building and No. 4 Mount Pleasant Avenue, the following additional comments are made.

Link Between the 1897 Convent and the Givendale Wing

The link between the 1897 Convent Building and the Givendale Wing comprises fabric of three distinct periods: 1898, 1928 and Post World War II. The three phases are clearly distinguishable in the exterior elevations, in particular the eastern elevation. Refer to Figure 98. It is noted that the brickwork of the section in link immediately adjoining the principal building form of the Givendale Wing is of a different brick bond and that the window at first level does not share the same detailing as the principal building form. It is still considered, however, that this is part of the 1928 construction work.

Internally, the fabric within this section dates from 1897 to the current day. The originally external western wall of the 1897 Convent is readily identifiable, albeit has been plastered, painted and internalised. The original form of the northern end of the service wing of the Givendale Wing, now fully enclosed, is more difficult to interpret.

Some of the internal doors within this section date from 1897 (the original convent) and 1928 (the Givendale Wing). The skirting boards are of likely to be of mixed periods, albeit of a similar profile. The ceilings and cornices appear to be modern. The floor tiling is consistent with the Chapel cloisters and most likely dates from the 1950s/1960s.

Note: only the ground floor area was inspected and no floor plans have been made available.



Figure 98: Different periods of construction.

Key: Red: 1897; Yellow: 1928, with later alterations; blue: Post World War II

Mary Ward Building

The Mary Ward Building demonstrates high integrity. The building appears to be substantially. The lower floors, however, were altered in the late 1960s for classrooms. The upper levels demonstrate high integrity in terms of layout and fabric. The bathrooms and service areas have been updated over time.

No. 4 Mount Pleasant Avenue

The dwelling at No. 4 Mount Pleasant Avenue demonstrates high exterior integrity with the exception of the addition of a garage on its southern side. The rear elevation has undergone some alteration over time. It is noted that the boundaries of this site have been altered over time. The interior was not inspected for the purposes of this statement.

4.4 Comparative Analysis

Refer to Section 4.4 of the *HIS 2019*.

With regard to No. 4 Mount Pleasant Avenue, it is noted that it is one on many Federation period dwellings of this size, period and level of detail to be listed within the Hornsby Shire area. Heritage listed examples within Normanhurst include No. 45 Pennant Hills Road and No. 62 Malsbury Road. Refer to Figure 99 and 100.



Figure 99: No. 45 Pennant Hills Road, Normanhurst.
Google Maps.



Figure 100: No. 62 Malsbury Road, Normanhurst.
Realestate.com.au.

4.5 View Corridors

4.5.1 View Corridors Towards the Site from the Public Domain

This section is reproduced from the *HIS 2019* (note: selected images removed).

The northern part of the site lies above the level of Pennant Hills Road. This height 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. Some of the mature trees on the site are historically significant 'marker' trees.

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 back to Figure 49 (view through the front gates), Figure 55 (view of the Osborn Road corner) and to Figures 100 to 103 below.



Figure 101:
View on approach from the east along Pennant Hills Road. The 1897 Convent Building is concealed by trees.



Figure 102:
View on approach from the east along Pennant Hills Road. There are glimpses of the 1897 Convent Building.



Figure 103:
Opposite the site. There are glimpses of the 1953 Chapel.



Figure 104:
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, nor are the views towards the western-most of the two carparks. The views into the bushland on the southern part of the site from Osborn Road are significant.

Refer to Figure 104 below.



Figure 105:
View towards the western end of the 1953 Chapel from Osborn Road.

4.5.1.3 Mount Pleasant Avenue

There are views into the site from Mount Pleasant Avenue. At the northern end of the site, there are views towards the heritage listed No. 4 Mount Pleasant Avenue. See Figures 48 and 49 above. Views towards the Junior School buildings and the sports courts are not significant. Refer to Figures 105 and 106.

The 1897 Convent Building, the Givendale Wing, the Mary Ward Wing and the Chapel are generally not visible from Mount Pleasant Avenue because they are concealed by mature trees. There are only glimpses of the top corner of the Mary Ward Wing from some view points and 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.



Figure 106:
View towards the sports courts from Mount Pleasant Avenue. The 1897 Convent and Givendale Wing are concealed by trees.



Figure 107:
View towards the sports courts from Mount Pleasant Avenue on approach from the south.

4.5.2 View Corridors Within and Out of the Site

The views that the 1897 Convent Building once enjoyed to the east and north east, which is its principal address, have gradually been foreshortened by planting. This planting was quite deliberate and early. The 1943 aerial photograph (Figure 6) 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.

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
<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.

No. 4 Mount Pleasant Avenue has significance as a good example of the type, style and standard of mid-size brick villa being constructed in Hornsby during the early twentieth century.

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.

No. 4 Mount Pleasant Avenue has a long association with the Mutch family, who developed the Mount Pleasant Estate. It is, however, one of many dwellings that can claim a long association with one family. While William Mutch was a J.P., he is not prominent in local histories. The site is not considered to meet the threshold for listing under this criterion.

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

Guidelines for Inclusion	Guidelines for Exclusion
<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.

- No.4 Mount Pleasant Avenue

This dwelling has significance as a fine example of a Federation period and style dwelling that retains an understanding of its garden setting to the front of the dwelling. The garage attached to its western side is detracting. It no longer reads as having a rear yard.

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.

No. 4 Mount Pleasant Avenue is not considered to be significant under this criterion.

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.

The Mary Ward Wing is substantially intact and demonstrates the life of the novitiate in the mid nineteenth century.

No. 4 Mount Pleasant Avenue is a good example of a Federation period and style dwelling.

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.

No. 4 Mount Pleasant Avenue is a good example of a Federation period and style dwelling.

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.'¹²

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

¹² *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.¹³

4.7.2 Revised Statements of Significance

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

The Site

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 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 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

¹³ *CMP 2008*, pp. 87-88.

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.

A separate statement of significance is provided for No. 4 Mount Pleasant Avenue as follows:

No. 4 Mount Pleasant Avenue

A separate statement of significance is provided for No. 4 Mount Pleasant Avenue, which has only recently been acquired by the School. It has no historic relationship with the School.

No. 4 Mount Pleasant Avenue, Normanhurst has local historic and aesthetic significance as a fine and largely intact example of a Federation period and style dwelling. It was owned over a long period by the Mutch family, who subdivided the Mount Pleasant Estate on which it stands.

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 *CMP 2008* uses the following definitions when ranking significance. For the sake of consistency, these are adopted for the purposes of this statement.

Exceptional

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

High

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

Moderate

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

Little Significance

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

Intrusive

Includes fabric which adversely affects the significance of the item or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item. For consistency, the assessment in this HIS uses these definitions.

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.

The *CMP 2008* gives a single ranking for each building without recognising that some buildings have different level of significance for different values. The Mary Ward Building, for example, has high social and historic significance as the former novitiate but moderate-little aesthetic significance. Where different levels of significance occur, these are noted in the table below. This table should be read in conjunction with Figure 107. The arborist report should be referred to for the significance of individual trees.

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, modification and/or replacement 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 107 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. This excludes the part of the building that forms part of the link with the Givendale Wing. This part of the building has been altered and is thus, in accordance with the definitions given above, is ranked as having moderate significance.• Original gates on Pennant Hills Road and the line 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 of the driveway, including the edging, which is recent in date, is not significant. As set out in the arborist report, a number of the trees within the immediate vicinity of the driveway, are individual significant.• 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 historic and aesthetic significance is the formal garden setting and the view corridors towards the eastern elevations of the

Grading	Building, Element or Space
	<p>significant buildings. Some of the plantings in this area date back to the first stages of development and have significance in their own right.</p> <ul style="list-style-type: none"> • 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. • No. 4 Mount Pleasant Avenue (excluding the garage, which is intrusive).
<p>Moderate (outlined in orange in Figure 107 below).</p>	<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. • The link between the 1897 Convent and the Givendale Wing, which contains fabric original to both buildings that has been modified. The Post World War II addition is intrusive. • Mary Ward Wing. This building has moderate historic and social significance. The building, however, has moderate-little aesthetic significance. • 1953 Chapel cloisters and garden surrounds. The cloisters have 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.
<p>Moderate-Little</p>	<ul style="list-style-type: none"> • Sports courts visible in the 1943 aerial photograph. Of moderate significance, but less so than those elements above under 'moderate.' The fabric is not significant, but rather the presence of sports courts in these locations since at least 1943. Note: the <i>CMP 2008</i> only considers the tennis court to the immediate east of the Givendale Wing and the sports court to the north of the Junior School to be of moderate significance. The remaining tennis court is identified as being of 'little' significance. The courts are all, however, visible in the 1943 aerial and hence should have the same level of significance.

Grading	Building, Element or Space
Little (outlined in yellow in Figure 106 below).	<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, Osborn Road and Mount Pleasant Avenue entrances and road network within the site, excluding the main driveway and significant trees. • 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. • Garage addition to No. 4 Mount Pleasant Avenue.

Table 9: Significance Table.

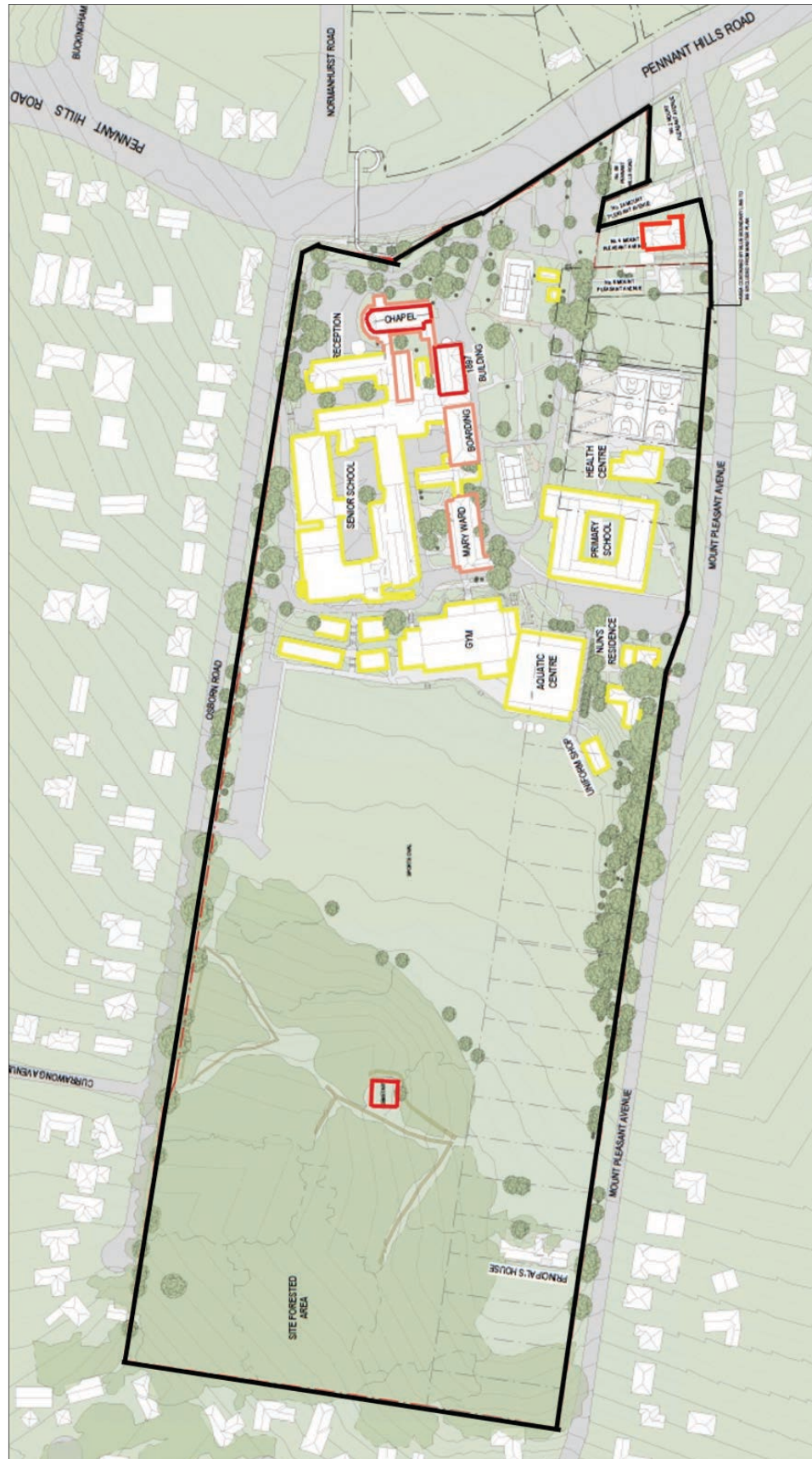


Figure 108: Significance Grading. This plan must be read in conjunction with the table above. ADD COURTS

Base plan AJ+C; annotations by WP Heritage and Planning.

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. Detailed plans are also provided for stage of the concept proposal (Stage 1 works).

The following addresses the amendments to the SSA and questions raised following the initial submission only and is designed to be read in conjunction with the *HIS 2019*.

5.1 Concept Master Plan

The following amendments are proposed to the Concept Master Plan.

5.1.1 Envelopes: Campus Wide

Overall reduction in the massing and scale of the proposed building envelopes.

5.1.2 Envelope 3: Pennant Hills Road Facility

This facility has been deleted from the Master Plan.

5.1.3 Envelope 9: Mount Pleasant Avenue Pavilion

This facility has been deleted from the Master Plan.

5.1.4 Envelope 10: Bush Chapel

This facility has been deleted from the Master Plan.

5.1.5 Project G: Theology Centre

This facility has been deleted from the Master Plan.

5.1.6 Envelope F: Deidre Rofe Extension

The height and setback of the proposed extension have been revised.

5.1.7 Envelope 7: Gonzaga Barry- Performing Arts Centre

The upper levels have been re-aligned. The current proposal is for two storeys of teaching spaces over an auditorium.

5.1.8 Envelope 5: Mary Ward Building Envelope

Reduction of the envelope. It is proposed to raise the existing attic ceiling and roof to provide a minimum 2700mm clearance at the lowest levels. Clerestory windows will be provided.

5.1.9 Envelope 8: All Weather Field with Underground Carpark

Revision in the representation of the project to better demonstrate that the field level is lower than Osborn Road.

5.1.10 Projects C & D: New Works Between Heritage Listed Buildings

Revision of works to better demonstrate the extent and type of works to be carried out.

5.2 Stage 1 Amendments

5.1.1 Envelope 1: Boarding House

Reconfiguration of the building and a reduction in height.

5.2.2 Project A: Garden Plaza

Amended in line with the proposed changes to the boarding house.

5.2.3 Project H: Osborn Road to Mt. Pleasant Avenue Link Road

New one-way cross-site connection road; new safe pick up/drop-off zone with shelters; and a revised pedestrian only parade from existing Pennant Hills Road main gates.

5.2.4 Project J (Envelope 8): Interim Osborn Road Surface Carpark

Addition of a row of stacked parking and a drop-off zone; and changes to vehicular circulation through the carpark and bus-slip road.

5.2.5 Envelope 13: Sports Courts and Underground Carpark

Removal of three existing sports courts and their replacement with a half underground car park building with 3 new courts on the reinstated roof at the level of the existing top court. Additional parking spaces provided to meet statutory requirements.

5.2.6 Envelope 14: Tennis Courts and Underground Carpark

Removal of an existing tennis court and maintenance sheds and replacement with a half underground carpark building with two new tennis courts on the roof. Additional parking spaces provided to meet statutory requirements.

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*. It also takes into account the feedback from the original SSDA submission.

7.0 EFFECT OF WORK ON LORETO

7.1 Concept Proposal Amendments

7.1.1 Envelopes: Campus Wide

The general reduction of the proposed building envelopes in the north western corner of the site will have a positive impact. The proposed new envelopes demonstrate a better relationship to the heritage significant buildings, maintaining their prominence of the site and within significant view corridors. This is clearly illustrated by the accompanying documentation.

The envelopes closest to the heritage significant buildings have been reduced in massing and scale, the proposed upper level setbacks increased and variation in heights provided. Envelope 2 lies to the west (or rear) of the significant buildings, away from their garden setting to the east and north. The setting of these buildings to the west is already one of two - three storey buildings. When standing to the east of the significant buildings, their massing and scale is such that the viewing angle to the west, over the buildings, is acute. This will conceal the greater part of the proposed additional massing. The theological centre proposed to the west of the Chapel has been removed, enabling the apse of the Chapel to remain clearly distinguishable within the north western corner of the site. The envelope has been refined to show the retention of the form of the Holy Angels Wing.

Refer, for example, to Figure 108, a comparison of the original SSDA submission envelopes and the amended proposal. The impacts of this revision are discussed in the sections below.



Figure 109: North west envelope proposed by the original SSDA (above); revised future envelopes (below).

AJ+C.

7.1.2 Envelope 3: Pennant Hills Road Facility

The removal of this element from the Concept Proposal is a positive outcome. Although physically removed from the significant buildings and separated at ground level by established trees, a building of this massing and scale would have been visible above the tree line. It would have been the first element of the site visible on approach from the east. The 'marker' trees and general tree coverage will remain the first element of the site visible on approach from the east.

7.1.3 Envelope 9: Mount Pleasant Avenue Pavilion

While the *HIS 2019* assessed this structure as having little heritage impact on the site, it has been deleted from the Master Plan.

7.1.4 Envelope 10: Bush Chapel

The *HIS 2019* assessed this structure as having the potential to have a positive impact on the site because it supports the School's core values of faith, people and ecology. These values have shaped the site and hence inform its heritage significance. The physical impacts of the ecology and the visual impacts on the Cemetery were assessed as being manageable subject to a detailed application. This facility has, however, been deleted from the Master Plan. The following guideline in Section 7.4.1 of the *CMP 2008* is thus complied with:

‘No new building or built elements are permissible within the existing bushland located in the southern portion of the site.’

7.1.5 Project G: Theology Centre

The *HIS 2019* assessed the proposed two storey Theology Centre to the west of the Chapel as having a potentially acceptable impact subject to future detail. This building would have reinforced the School's religious origins and hence the historic significance of the site. The proposed building was not located within the blue shaded area in Figure 5.1 of the *CMP 2008*, identifying the area where no new building is to occur. As demonstrated by Figure 107 above, however, removing this building will have a positive impact because it maintains view corridors towards the apse of the Chapel and the open character of the north western corner of the site.

7.1.6 Envelope F: Deidre Rofe Extension and Envelope 7: Gonzaga Barry Performing Arts Centre

The guidelines of the *CMP 2008* allow 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 and support the core significance of the School as a place of education.

Increasing massing and scale on this part of the site was assessed in the *HIS 2019* as likely to have an acceptable impact because it lies to the rear (west) of the significant buildings on the site and is separated from them. No significant vegetation will be impacted upon. Additions to these buildings will not block significant view corridors to/from the significant buildings or impact upon their fabric. The proposed works will not be read within the most significant view corridors towards these items which are obtained from the north and east.

The height and setback of the proposed works have been revised to reduce the massing and scale. This will reduce potential impacts on the general setting of the heritage significant buildings.

7.1.7 Envelope 5: Mary Ward Building Envelope

The *CMP 2008* made no distinction between the different levels of significance that the Mary Ward Building possess. As assessed by the *HIS 2019* and this HIS, it has moderate historic and social significance whilst having little-moderate architectural significance. The building, whilst large, is not the work of a well-known architect and does not demonstrate a particularly high level of architectural merit.

The Mary Ward Building was built for a very specific use- as a novitiate. It ceased being used for this purpose within ten years of its construction. Whilst some modifications were carried out at this time to create classrooms on the lower levels, the upper levels retain the multiple small room layout indicative of a novitiate. This layout has only survived because it was readily adaptable for use as a boarding house. The School is improving their boarding experience by removing the boarding facilities away from the teaching areas. A new use must be found for a large part of the building. The existing layout is not suitable for any school uses. The building is too large not have a viable ongoing use that will ensure that it is well maintained. Its significance is such that it should not be demolished. It is thus proposed to create new teaching spaces within the upper levels of the building.

Converting the remaining boarding spaces into teaching spaces will involve the removal of original internal fabric and hence impact upon the building's integrity. Section 7.2 of the *CMP 2008* provides for a greater level of adaptation of buildings of moderate significance, such as the Mary Ward Building, provided that it supports the overall significance of the item:

'Buildings and elements of Moderate significance a greater (sic) level of intervention is permissible. Adaptation and relocation to components of these elements and space is acceptable provided that it protects the overall cultural significance of the item.'

The intensification of the use of the Mary Ward Wing for teaching purposes will support the overall historic and social significance of the site which is, in effect, the item.

In response to the concerns raised following the initial submission, amendments have been made to the proposal to retain a better understanding of the origins of the Mary Ward Wing. In place of a full additional storey, it is proposed to raise the existing attic ceiling and roof to achieve a minimum 2700mm clearance at the lowest levels and to add clerestory windows above the existing brickwork. This retains a better understanding of the overall form of the building than the initial proposal. The balconies on the eastern side, arguable the most recognisable external architectural characteristic of the existing building, are also shown as open balconies. The overall architectural character of the Mary Ward Building is thus retained, along with its visual relationships to the gardens to the north east.

Any alterations to this building will be subject to a DA, which will be informed by further detailed examination of the fabric and full justification of any fabric to be modified or removed. The purpose of the Concept Proposal is to establish that change can be supported in principal. This amended HIS has established, in principal, that the impact of removing evidence of the original layout can be managed during the detailed design phase by:

- Archival recording.
- Provision of an interpretation strategy and plan.
- Retaining a small group of the novitiate rooms at one end of the building.

As set out in the *HIS 2019*, the proposed works to the Mary Ward Building will have an acceptable impact on the Givendale Wing and the 1897 Convent Building because it is separated from these buildings and located on land falling away to the south. Maintaining the overall form and architectural character of this building maintains the strong visual relationships that existing between these buildings and the lawns and gardens to the east and north east. While these relationships exist, the outlook from these earlier buildings is to the north east, not over the Mary Ward Building. No significant view corridors to or from these buildings will be blocked.

7.1.9 Envelope 8: All Weather Field with Underground Carpark

The representation of the project has been clarified in the accompanying documentation. There are no impacts over and above the minimal impacts identified in the *HIS 2019*.

7.1.10 Projects C & D: New Works Between Heritage Listed Buildings

The representation of the project has been clarified in the accompanying documentation, notably:

The Holy Angels Wing is clearly shown as being retained in a recognisable form. While this building has undergone considerable alteration over time, its roof form and northern elevation are still clearly identifiable. How the new works interface/interconnect with this building will be subject to a detailed DA. It is not proposed to carry out any works to the Holy Angels Wing without a DA.

The link between the 1897 Convent Building and the Givendale Wing is identified as an area of possible new works, including demolition. As for the Mary Ward Wing, any alterations to this section will be subject to a DA, which will be informed by a detailed examination of the fabric and full justification of any fabric to be modified or removed. The purpose of the Concept Proposal is to establish that change can be supported in principal.

In principle, the removal of the intrusive Post World War II addition will have a positive impact because it is intrusive. Its removal will improve the legibility of the two buildings. The removal of intrusive fabric is encouraged by the *CMP 2008*.

Alterations to the section of the link below the Post World War II bathrooms is supportable, in principle, because of the degree of alteration over time. Unlike the principle building forms of both buildings it is ranked by the *CMP 2008* as having little significance (see Figure 5.1 in the *CMP 2008*). The amended HIS assesses these elements as having little-moderate significance. The *CMP 2008* provides the following control for elements of moderate significance:

‘Buildings and elements of Moderate significance a greater level of intervention is permissible. Adaptation and relocation to components of these elements and spaces is acceptable provided that it protect the overall cultural significance of the item.’

The *CMP 2008* provides the following control for elements of little significance:

‘Buildings and elements of Little significance are generally not regarded as essential to the major aspects of significance of a building or a place, often fulfilling a functional and/or are in poor condition. Both retention and adaptation (WP Heritage emphasis) are acceptable options depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.’

Sufficient information is provided by this amended HIS to establish that this section is of secondary significance and that alterations to it will not reduce the ability to understand the significance of either building for the following reasons:

- This section is comprised of secondary building forms.
- This section has undergone alteration over time, externally and internally. It does not contain significant internal spaces.
- Given the above two points, this section is not critical to understanding the architectural form or character of either building or significant aspects of their history.

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- The *CMP 2008* permits alterations to areas of lesser significance that have been altered by past works. It is not uncommon to carry out alterations to locally listed heritage items in areas of lesser significance and that have been altered by past works.

No removal of fabric will take place without the submission of a DA containing a detailed fabric analysis, with reference to existing plans, and full justification for any proposed changes.

Any DA for works in this section will be accompanied by a Schedule of Conservation Works for retained fabric and will provide for archival recording and interpretation to occur.

The two buildings should remain connected. The guidelines of the *CMP 2008* state:

‘Evidence of the progressive evolution such as the connection to the 1920s wings and Chapel should be retained. Any adaptation and alteration should be concentrated in these areas that have undergone some change.’

7.2 Stage 1 Amendments

7.2.1 Envelope 1: Boarding House

Concern was raised following the original SSDA submission that the proposed boarding house is larger in scale than the original buildings on the site and inconsistent with their form and appearance.

The building envelope of the proposed boarding house has been reduced and better articulation has been provided. Amendments have also been made to the landscaping.

The boarding house is being built for a different purpose than the original buildings on the site and in a different era. It is appropriate that it develop its own form. It is also appropriate that it has its own architectural expression, in the same way that other post 1990s buildings on the site do. The proposed building is larger in massing and scale than any one of the heritage significant buildings. These buildings, however, do not read as separate elements, but as part of a large group of related buildings. In any event, the site of the boarding house is well removed from the heritage significant buildings by distance, by the fall of the land and by existing buildings and vegetation. More importantly, the heritage buildings do not look towards the boarding house site, but to the east and north east.

These factors and the revisions made mean that the boarding house will not impact upon the ability to understand the historic and aesthetic significance of these buildings, on significant view corridors to/from them or the character of their setting. A boarding house of this massing and scale, on lower ground, outside of the principal view corridors and this far removed from the group of heritage significant buildings will not overwhelm them.

The proposed building is well separated from No. 4 Mount Pleasant Avenue by distance, the slight bend in Mount Pleasant Avenue, the Junior School and the approved ELC. It is considered to be located outside of the immediate setting of this item.

7.2.2 Project A: Garden Plaza

See comments under Section 7.2.1 above. Landscaping will help integrate the boarding house into the site.

7.2.3 Project H: Osborn Road to Mt. Pleasant Avenue Link Road

The concept of a new accessway through the site will have no impact on the significance of the site. The *CMP 2008* acknowledges that accessways through the site have changed over time.

There is one significant accessway on the site- the main driveway off Pennant Hills Road. The *CMP 2008* clearly distinguishes between the significance of the gates, the line of the driveway and the trees along it and the fabric of the driveway. The gates, line of the driveway and the trees are significant. The bitumen surface and stone edging are not identified as being significant. The guidelines in section 7.3.1 of the *CMP 2008* include:

‘The driveway fabric may be upgraded, however the visual and physical connection to the original building should be retained.’

The guidelines in Section 7.4.1 include:

‘Replacement of driveway finishes and landscaping and replacement of trees and plantings are permissible, provided that views from Pennant Hills Road and visual connection between the original entry gate and 1897 building are maintained.’

The proposed works are consistent with these guidelines. The works associated with this project will have a positive impact on this access way because it will highlight and revitalise it. The proposed paving will identify this accessway as pedestrian only, distinguishing it from other accessways and will complement the materiality of the brick buildings.

Creating a new pedestrian pathway through the gardens near the entrance posts will have an acceptable impact. This pathway is narrower than the main driveway, is surrounded by existing landscaping and will be finished in different material. It will not detract from the main line of sight up the 1897 Convent building. The small section of stone edging to be removed will be re-used on the site.

A similar distinction is made by the *CMP 2008* with regard to the layout and the landscape fabric in the garden settings to the immediate north and north east of the 1897 Convent Building. There is recognition that the layout has changed over time but that there is a consistent use of some finishes. This is true of other landscape areas to the north and east of the significant buildings. The guidelines in Section 7.3.1 of the *CMP 2008* state:

‘Some adaptation, removal and replacement of plantings and landscape features such as the stone flagging paving and edging is permissible given that the area and garden have been modified and have evolved, provided that there is no adverse visual or physical impact to the original entry gates and 1897 building.’

The proposed works associated with Project H maintain the formal garden setting and will not physically impact on the gates or the 1897 Convent Building. It is proposed that stone edging, where moved will be re-used where possible. No major built landscape elements, such as the grotto or statutory- will be removed. Tree removal associated these works is kept to a minimum. All the historically significant trees and those significant to the setting of the significant buildings are retained. The existing well established gardens are supplemented by new planting which will enhance the setting. The creation or re-surfacing of existing paths in gravel, use of permeable pavers and construction of raised paths through existing garden areas will protect trees/gardens whilst creating new ways to enjoy them. The use of terracing of gardens to manage the terrain is a well-established tradition on the site. Retaining walls have been carefully positioned with regard to root zones or existing retaining walls are retained to protect root zones.

The proposed shelter structure within the pick-up and drop off zone will have a minimal impact. These structures are located outside of significant view corridors and well removed from the significant buildings. They will be located within a well vegetated part of the site that will be enhanced by further landscaping. No significant trees will be removed. Their design is simple; they will sit comfortably within their landscaped setting, without having undue prominence. They will not detract from the significant view from the gates to the significant buildings at the top of the driveway.

The section of the proposed link road that has the potential to have the greatest impact on a heritage significant element of the site is the proposed new entrance of Mount Pleasant Avenue. This entrance lies to the immediate south of the dwelling at No. 4 Mount Pleasant Avenue. Removing the garage attached to the side of the dwelling will have no impact on the significance of this dwelling, given that the garage is a later addition that does not further understanding of it as a Federation period and style dwelling. The impacts of a driveway in close proximity to the dwelling are mitigated by the following:

- Whilst visible in view corridors that include the dwelling and its front garden, the proposed works will not block view corridors.
- There has long been a driveway associated with the dwelling in this location (since at least the 1950s).
- The front garden of the dwelling is retained and will continue to provide an understanding of the original garden setting of this dwelling.
- New landscaping is proposed to the edges of the driveway that will complement the character of the front garden of the dwelling.

New landscaping and signage is proposed for the Osborn Road/Pennant Hills Road corner. This work will have no impact on the significance of the site. The existing landscaping in this corner is not significant fabric. A sign in this location will not be read in view corridors to/from significant buildings.

7.2.4 Project J (Envelope 8): Interim Osborn Road Surface Carpark

The proposed works in this area will have no heritage impact. This is not a significant area of the site and is sufficiently removed from significant buildings and significant view corridors to/from these buildings to have no impact upon them.

7.2.5 Envelope 13: Sports Courts and Underground Carpark

There have been sports courts in this location since at least the 1940s. The proposed works maintain this aspect of the site's layout and support the School's long tradition of sporting facilities. Removing the fabric comprising these courts will have no impact on the site's significance. The fabric has been renewed over time.

The design has been carefully developed to preserve significant trees. All the significant trees to the immediate west of the area are retained, as are the ground levels relative to these trees. A number of these trees have significance in their own right; they are an important part of the setting of the heritage significant buildings..

A number of trees are removed between the courts and the Mount Pleasant Avenue fence. The removal of these trees is mitigated by the large street trees that stand directly outside of the site, the retention of other trees in this area and by new planting. These trees do not contribute to the setting of the significant buildings on the site or significant view corridors to/from the site.

The sport courts/carpark will have little impact on the setting of the heritage significant buildings in the north western corner of the site. It is a low lying structure with wire fence that will be concealed from the immediate setting of these items by existing trees and vegetation. It will not have undue prominence within significant view corridors to/from the heritage significant buildings.

The sports court/carpark will be separated from No. 4 Mount Pleasant Avenue by the approved ELC and its associated landscaping. The proposed fencing will have no more visibility than the existing tennis court fencing. No existing significant view corridors will be blocked.

There are no overshadowing impacts on significant structures or areas arising out of this project.

7.2.6 Envelope 14: Tennis Courts and Underground Carpark

There have been tennis courts in this locations since at least the 1940s. Prior to the construction of the existing maintenance sheds, there were two tennis courts in this location. Two courts are now proposed. The fabric of the existing court and the maintenance sheds is not significant. The stone from the retaining wall below the tennis court will be re-used on the site.

As for proposed sports courts (Envelope 13), the tennis courts and car park have been carefully located to retain significant trees. The structure is a low lying structure with a wire fence that will not block significant view corridors to/from significant buildings, have undue prominence within the well-established gardens within this part of the site or in view corridors out of significant buildings.

There are no overshadowing impacts on significant structures or areas.

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 item and will not block significant view corridors to or from it. There will no impact on the ability of the public to view and appreciate 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 only works from the original SSDA that had the potential to impact upon the setting of this item was the proposed building of up to six storeys in the north eastern corner of the site. This building has been removed from this scope.

The proposed boarding house (Envelope 1) and its Garden Plaza (Project A), works to the existing buildings, the link road and interim Osborn Road carpark will not be visible within the setting of this item. The proposed sports courts and underground car park between the Junior School and ELC will not be readily visible from this item because they lie below the existing tree line, which is retained. The proposed tennis courts and underground carpark on the site of the existing tennis court and maintenance sheds will be screened from this item by existing vegetation.

Given the above, the proposed works will have no impact on the setting of this item.

The proposed works will thus have no impact on the heritage significance of No. 82-84 Pennant Hills Road.

9.0 CONCLUSIONS

The amended Master Plan works have taken into consideration the responses received from the original SSDA submission. The general reduction of the proposed building envelopes on the site will have a positive impact. The largest of the proposed new envelopes under the original SSDA submission, a building of up to six storeys in height on Pennant Hills Road, has been removed. The building envelope immediately to the west of the Chapel has been removed, retaining the open forecourt on the north western corner of the site. The documentation has been revised to better show the retention of the Holy Angels Wing. The proposed works within the bushland area have been removed in full compliance with the policies of the *CMP 2008* for this part of the site.

Additional information has been provided about the Mary Ward Building, confirming that the upper levels of the building retain the original layout and much of the fabric of the novitiate. This building has moderate historic and social significance and moderate-low architectural significance. The *CMP 2008* provides for changes to be made to buildings of little or moderate significance if it supports the overall significance of the site. It provides for a higher level of change to these buildings than those ranked as being of high significance, such as the 1897 Convent. Supporting the use of the building for educational purposes supports the significance of the site. The concept plan has been revised to reduce the massing of the proposed works to this building, retain the hipped roof form and to retain the open arcades on the eastern side. The building will remain readily identifiable as the former novitiate. It is not possible to retain the room layouts of the novitiate on the upper levels and provide for a continued school use. This HIS has established that, in principle, it is possible to carry out alterations to these levels. When a detailed DA is developed, mitigation measures, such as an interpretation strategy and plan can be put in place to ensure that an understanding of this part of the site's history is preserved. This may include, for example, retaining a group of the original rooms on one level.

Additional information has also been provided about the link section between the 1897 Convent Building and the Givendale Wing. This section contains fabric part of an ancillary section to the 1897 Convent, part of an ancillary section of the Givendale Wing and a Post-World War II addition. It is ranked by the *CMP 2008* as having little significance. Any alterations to this section will be subject to a DA, which will be informed by a detailed examination of the fabric and full justification of any fabric to be modified or removed. This HIS has established that, in principle, it is possible to carry out alterations to this section. In principle, the removal of the intrusive Post World War II addition will have a positive impact because it is intrusive and because the legibility of the two buildings will be improved. It is not uncommon to carry out alterations to parts of heritage items of local significance in area of lesser significance and/or which have been altered. The *CMP 2008* allows for such works to occur in areas of little significance.

The *CMP 2008* acknowledges that the exact layouts of garden beds and paths throughout the site has changed over time. What is significant, is main driveway off Pennant Hills Road and the formal garden setting of the significant buildings, particularly to the north and east. The main driveway is retained and enhanced. The proposed new access way and pathways has been carefully designed to respect significant trees and vistas. Existing gardens are supplemented by new plantings. Stone edging, where removed, is reused. The garden setting of the north western part of the site, particularly around the heritage significant buildings, is retained.

New sports and tennis courts are constructed in areas traditionally associated with these facilities. The structures have been carefully designed to retain existing significant trees. Existing trees and new landscaping will ensure that they do not have undue prominence in the setting of significant elements and do not disrupt significant view corridors.

The proposed amendments to the SSDA for Loreto Normanhurst support and enhance the core significance of the site as a place of education whilst maintain the fabric and setting of heritage significant elements.