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### 6.3.12 Store

#### 6.3.12.1 Exterior

The Store comprises the older of the two handball courts built on the site, c.1908-9, with later alterations.

The building is a single storey, free standing face brick building with a steeply sloping corrugated iron (or equivalent) roof with skylights. The eastern and western elevations are blind, within the exception of a door. The once open courts on the northern side have been enclosed with roller doors. There is a narrow, caged, skillion along part of the southern elevation. The brickwork has been painted within this skillion area. Refer to Figures 240 to 242.



**Figure 240: Northern and eastern elevations. The walls of the individual courts, which extend beyond the roof area, are capped in concrete.**



**Figure 241: Western elevation.**



**Figure 242: Detail of the caging in of the southern elevation.**

#### **6.3.12.2 Internal**

This building was not examined internally.

#### **6.3.13 Demountables (2)**

There are two, free standing, single storey demountable buildings with Colorbond (or equivalent) clad walls, aluminium framed windows and low pitched roofs. These buildings are mounted on brick piers behind the store building described above. Refer to Figure 243.

These buildings were not examined internally.



**Figure 243: One of two demountable buildings.**

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### 6.3.14 Plant Building

The plant building is a small freestanding single storey building. The walls are constructed of face brick with engaged piers, which support the overhang of the flat concrete roof. Refer to Figure 244.

This building was not examined internally.



**Figure 244: Looking towards the plant building from Albert Road.**

## 6.4 Miscellaneous Structures

### 6.4.1 The Gates of *Mount Royal*

The gates are symmetrical in arrangement and comprise a central set of two wrought iron carriage gates, of a simple design, hung from rendered masonry piers. There are matching pedestrian gates hung from matching piers to either side of the main gates. The pedestrian gates are in turn flanked by a section of palisade fencing, mounted on a low, rendered curving wall, terminating in a matching rendered pillar. There are faint remnants of the name 'Mount Royal' visible in the render of the northern carriage gate post. Refer to Figures 245 and 246.



**Figure 245: Mount Royal Gates, off Albert Road.**





**Figure 246: Detail of the gate posts and gate pattern.**

#### **6.4.2 The *Limpas Crucifix***

The *Limpas Crucifix* is a small, free standing, concrete structure, consisting of a masonry life size crucifix set within a cast concrete shelter. The walls are rough cast and painted to resemble stone; the roof is curved. A plaque on the side of the crucifix records the gift of the shrine in 1933. Refer to Figures 247 and 248.



**Figure 247: Limpas Crucifix.**



**Figure 248: Plaque attached to the crucifix.**

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#### 6.4.3 The Statue of Edmund Rice

The statue of Edmund Rice is constructed of white painted masonry mounted on a face brick plinth. A plaque records the donation of the statue by the Late Hon. F. McDonnell, M.C.A. Brisbane. The date of this statue and when it was erected has not been determined; it does not appear to be present, at least in its current location, outside of the front entrance to the *Edmund Rice Building*, in the 1943 aerial photograph.

Refer to Figure 249.



**Figure 249: Edmund Rice Statue.**

#### 6.4.4 Statue of St Joseph and the Child Jesus

This statue is a painted masonry statue mounted on a brick base, similar to that of the Edmund Rice Statue, within a garden bed. There is no inscription recording its origins.

Refer to Figure 250 below.

#### 6.4.5 Statute of Mary – The Immaculate Conception

The Statue of Mary – The Immaculate Conception is a white painted masonry statue mounted on a brick base, similar to that of the Edmund Rice Statue, within a garden bed. This is possibly the statue shown in a different position by the historic photograph, Figure 41, and possibly that shown in this position, to the east of *Mount Royal*, by the 1943 aerial photograph, Figure 53. The inscription on the plinth reads: 'Presented by the late Hon F. McDonnell M.L.A Brisbane.' F. McConnell died in 1928.

Refer to Figure 251 below.

#### 6.4.6 Statue of the Sacred Heart of Jesus

This statue is a white painted masonry sculpture set on a face brick plinth. When this statue was erected has not been ascertained. There are two inscriptions on the reverse:

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*Presented by the Dowd family of Googlagong in memory of their father John Dowd.  
In loving memory of Lance and Margaret Ansell erected by family 1963.*

Refer to Figure 252.



**Figure 250: Statue of St. Joseph of the Child Jesus.**

**Figure 251: Mary – The Immaculate Conception.**

**Figure 252: Statue of the Sacred Heart of Jesus**

#### **6.4.7 Urns**

There are a number of decorative masonry urns close by the *Edmund Rice Building* that are possibly contemporary to the villa *Mount Royal*; they appear (or similar appear) in photographs taken during the years immediately following the Christian Brothers occupation of the site.

Two matching urns flank the main entrance stairs on the southern side of the villa. One of these urns is shown by Figure 253.

Two urns flank the entrance into the enclosed verandah on the eastern side of the villa. One of these urns is shown by Figure 254.

A large urn, shown by Figure 255, stands on a pedestal within the garden bed to the east of the main section of the villa. This urn and its pedestal appears to be that shown by the historic photograph, Figure 39, where they appear to form part of a fountain.





**Figure 253: One of two decorative urns that stand at the main entrance into the villa.**

**Figure 254: One of two urns that stand at the entrance into the enclosed eastern verandah.**

**Figure 255: Urn on decorative pedestal in the garden on the eastern side of the villa.**

#### **6.4.8 Shade Structure**

There is a modern, free-standing structure within the courtyard formed by the *Library*, the *Edmund Rice Building* and the *Barron Chapel*.

Refer to Figure 256.

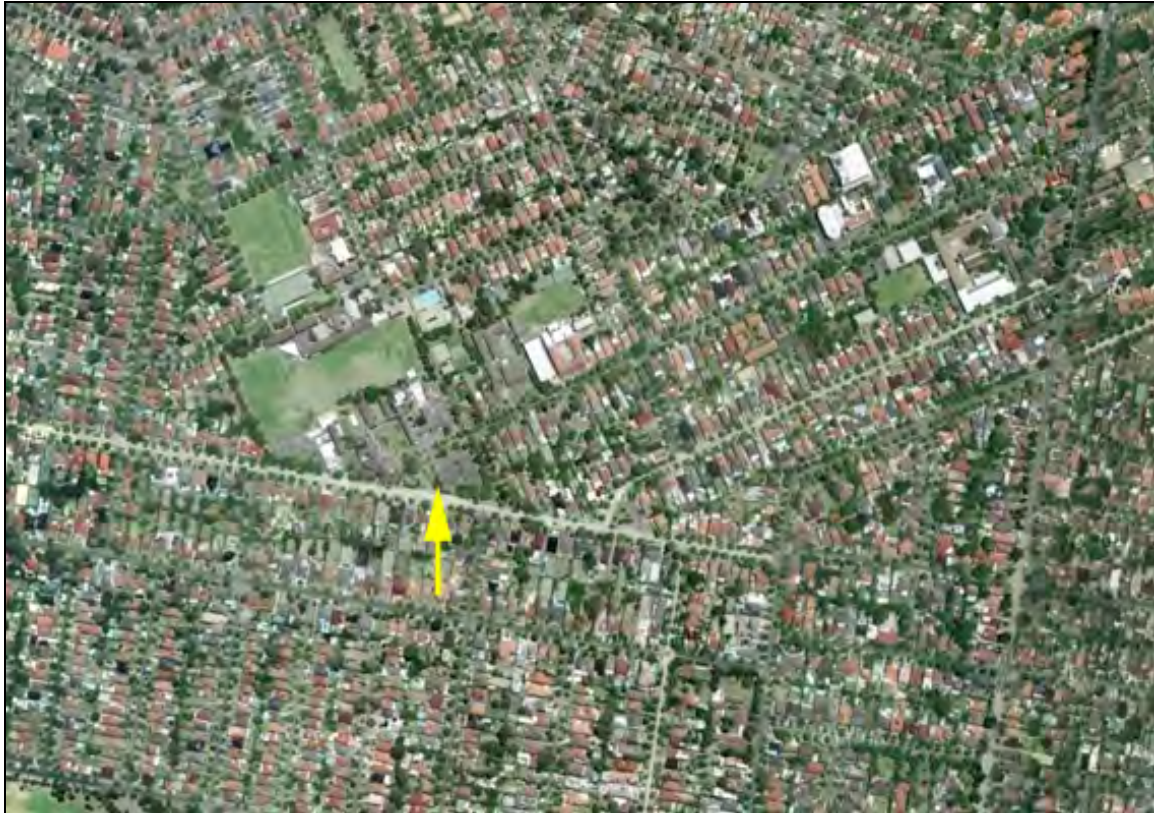


**Figure 256: Modern shelter.**

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## 6.5 The Surrounding Area

As demonstrated by Figures 257, the area surrounding the ACU is characterised by a mixture of small lot residential properties and larger educational establishments. The basic street pattern consists of intersecting grids. In each grid there are long running main streets and shorter cross streets.



**Figure 257: Aerial photograph over the site and the surrounding area.**

### 6.5.1 Barker Road

Barker Road runs in a straight line between Centennial Drive in the west and Redmyre Road in the east. The road is concrete surfaced and carries two lanes of traffic in both directions. There are concrete footpaths and narrow nature strips to both sides. The section outside the site has street trees. This vegetation is supplemented by the mature trees of the ACU and adjacent properties. The road rises gently to the west as the site is approached from the east, before falling gently towards the adjoining properties to the west.

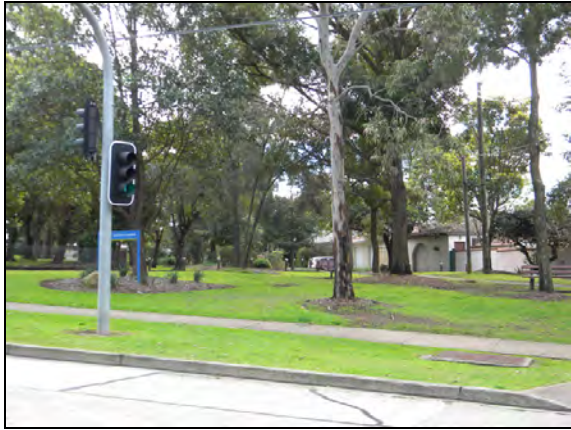
To the east of the Main Campus, and on the southern side of Albert Road, is Mount Royal Reserve, a narrow grassed reserve with mature trees and a path which connects Barker Road to Albert Road. To the east of the reserve is a single storey dwelling fronting Albert Road. The campus slopes gently down to meet the Reserve.

To the west of the Main Campus, are one and two storey residential dwellings of varying ages and styles. These dwellings are set slightly lower than the car park in this corner of the campus.

Directly opposite the site, on the southern side of Albert Road, are one and two storey dwellings ranging in date from the Interwar period to those under construction. The set back from Albert Road is generally consistent, providing for shallow front yards; the density of vegetation with these sites varies. Side set backs are shallow, producing a pattern of continuous, closely spaced housing.

Figures 258 to 263 illustrate the character of Barker Road near the site.





**Figure 258: Mount Royal Reserve, from Barker Road, adjoining the site to the east along Barker Road.**



**Figure 259: A late interwar period dwelling immediately adjoins the site to the west along Barker Road.**



**Figures 260 and 261: Barker Road, opposite the site.**



**Figures 262 and 263: Barker Road, opposite the site.**

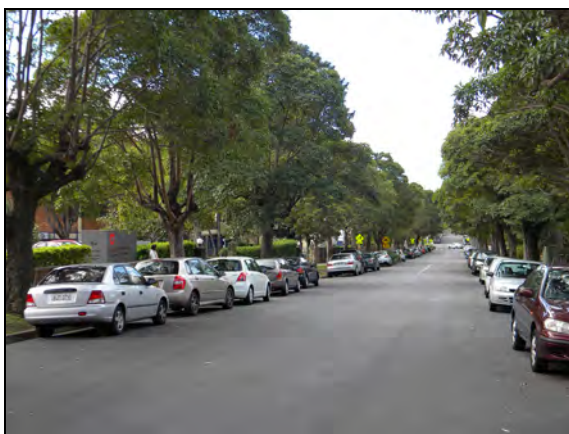
### 6.5.2 Albert Road

Albert Road is a long straight road that runs from the gates of *Mount Royal* at its western most end to its junction with Elva Street. The section of the road west of Homebush Road is wide and carries traffic in both directions. There are narrow nature strips and concrete footpaths to either side. There are regularly planted street trees along both sides of the road. This part of Albert Road is characterised by large educational institutions and one and two storey dwellings dating from the Interwar period onwards, which have undergone a varying degrees of alteration and addition.

Directly adjoining the Main Campus, and on the northern side of Albert Road, is a large lot containing three free standing one and two storey cream brick dwellings set within gardens. One dwelling fronts the street; the other two are set off the street.

Directly adjoining the Main Campus, and on the southern side of Albert Road, is Mount Royal Reserve, as described above. The adjoining dwelling is a modified Interwar period bungalow.

Figures 264 to 268 illustrate the general character of Albert Road within the immediate vicinity of the site.



**Figure 264:**  
Albert Road, looking away from *Mount Royal*, showing the straight line of the road and the mature, regular street planting. Most of these trees show evidence of pollarding.



**Figures 265 and 266:** The dwellings adjoining the campus to the east on the northern side of Albert Road. The bungalow part of the School of Exercise Science can be seen on the right hand side of the photograph.





**Figure 267: Mount Royal Reserve, from Albert Road.**

**Figure 268: The southern side of Albert Road, near Mount Royal Reserve, showing typical housing.**

## **7.0 SITE ASSESSMENT- SCHOOL OF EXERCISE SCIENCE**

### **7.1 Preamble**

The purpose of this section is to describe the physical elements that comprise this part of the Strathfield Campus and to establish its setting.

### **7.2 The Site**

The School of Exercise Science occupies a roughly rectangular site with a 64 metre frontage to the northern side of Albert Road; the western boundary approximately 122 metres in length. The site area is 7,669 sq. metres. The site falls between 3 and 4.5m to the east.

There is a low, stepped, brick wall across the front of the site. Sandstone faced pillars mark the two driveway entrances off Albert Road. There is a concrete block retaining wall and steel fence along the eastern boundary; a paling fence along the northern boundary; and a Colorbond fence (part way) and screening planting (part way) along the western boundary.

For the purposes of the following, the site is divided into a number of areas, each of which is briefly described below. Figure 251 defines these areas. While general planting patterns are noted, significant trees are not individually identified by this assessment.

Building 'A' in Figure 269 is the Institute of Counselling and is described in Section 7.3 below.

Building 'B' in Figure 269 is the Edward Clancy Building and is described in Section 7.3 below.



**Figure 269: The Site**  
**Google Maps; annotations by A.F.**

### **7.2.1 Area 1**

A narrow garden bed with low clipped hedge runs along the inside of the front wall. Two bitumen surfaced driveways run into the site off Albert Road into a parking area that runs along the front of the building. The driveways and car park have concrete curb and guttering. The driveway along the eastern boundary continues north into a second, larger car park, marked Area 5 in Figure 269. The remainder of Area 1 comprises open lawn with immature tree plantings. More mature trees line the Albert Road end of the eastern boundary.

Refer to Figures 270 and 271.





**Figure 270: Looking into the site from the western most of the two driveways off Albert Road.**  
**Figure 271: Looking west across the front of the site from the lower, eastern driveway, off Albert Road.**

### **7.2.2 Area 2**

Area 2 comprises the south western corner of the site. There is a narrow garden bed with clipped hedge along the inside of the front wall and a small area of lawn to the front of the Institute of Counselling. A concrete access ramp runs up into this area along the eastern side of the bungalow. There is a deciduous tree planted near the building.

Refer back to Figure 271 and to the photographs of the bungalow in Section 6.3.1 below.

### **7.2.3 Area 3**

Area 3 is a long narrow area that leads from the car park in Area 1 to the main entrance of the *Edward Clancy Building*. A path, comprised largely of concrete pavers, leads through wide gardens with low plantings.

Refer to Figure 272.

**Figure 272:**  
**Looking north along**  
**the path leading**  
**from Area 1 to the**  
**main entrance into**  
**the *Edward Clancy***



***Building.***

#### **7.2.4 Area 4**

Area 4 is a long, narrow, internal courtyard within the *Edward Clancy Building*. The area is characterised by concrete paving and garden beds with low planting.

Refer to Figure 273.



**Figure 273: Internal courtyard within the *Edward Clancy Building*.**



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### 7.2.5 Area 5

Area 5 comprises an area of bitumen surfaced car parking (with concrete curb and guttering) on the eastern side of the *Edward Clancy Building* accessed from Albert Road as noted above. A narrow strip of lawn with mixed planting runs along the eastern boundary.

Refer to Figures 274 and 275.



**Figure 274: Looking back along the driveway to Albert Road that leads into Area 5.**

**Figure 275: Looking north into Area 5 from the above driveway.**

## 7.3 The Buildings

As shown by aerial photograph Figure 269, there are two buildings on the site.

### 7.3.1 Institute of Counseling

The Institute of Counselling is a small, free standing, single storey Interwar period Bungalow in the south eastern corner of the site. This bungalow is in the Californian Bungalow Style and has walls of face brick and a hipped-gabled roof clad in terracotta tiles. The eaves are wide and lined and the rafters exposed.

#### 7.3.1.1 Exterior

##### *Southern Elevation*

The front elevation is the southern elevation, addressing Albert Road. A wide, painted, rendered band runs across the bottom of the elevation. The walls are of a dark face brick. A porch, with street facing gable, projects forward in the centre of the elevation. The porch

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gable is finished with fibro sheeting (or equivalent) with mock timber battening; the gable apex has a terracotta finial. The porch has a solid brick balustrade with rendered cap. Brick piers rise at either end. These piers are topped with short rendered columns that support the porch roof. Stairs lead into the porch on the eastern side. The front entrance is recessed beneath the porch. There is a set of three timber framed casement windows (fitted with leadlight) to either side of the porch.

Refer to Figure 276.



**Figure 276: Front (southern) elevation.**

#### *Eastern Elevation*

The eastern is constructed of common brick. The southern end of this elevation is characterised by a set of three timber framed casement windows and a set of two timber framed casement windows. Both window sets have a rendered lintel. Brick corbels below the windows indicate that sills have been removed. The triple window set has a timber sun hood.

The northern part of this elevation is constructed of a different brick, indicating that it is a reconstructed wall or a later addition. There are two double hung windows with brick sills and a door in this part of the elevation. A rendered wall partially conceals the elevation.

Refer to Figure 277.





**Figure 277: The eastern elevation**

*Western Elevation*

The western elevation is similarly constructed of common brick and has a combination of timber casement windows and timber framed double hung windows. The casement windows retain lead lighting, have rendered lintels, timber sunhoods and timber sills.

Refer to Figure 278.



**Figure 278: The western elevation.**

*Northern Elevation*

The northern elevation is constructed of common brick and is blind.

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Refer to Figure 279.



**Figure 279: Northern elevation.**

#### **7.3.1.2 Interior**

The building was not inspected internally.

### **7.3.2 The Edward Clancy Building**

#### **7.3.2.1 Exterior**

The *Edward Clancy Building* is a substantial, free standing, two and three storey building that occupies the majority of the site. As shown by Figure 251, the building comprises two long north-south running wings. These wings are inter-connected and separated by the narrow internal courtyard (Area 4). The longer and wider of the two wings, on the eastern side, has shorter cross wings at either end. The walls are constructed of face brick. The roofs are low pitched, hipped roofs, clad in dark tiles. The eaves are wide and lined.

As shown by Figures 280 to 284 below and Figures 272 (main entrance) and 273 (internal courtyard) above, the elevations of this building share common characteristics. The straight line of the elevations is alleviated by projecting two storey bays with rendered and painted (or fibro clad and painted) walls and bands of aluminium framed windows. Elevations other than the southern elevation also have a number of timber framed, double hung windows.





**Figure 280: South facing wall, addressing Albert Road.**



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**Figure 281: East facing wall, showing typical fire stairs.**

**Figure 282: North facing wall from Area 5. Note the patching the brickwork, indicating changes to openings.**



**Figure 283: Northern and Eastern facing walls from Area 5.**

**Figure 284: South facing wall in Area 5. The fall of the site is sufficient for this part of the building to be three storeys in height.**

#### **7.3.2.2 Interior**

The interior of this building was not examined in detail. It is characterised by long hallways with rooms opening to either side. Finishes are stream lined and include, in hallways, drop down ceilings with shadow lines, metal framed glass doors, solid panel doors and shallow architraves.

Refer to Figure 285.





**Figure 285: Typical hallway in the  
*Edward Clancy Building.***

#### **7.4 The Surrounding Area**

For the general character of the area surrounding the ACU campus refer to Section 5.5 above.

The following describes the sites immediately adjoining and opposite the School of Exercise Science.

The immediately adjoining building to the west of the site is No. 171 Albert Road, a free standing, single storey Californian Style bungalow. This bungalow is slightly larger in massing and scale than the Institute of Counselling. It has dark brick walls and hipped tiled roof with two wide street facing gables. It shares a common set back with the Institute of Counselling and lies close to it; the paved driveway of No. 171 separates the two bungalows. Two further lots separate the site from the main ACU campus. The properties separating the School of Exercise Science from the Main Campus were shown by the photographs in Section 5.2.2 above.

Adjoining the site to the east, lies Sydney Adventist College at No. 159 Albert Road. The substantial three storey brick hall of the College lies close to its common boundary with the site at their Albert Road end (Figure 286). The high, unarticulated, brick wall that the Hall presents to the site was shown by Figure 274 in Section 6.2.5 above. To the rear of hall lies open playing fields.



**Figure 286: School hall adjoining the site, from Albert Road.**

To the north, the site adjoins the rear yards of private properties fronting Merley Road. These are single storey Interwar period bungalows on long, narrow allotments.

Albert Road opposite the site comprises one and two storey dwellings, mostly Interwar period bungalows. The photographs in Section 5.5.2 above illustrated the southern side of the road.

## **8.0 ASSESSMENT OF SIGNIFICANCE- THE MAIN CAMPUS**

### **8.1 Preamble**

The purpose of Section 8.0 is to use the information provided by the above sections assess the heritage significance of the site and provide a Statement of Significance. Prior to using a series of criteria developed by the New South Wales Heritage Office for this purpose, it is first important to consider the integrity of the site, its contribution to the streetscape and to assess it alongside comparable sites.

### **8.2 Integrity**

#### **8.2.1 Of the Site as a Whole**

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.

The site, as it presents today is the product of three distinct phases: the Victorian gentlemen's villa estates; the Christian Brother's *Mount St. Mary*; and the Australian Catholic University. All three phases are represented in historic records and, to varying degrees, in fabric.



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#### 8.2.1.1 Victorian Gentlemen's Villa Estates

This phase in the site's history began with the early 1880s subdivision of the Pott's/Bates land and continued through to World War I (1914-1918), when the last of the three villa estates comprising the site (excluding lands part of *Hyde Brae*) were purchased by the Christian Brothers. Although comparatively short, this period had a lasting influence on the subsequent development of the site.

This phase is the least well represented of the three phases of the site's history. Comparatively little is known about the original owners and occupants of the villas. Two of the three villas have been demolished and replaced with buildings that serve very different functions. There are no above ground remnants of either of the two demolished villas or their outbuildings. Little of the planting, with the possible exception of planting in the south-eastern corner of the site, including bunya pines and remnant street trees lining the driveway to *Mount Royal*, dates from this phase.

The survival of nineteenth century plans and photographs from early in the Christian Brothers tenure provides some understanding of the two lost villas and their relationship to each other and *Mount Royal*. The three villas- *Mount Royal*, *Ovalau* and *Ardross*- formed an impressive group that was highlighted by their location in Albert Road, once lined with similar villas, most now demolished. The remaining villa, *Mount Royal*, although clearly identifiable within the *Edmund Rice Building* and a fine example of the Victorian villa, is isolated from buildings of its own period and type and lies in a very different landscape. The integrity of the villa itself is discussed in greater detail below.

With regard to its setting, *Mount Royal* was constructed with its principal entrance off Albert Road; Barker Road had not been formed when the villa was erected. The nature of development on the site and in the surrounding area means that it now primarily reads as addressing Barker Road. It is notable that the original gates onto Albert Road survive, albeit moved east from their original location. These gates and the brick lined driveway that they open onto, help retain an understanding of the original entrance from Albert Road, with its driveway that swept past the southern side of the villa, on its way to the stables.

Two other buildings survive from this phase, being the Art Centre and Ceramic Building. Despite alteration, there are still identifiable as late nineteenth century outbuildings. The surrounds of these buildings and their relationship to the villa have been altered by the extensions carried out on the western side of the villa and the development of car parking. Related ancillary structures have been lost, such as fowl yards and a dairy. Three villas of this size and date would almost certainly have had private water sources, such as wells, and a means of storing water, such as cisterns. Historic plans show a well to the rear of *Ovalau* and a pump and windmill between *Mount Royal* and the Stables (now the *Creative Arts Centre*). There are no above ground remnants of these structures.

#### 8.2.1.2 Christian Brothers Campus

The site demonstrates a high degree of integrity with regard to its ability to demonstrate the way in which it has been used and developed by the Christian Brothers. This is the dominant phase represented in the fabric of the site. Most of the major buildings and structures erected by the Christian Brothers still stand. Major landscaping characteristics, such as the Date Palm trees, can be traced to the Brothers. The religious statutory continues to attest to the presence of a religious order on this site.

While the major buildings of this period still stand, few are used for their original purpose; most have been altered and added to fit new uses, with varying impacts on understanding original use. Some of the uses that now demolished buildings of this period were put- for example the villas and The Bungalow- are represented by other surviving buildings.

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### 8.2.1.3 Australian Catholic University

To date, the use of the site as a University, which is a developing aspect of its significance, has generally had a low impact on earlier phases of its history. New buildings, such as the *Gleeson Auditorium*, have generally been sited so as not to detract from understanding the significant spatial relationships or view corridors established by the earlier buildings.

## 8.2.2 The Buildings

The individual buildings within the site demonstrate varied levels of significance; each is briefly discussed below.

### 8.2.2.1 Edmund Rice Building

#### External

The *Edmund Rice Building* demonstrates a mixed degree of integrity because of its long history and use for varying purposes. Later alterations and additions, although extensive, are generally identifiable as such and, while containing details and finishes of their own period, generally complement the Queen Anne Style of the original villa.

#### *Southern Elevation*

The southern (front) elevation demonstrates a high integrity and is the only elevation of the original villa that has not been altered or added to. It is possible to stand in front of the building and see *Mount Royal* in a more or less original state.

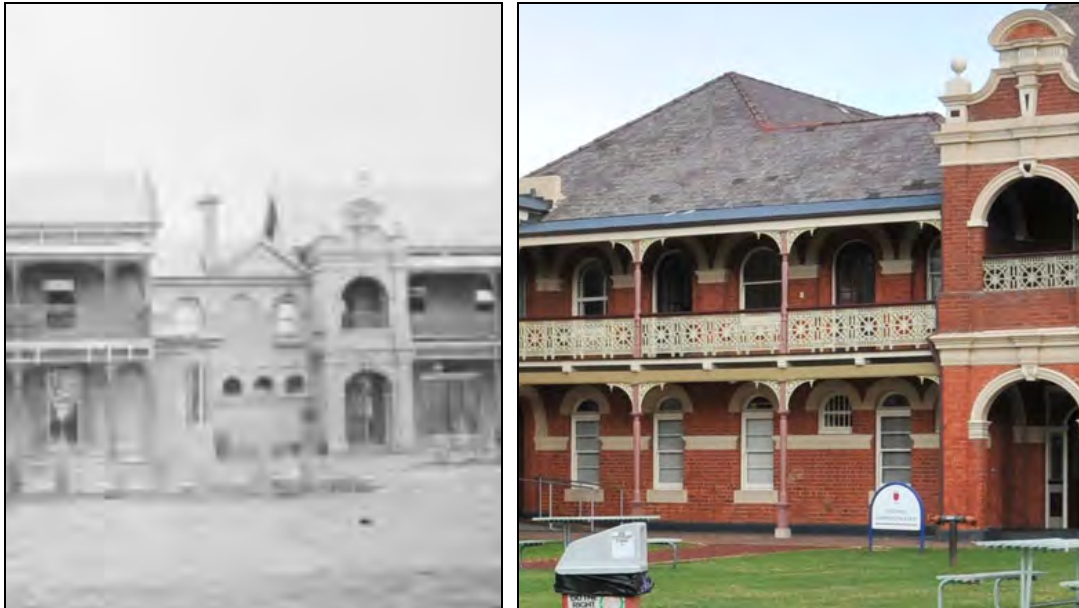
#### *Eastern Elevation*

The eastern elevation of the building, while presenting a visually coherent elevation, demonstrates mixed integrity with regard to building fabric.

This elevation is the product of three main periods of building: the late 1880s, 1908-9 and 1912. While only a small part of this elevation comprised part of the original villa *Mount Royal*, the elevation as a whole generally follows the lead of Kent's villa. As noted above, the additions incorporate elements of the Queen Anne Style of the villa and details contemporary with their own dates of construction. The gable of the 1908 wing, for example, is distinctly detailed in the Federation Style.

The southern end of the elevation, being the main body of the original villa demonstrates a high degree of integrity. It is not known if the ground floor verandah was originally enclosed. It is enclosed, following the existing pattern, in photographs taken soon after the Christian Brothers occupied the site. Examining the fabric of the existing enclosure, however, shows that timber work and glass have been replaced over time.

The middle section of the elevation demonstrates mixed integrity. In addition to the known works of 1912, which resulted in the addition of a second floor above the ballroom, there is evidence of alterations for which there is no known date. Figure 287 reproduces details from two photographs used elsewhere within this HIS. These photographs show that, at some time, the roof form along this section of the eastern elevation was altered; a chimney removed; a two storey verandah added; and the pattern of openings altered.



**Figure 287: Showing otherwise undocumented changes to the eastern elevation of the villa.**

Figure 288 provides a second example of undocumented works. The timber door with side and fanlights shown beneath the tower element has been partially bricked up and a window inserted. The small windows at first floor level, beneath the verandah, have been replaced with larger openings with fanlights. Other, less significant alterations, include changes to window glass and the addition of security bars to some windows.



**Figure 288: Showing an earlier door with side and top light that has been partially bricked up and replaced with a window. The openings at first floor level, beneath the verandah, have been enlarged.**

The northern most end of the elevation, comprising the 1908-9 wing, demonstrates high integrity. A chimney in the southern roof plane, once visible in conjunction with this elevation (refer back to Figure 38) has been removed.

#### *Northern Elevation*

The original northern elevation of the *Mount Royal* was lost when the 1908-9 additions were carried out. The form and details of this elevation are unknown.



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The northern elevation of the 1908-9 addition is substantially intact, but shows some evidence of later alteration to the pattern of later openings. Physical evidence clearly shows that what were once pairs of narrow windows were later widened to become single, large windows (Figure 289).



**Figure 289:**

**Evidence of the replacement of two narrow windows with a larger window provided by the two brick headers above the window and the division within the sill.**

#### *Western Elevation*

There is little appreciation to be had of the original western elevation of the villa *Mount Royal* because of the addition of three later wings. The only intact part of the original western elevation is located at the southern most end of the building. Part of the original verandah within this section, has been infilled.

The southern most of three wings demonstrates a high degree of integrity with regard to its c.1933-1943 date of construction. It is unclear, however, whether the two storey arcade of the northern face of this wing was originally enclosed. The southern and northern elevations are disfigured by services.

The c. 1912 (middle) wing similarly demonstrates a high degree of integrity with regard to its period of construction. Changes in the brickwork clearly demonstrate the junction between the original billiards room and the later addition. Differences in horn details to the upper sash indicate that some windows have been replaced over time.

The c.1908-9 wing is substantially intact, with the exception of the changes to the window openings noted above. The chimney rising above the south western corner of the wing appears to be a later addition; it differs in style from the remainder of the wing.

#### *The Chapel*

The Chapel is highly intact. No significant external alterations have occurred.

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## Internal

The *Edmund Rice Building* has undergone significant internal alterations over time. Only representative areas were inspected.

### *The Original Villa*

The principal ground floor rooms within the main body of the villa remain clearly discernable in plan, as do the first floor rooms, though it is noted that rooms have been divided at this level.

Integrity with regard to fabric varies significantly from room to room. The front entrance hall retains a very high percentage of original fabric and clearly demonstrates the opulence of a formal Victorian reception area. Significant features in this room include the encaustic tile floor, cedar joinery, decorative gas mantles and the original stair. With its combination of original and replacement fabric, the room now known as Conference Room A is more typical of the rooms within the villa. In this room, some of the joinery has been replaced; the chair rail is new fabric; and the fireplace comprises an original coal grate and tiles with a replacement overmantel.

The most common alterations within this part of the building include the division of rooms; the removal or modification of fireplaces; changes to cornices; and modifications to doors and windows.

### *Rear Wing of the Villa*

There is no understanding of the original rear wing of the villa. Joinery and finishes are of mixed periods. As discussed above, openings have been changed along the eastern elevation.

### *Ballroom Wing*

The original ceiling of the ballroom was lowered when the second floor was added in 1912. The existing patterned ceiling is the 1912 ceiling.

Significant alterations have occurred at first floor level within this wing. The light coloured timber in this part of the building is c.1970s and uncharacteristic of the remainder of the building. Figure 312 demonstrates how openings have been changed at first floor level. Ceilings and cornices have similarly been replaced.

### *Southern Most Wing on the Western Side (c.1933-1943)*

Only the first floor of this wing was examined. The layout and fabric of this wing is substantially intact, with the exception of ceilings and cornices, which have been replaced.

### *Middle Wing on the Western Side (c.1912)*

Areas of this wing that were examined indicate that the layout and fabric of this wing is substantially intact. First floor ceilings and cornices have been replaced. The ground floor kitchenette and bathrooms are later additions.

### *Northern Most Wing on the Western Side (c.1908-9)*

Internal alterations have been carried out to this wing on both levels, particularly at first floor level where there is no understanding of the original room pattern and little original fabric. At ground floor level, it is noted that the hallway and stair are substantially intact and that the ground floor common room retains a patterned plaster ceiling and some original joinery.

### *Chapel*

The Chapel (and its vestibule) demonstrates a high degree of integrity with regard to its spaces and finishes. Although still clearly understood as a Chapel, significant furnishings have been removed, most notably the altar (which was moved to the *Barron Chapel* and modified) and pews, together with statues and the Stations of the Cross.

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#### **8.2.2.2 Barron Chapel**

The *Barron Chapel* demonstrates a high degree of external integrity. There have been no major additions or alterations to the form of the building. Work has been carried out to the altar.

#### **8.2.2.3 Mullens Building**

##### **External**

The southern, front, elevation of this building demonstrates a high degree of integrity, with the exception of the replacement of the porch floor with pebble-crete. As for the Barron Chapel, grills have been removed from the narrow openings in the entrance porch. The main entrance doors remain, but are blocked off internally.

The western and northern elevations are similarly intact, with the exception of the removal of a fire stair and its replacement with a window.

The eastern elevation is now enclosed by the steel and glass atrium that connects it to the Gleeson Auditorium. Irregularities in the brickwork at ground floor level along this elevation indicate that openings have been altered at this level.

##### **Internal**

Only limited areas were examined.

Integrity is mixed. The ground floor has three classrooms; historic descriptions suggest that there were once four and a central staircase, since removed. Finishes have been altered in some rooms, most notably ceilings and doors. At first floor level, the original large dormitory has been subdivided into smaller rooms. The wall tiling to some of the first floor bathrooms is original and typical of the period.

#### **8.2.2.4 Brick Arcades**

The brick arcades demonstrate a high degree of integrity. Where tiles have been lost on the ground floor, areas have been in-filled with red concrete. This is an appropriate response that maintains visual integrity while clearly differentiating between old and new fabric.

#### **8.2.2.5 Gleeson Building**

This is a relatively recent building. There are no records of major alterations or additions to this building.

#### **8.2.2.6 St. Edmunds Building**

##### **External**

Plans held by the Christian Brothers Archive indicate that this building was constructed in stages from 1961, with more recent minor later alterations such as fire upgrades. It does, however, present a cohesive structure with the wings of various periods demonstrating a common palette of materials.

##### **Internal**

There has been some alteration to room pattern. The pattern of small residential rooms on the upper floors remains clear. Finishes are a mixture of original and later finishes.



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#### **8.2.2.7 Early Childhood Learning Centre**

##### **External**

This building is the less intact of the two sets of handball courts surviving on the site. The profile of the side elevations of the central section provides the only clear evidence that this building was once open handball courts.

##### **Internal**

Internally, there is no surviving understanding of the original use of the building.

#### **8.2.2.8 BioMechanics Building**

This is a relatively recent building. There are no records of major alterations or additions to this building.

#### **8.2.2.9 Brother Stewart Library**

##### **External**

The original building remains discernable in the extant building, with the exception of the eastern, a substantial part of which has been lost as a result of the 1991 addition. The most intact elevation is the western elevation, which retains key finishes, such as the coloured spandrels; the louvred awnings have been partially removed. Within the eastern elevation, elements of the original entrance remain, such as the mosaic tiles; the entrance awning is later and intrusive to the character of the original building.

The 1991 addition is clearly identifiable as later work. Architecturally, it does not relate to the original building, but takes its keys from the *Barron Chapel* and the *Edmund Rice Building*. The replication of column details from the *Edmund Rice Building* confuses the evidence of the place.

##### **Internal**

The largely open floor plans provide no evidence of the original residential use of the building.

#### **8.2.2.10 Creative Arts Building**

##### **External**

##### *Original Building*

Despite significant later addition, the original form of the building remains clearly discernable.

Whether this building was once brick, as opposed to painted brickwork, is not known. If paint scrapes reveal the same red brick as the villa, then the former can be assumed.

A good understanding of the original eastern and western elevations remains; later openings are generally identifiable as such because of the differences in sill and header treatments.

Some understanding of the original southern elevation remains, although the centre has been lost as a result of the later infill. What was once most likely a loft door in the western gable has been infilled with a window.

There is no understanding of the original northern elevation.

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#### *Later Addition*

Photographs from the 1980s indicate that the addition was originally face brick. It is clearly identifiable as a later addition to the building and has its own distinct character. It appears to be substantially intact; the large doors on the eastern side, however, are a recent addition.

#### **Internal**

There is no surviving understanding of the layout of the original stable block or of the original finishes at either ground floor or loft level.

No understanding of how the building and the addition was used by the Brothers is provided by the extant layout of finishes.

### **8.2.2.11 Ceramics Building**

#### **External**

It is not known whether this building was originally face brick.

The form of the building is substantially intact, with the exception of the later skillion addition on the northern side. Later openings are identifiable as such because they have been treated in a different way to the original openings.

#### **Internal**

The building was not inspected internally.

### **8.2.2.12 Store**

#### **External**

The store building is the older of the two handball court sets on the site and the most intact. Although enclosed along the southern side, the form of the courts are clearly identifiable in the extant building.

#### **Internal**

The building was not inspected internally.

### **8.2.2.13 Other Structures**

The Mount Royal Gates are substantially intact. They have, however, been moved east of their original location. The cross iron pieces and lamps shown in historic photographs have been removed.

The *Limpas Crucifix* is substantially intact. It is, however, being de-stabilised by the nearby fig tree and some of the supporting metal rods are rusting through.

The religious statues on the site appear to have been moved over time and bases replaced.

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## 8.3 Understanding the Streetscape Contribution and Identifying View Corridors

### 8.3.1 Preamble

The following should be read with an understanding of the character of the immediately surrounding area as set out in Section 5.5.

For the following, refer to the annotated aerial photograph, Figure 290. The most significant view corridors into the site from the public domain are identified by the red arrows. View corridors within the site are identified by the yellow arrows.



**Figure 290: View corridors into the site from the public domain (red) and within the site (yellow).**  
Google Maps; annotations by Weir Phillips

### 8.3.2 View Corridors Towards to the Site

#### 8.3.2.1 Distant View Corridors

There are no recorded or observed distant view corridors towards the site.

#### 8.3.2.2 Barker Road

##### From the East

The principal view corridors towards the site from the public domain occur as the site is approached along Barker Road from the east. These are not, however, distant view corridors; the significant buildings on the site only become visible from relatively close to it. Even then, views corridors into the site are discrete and screened by the boundary walls or vegetation.

Most of the buildings, particularly on the eastern half of the site, are recessed well away from the Barker Road boundary. The closest building to the Barker Road boundary, the *Edmund Rice Building*, is generally well screened by vegetation as it is approached from the east.



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When close to the site, the upper half of the building is visible, but screened by the high brick wall and cypress hedge.

Refer to Figures 291 and 292.



**Figure 291: Distant view towards the ACU Campus from Barker Road, as approached from the east.**



**Figure 292: Closer to the site, looking towards the Edmund Rice Building, showing how it is partially concealed by the high brick wall and Cypress Hedge.**

#### **From Outside the Main Entrance**

The most significant views are obtained from just east of the main entrance. Here, the eye is drawn not only towards the fine detailing of the *Edmund Rice Building*, but also towards the more distant *Baron Chapel*. The tower elements of both buildings are focal points.

Refer to Figures 293.



**Figure 293: View into the site from outside the main entrance.**

#### **From the West**

View corridors towards the site as it is approached from the west along Barker Road have little significance. The views are of fencing, vegetation and car parking. As the western car park is passed, there are glimpses of the western elevations of the *Brother Stewart Library*, the *Arts Centre*, *Ceramics Building* and *Demountable Classrooms*. Travelling past the site, there are glimpses of the *Arts Centre* and the upper levels of the front of the *Edmund Rice Building*, above the boundary fencing and vegetation. The recession of the other buildings within the site mean that they do not form part of view corridors into the site as approached from this direction until the main entrance is reached as discussed above.

Refer to Figures 294 to 297.



**Figure 294: View towards the site as approached from the west.**





**Figure 295:**  
View corridor towards the western side of the site from opposite the site.



**Figure 296:**  
View corridor towards the western side of the site from opposite the site.



**Figure 297:**  
The western elevation of the villa from the public domain as approached from the west.



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### 8.3.2.3 Albert Road

There is a significant view corridor into the site from Albert Road. This view corridor passes through the original *Mount Royal* gates and towards the *Edmund Rice Building*. This is the oldest, planned, view corridor into the site. Kent would have been aware when designing the villa that this view into the site terminated Albert Street, one of the most prestigious addresses in Strathfield. This view remains, although altered by the moving of the gates further to the east of their original position. The street planting in Albert Road and the trees lining the driveway frame the view.

Refer to Figures 298 and 299.



**Figure 298: View west towards *Mount Royal* from along Albert Road.**



**Figure 299: View into the site from outside the gates on Albert Road.**

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#### 8.2.3.4 Mount Royal Reserve

There are distant glimpses of the main buildings on the campus from Mount Royal Reserve. Refer to Figure 300.



**Figure 300: View into the site from Mount Royal Reserve.**

#### 8.2.3.5 Views from the North

There is a view corridor from the north towards the campus buildings. This view corridor is towards the rear of buildings, across the open playing fields. Some of these buildings are partially screened by trees. This view corridor is not a deliberate, carefully planned view corridor and is not of significance. It has arisen through the separation of the school and campus site by the playing fields. The visual tie between the Campus and the School, however, is demonstrative of the close historical ties between the two sites.

Refer to Figure 301.



**Figure 301: View across the playing fields towards the campus.**

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### 8.3.3 View Corridors from the Site

Although not investigated, there would be district views from the top of the towers of the *Edmund Rice Building* and *Barron Chapel*.

The only other planned view corridor out of the site would appear to be the view down the drive of *Mount Royal* and along Albert Road.

### 8.3.4 View Corridors within the Site

As demonstrated by the yellow arrows in Figure 290, there are many view corridors within the site.

The most significant of these are the formal, planned view corridors towards the *Edmund Rice Building* as it is approached up the drive from Albert Road and the views into and within the courtyard formed by the eastern elevation of the *Edmund Rice Building*, the *Barron Chapel*, *Mullens Building* and *St. Edmunds Building* (refer back, for example, to Figure 68). Of these three buildings, *St. Edmunds Building* is the least dominant. This courtyard and group of buildings are recessed into the site, creating a sense of containment within the site boundaries. The current layout of this courtyard is more symmetrical and formal than past schemes.

There are more foreshortened view corridors, such as the view towards the front of the *Edmund Rice Building* from the driveway off Barker Road. There are also contained view corridors, principally towards focal points such as the *Limpas Crucifix* (refer back to Figure 69).

### 8.3.5 Contribution to the Surrounding Area

The site makes an important visual contribution to the surrounding area for several reasons:

- It is one of several large institutional sites within an area predominately comprised of small lot residential subdivisions. These sites are anomalies in an area otherwise characterised by small lots arranged within a regular street pattern.
- There are several substantial buildings of historic, social and architectural significance on the site.
- The *Mount Royal* gates and the view up the driveway into the site terminates the long vista along Albert Road.
- The presence of mature plantings on the site.

## 8.4 Comparative Analysis

Comparative analysis aids in the determination of whether a place is 'rare' or 'representative' and also helps to locate it within patterns of history or activity. The level of integrity displayed by a site may impact upon how it compares with other sites.

The site's long and unbroken association of the site with the Catholic Church is not unique. It was not uncommon for Catholic Orders to purchase large, formerly private mansion estates in the late nineteenth and early twentieth centuries across Sydney as these buildings became less desirable as private residences. A second example of a site within the Municipality that has a long association with a Catholic Order is provided by the *Santa Sabina Convent*, The Boulevard, Strathfield, occupied by the Dominican Sisters in 1894. It is interesting to note that Sheerin & Hennessy also designed the main buildings on the site.

The *Mount Royal* component within the *Edmund Rice Building* is a fine and early example of the Queen Anne Style. It is considered to be among the most important early examples of the Queen Anne Style in New South Wales and, along with *Caerleon* and *Woodside*, to be among Kent's finest residential commissions (refer back to Figures 11 and 12 in Section



2.6.2.2). It is cited in local histories as being one of the few Victorian mansions in the area to retain some understanding of its original grounds.

The *Barron Chapel* and, to a lesser extent, *Mullens Building* are fine and substantial examples of the Interwar Romanesque Style. The Chapel is listed on the Australian Institute of Architects 20<sup>th</sup> Century Register. The site demonstrates a good progression of the work of one architectural practice, Sheerin & Hennessy, later Hennessy & Hennessy, from the Federation period through to the mid 1960s. Long term associations of a site with one architectural firm are not uncommon. Sheerin & Hennessy did extensive work for the Catholic Church. Their work for the Church is well represented on heritage registers across Sydney.

## 8.5 Potential Archaeological Areas

While not including an assessment of archaeological potential, the following observations can be made based on the known history of the site and the site survey. Figure 302 shows areas of potential archaeological remains. Note: this is a guide only. An assessment by an archaeologist may be required.



**Figure 302: Areas of Potential Archaeological Remains.**

Overlay of 1943 aerial with a current aerial through [lite.maps.nsw.gov.au](http://lite.maps.nsw.gov.au). annotations by A.F.

No. 1 is the former location of the villa *Ardross*, together with its stable block and gardens. No other major structures were built on this site after the villa was demolished.

No. 2 is the location of the fowl run.

No. 3 is the location of the pavilion.

No. 4 is the location of the swimming pool.

No. 5 is the general location of the grotto.

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No. 6 is the general location of *Ovalau*. The construction of the *St. Edmund Building* would have significantly disturbed the remains of the villa. There may be remains of its out buildings within the car park to the east.

No. 7 is the general location of the well once associated with *Mount Royal*.

## **8.6 Established Significance**

### **8.6.1 Existing Citations and Listings**

#### **8.6.1.1 Statutory**

##### **Commonwealth**

No part of the site is identified on the Register of the National Estate (under the *Australian Heritage Council Act 2003*) or the National Heritage List (under the *Environment Protection and Biodiversity Conservation Act 1999*).

##### **State Heritage Register**

No part of the site is identified as a heritage item on the State Heritage Register under the auspices of the *New South Wales Heritage Act 1977*.

##### **Strathfield Council**

The site is listed as a heritage item by Schedule 9 (Heritage Items) of the *Strathfield Planning Scheme Ordinance*. The listing reads 'Mount St. Mary College, No. 179 Albert Road, Strathfield.'

The site is not located within a Conservation Area identified by this plan.

#### **8.6.1.2 Non-Statutory**

The site (or parts thereof) are listed on the following non-statutory heritage registers:

National Trust of Australia (NSW)- Classified under the name 'Mount Royal- Mount St. Mary College.' The listing includes the mansion, chapel, 1930s classrooms and parts of the garden.

'The Mount St. Mary College Chapel', being the *Barron Chapel*, is listed on the (Royal) Australian Institute of Architect's Twentieth Century Register of Significant Buildings.

#### **8.6.1.3 Draft Listings**

The site is listed as a heritage item by Schedule 6 (Heritage Items) of the *Draft Strathfield Local Environmental Plan 2008 (2003)*. It is identified as 'Victorian Mansion, formerly Mount Royal, now the Australian Catholic University', No. 179 Albert Road, Strathfield. The site is identified as being of State Significance, with historic, aesthetic and social significance.

The site is not located within a Draft Conservation Area.

### **8.6.2 Adjacent Heritage Items**

The following heritage items and Conservation Areas listed by the *Strathfield Planning Scheme Ordinance* are the closest to the subject site. None of these items and draft items immediately adjoin the site boundaries. Whether or not any of these sites would be

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considered 'in the vicinity of the subject site', may depend on the location of the proposed works within the site and their massing and scale.

The heritage items closest to the site are as follows:

#### **8.6.2.1 Heritage Items**

- No. 96A Barker Road, St. David's Presbyterian Church.
- No. 194 Albert Road, Edgebaston Vale.
- No. 1 Edgar Street, Brother Hickey Building.

#### **8.6.2.2 Conservation Areas**

- Marion Street Precinct.

#### **8.6.2.3 Draft Items**

The following draft heritage items and Conservation Areas listed by the *Draft Strathfield LEP 105* are located within the immediate vicinity of the subject site:

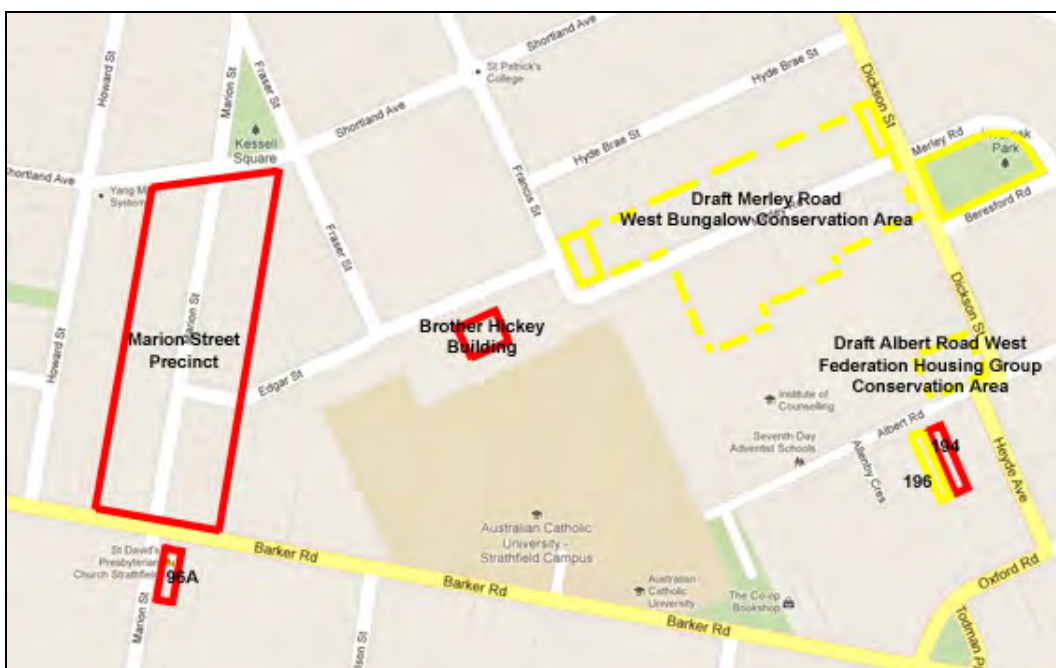
- No. 196 Albert Road, Kareela.
- No. 21 Merley Road, Lumeah.
- No. 55 Merley Road, Sirona.
- Inversek Park.

#### **8.6.2.4 Draft Conservation Areas**

- Draft Merley Road West Conservation Area.
- Draft Albert Road West Federation Housing Group Conservation Area.

Figure 303 shows the location of these items with respect to the subject site. Heritage Items and Conservation Areas are shown in red. Draft heritage items and conservation areas are shown in yellow.





**Figure 303: Plan showing the location of heritage items and draft heritage items with respect to the subject site.**

Google Maps; Annotations by A.F.

## 8.7 NSW Heritage Office 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*.

### 8.7.1 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
shows evidence of a significant human activity	has incidental or unsubstantiated connections with historically important activities or processes
is associated with a significant activity or historical phase	provides evidence of activities or processes that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

The site has high significance under this criterion for its ability to demonstrate two significant phases of state wide and/or local history.

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### *Catholic Education*

The primary significance of the site arises out of its place within a state-wide pattern of Catholic education. This particular site is associated first with the education of Christian Brothers and potential Christian Brothers, later with lay teachers within the Catholic education system and more recently with a wider student body as part of the Australian Catholic University. The association of the site with the Christian Brothers began in 1907 and continued until 1993. For most of this period, the site was the main centre for the Christian Brothers in Australia and New Zealand. The association with the Catholic Church continues.

The site is one of numerous sites across New South Wales that is capable of demonstrating long associations with the Catholic Church, particularly with regard to education. All the buildings and statues on the site (excluding structures such as the modern shelter outside the Library, which is purely utilitarian) have some significance under this criterion for their ability to demonstrate 'continuity' of use by the Christian Brothers and/or the Catholic Church. While some buildings also have a high level of significance under other criterion, such as aesthetic significance, others will have no significance beyond their ability to demonstrate this continuity. For example, the *Barron Chapel* has high significance as a symbol of the Christian Brothers' occupation and also has high aesthetic significance. By contrast, the *Stewart Library* has significance as part of the continuing of use on the site, but considerably lesser significance than the *Barron Chapel* as an example of a particularly architectural style.

### *Victorian Villas*

The site has local historic significance because of the ability of the earliest section of the *Edmund Rice Building*, being the villa *Mount Royal*, to demonstrate the mid to late Victorian period, when this part of the Municipality of Strathfield was dominated by the villa mansions of wealthy businessmen and gentleman. These villa mansions represent a distinct period in Strathfield's history; their owners and occupiers were prominent in early municipal history. *Mount Royal*, although extensively added to, is among the finest of the Victorian period mansions to survive in the Strathfield area and one of few to still land within a large site.

The Creative Arts Centre and Ceramics Building, although modified and added to, can be understood, externally at least, as outbuildings of this period. Similarly, the gates, although moved, can be understood as being of this period.

While the association of the site with this period of Strathfield's history is significant, and represents the original use for one of the key buildings on the site, it should be kept in perspective, given that the site's use as a private residence was short-lived. Contextual understanding has been lost through the demolition of the two other villas that once stood on this site, the construction of other buildings on the site, changes to landscaping and changes within the immediately surrounding area.

Levels of significance for individual buildings under this criterion, where A is exceptional significance, B is high significance, C is moderate significance, D is neutral and X is intrusive is as follows.

### 8.7.2 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
shows evidence of a significant human occupation	has incidental or unsubstantiated connections with historically important people or events
is associated with a significant event, person, or group of persons	provides evidence of people or events that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

#### *Owners and Occupiers*

The most significant association of the site with a person or group of persons under this criterion lies in its association with the Christian Brothers. This association began in 1907 and continued through to 1992 and is manifest in all the buildings on the site erected during their period of tenure and pre-existing buildings, most notably the villa *Mount Royal*. As the Provincialate for the whole of the order in Australia and New Zealand from 1908 until 1953, when the Province was divided, it is a key site in the history of the order in Australia. Some buildings have been named to commemorate particular Brothers, for example, the *Barron Chapel*, named for Brother Jerome Barron, Provincial of the Christian Brothers at the time that Mount St. Mary was created; he died at the site in 1949. The Brothers association is manifest in historic record, in spaces (for example the two Chapels) and in fabric (for example, the windows of the Chapel). Statues commemorate benefactors and associations that extend beyond the site. The Limpas Crucifix, for example, commemorates brothers in Gibraltar and the Edmund Rice Statue, the founder of the Order.

The site has historic associations with John Hinchcliff, for whom *Mount Royal* was built. Hinchcliff was a Sydney wool broker and twice Mayor of Strathfield; he is representative of the type of man who built a large mansion in Strathfield at this time. Hinchcliff's occupation of the site is manifest in *Mount Royal* (part of the *Edmund Rice Building*), which can be regarded as a symbol of all he had achieved. The standard of living enjoyed by families of this status is reflected in the quality of the finishes and fabric of this part of the building. Hinchcliff's association must be placed in perspective, given that he occupied the site only from 1887 until 1895.

The site has a minor historic association with Sir George Reid, Minister for Education in 1883, Premier of NSW 1894-1899, member of the first Federal Parliament in 1901 and Prime Minister in 1904. Sir George occupied *Mount Royal* briefly, as a tenant, between 1903-1904. Sir George's occupation is not manifest in physical fabric.

The site's associations with the early owners and occupants of the mansions *Ardross* and *Ovalau* lies solely in historic records.



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### Architects

The original section of the *Edmund Rice Building (Mount Royal)* has significance under this criterion as a fine example of the work of Harry Chamber Kent. Kent was a prolific Sydney architect of the late nineteenth and early twentieth centuries who designed many buildings that are now listed as heritage items, either individually or in partnership with Budden and Massie. Of his residential work, the most notable examples are in the Queen Anne Style, elements of which are strongly expressed in *Mount Royal*. *Mount Royal* is among his earliest large domestic commission and is today one of his most recognised works.

The site has significance under this criterion because it contains a number of fine examples of the work of the architectural firm Sheerin & Hennessy (later Hennessy, Hennessy & Co.) from the period 1908 until the 1960s. These buildings trace the development of the practice and document changing architectural styles across this period. The practice was a prominent one in Sydney throughout this period and carried out numerous commissions for the Catholic Church, including churches, monasteries, convents, school and administration buildings.

The buildings of greatest significance for their association Sheerin & Hennessy or Hennessy & Hennessy, are those that they designed in their entirety, most notably the *Barron Chapel*, which is listed by the (R)AIA Twentieth Century Register of Significance. The brick arcades and Mullens Buildings form a fine group, with the Chapel, of Interwar Romanesque structures. While following the lead of Kent's earlier work, their additions to the *Edmund Rice Building* are substantial and generally sensitively handled.

#### 8.7.3 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
shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist
is the inspiration for creative or technical innovation or achievement	has lost its design or technical integrity
is aesthetically distinctive or has landmark qualities	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
exemplifies a particular taste, style or technology	has only a loose association with a creative or technical achievement

The site, 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 presence of several substantial buildings of some distinction and mature landscaping means that it makes a positive contribution to the general area. The principal view corridors are as approached up Alfred Road, along Barker Street from the east and from directly outside the main entrance from Barker Road.

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

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### *Edmund Rice Building*

This part of the building is a fine example of the Queen Anne Style, combined with elements of the Victorian Italianate Style. It is sometimes credited as being the first Queen Anne Style building to be designed by an Australian born architect in Sydney, given the involvement of the English architect Adams in the design of the near contemporary *Caerleon*. The style would become popular from around 1895 onwards, making this dwelling an important and early example. This building is the closest to the public domain and, despite screening from it by a high brick wall and vegetation, is a prominent element both within and outside the site.

The southern elevation demonstrates a high degree of integrity and has high significance under this criterion. The main rooms of the villa generally demonstrate a high degree of integrity with regard to plan and finishes. The entrance hall and stair are particularly significant in this regard, with significant finishes including the encaustic tiled floor, cedar joinery (including pedestals above doors), stained glass and the lantern light.

The later additions represent a substantial addition to Kent's original villa. While having high historic significance, they have moderate aesthetic significance as examples of an architectural style because, unlike Kent who was pioneering a new style, Sheerin & Hennessy essentially followed the lead of the earlier building. The architects incorporated distinctions between the old and the new, for example, in the Federation (as opposed to Victorian) Style of the gables, while creating elevations that would blend with the original. The eastern elevation makes an important aesthetic contribution to the main courtyard that it helps define and the Chapel is a good, if modest, example of a Federation Gothic Style chapel.

### *Barron Memorial Chapel 1923-5*

The Chapel is a fine and significant example of the Interwar Romanesque Style and of the work of Sheerin & Hennessy. It demonstrates a high level of finish and a high level of external and internal intactness. Although recessed into the site, it is a prominent element from the Barker Street entrance. Its presence is strengthened by its tower, the matching brick arcades and *Mullens Building*. While the principal elevation is the front (southern elevation), a high level of finish and detailing is also apparent along the side and rear elevations. The design of the leadlight windows and the many plaques attached to the southern elevation provides example of the fabric of the place that specifically records the Christian Brothers' association with the site.

### *Mullens Building, 1930s*

The *Mullens Building* was designed to match the Chapel and thus shares many of its details, albeit on a more modest scale. The relationship between the two buildings and the arcade that links them is significant. The difference in original use between the two buildings is manifest in their interior. Some internal alterations have been made to the layout of the *Mullens Building*, but it can still be understood as a classroom and dormitory block of the interwar period. The new auditorium and lecture room building on its eastern side has had a manageable impact on the building and its relationship to the Chapel and brick arcades.

### *Brick Arcades*

Although of lesser significance than the *Chapel* and the *Mullens Building* in terms of architectural style, the brick arcades are an important element in forming both the southern and northern facing courtyards and provide a vital link between the *Chapel* the *Mullens Building*. The arcades also provide the sense of cloistering.

### *Gleeson Auditorium and Lecture Rooms*

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This building is not significant under this criterion. It is not part of any significant view corridors and has been designed and placed to be subservient to the earlier buildings.

*St. Edmund Building*

This building has significance under this criterion as an example of a simple modernist building. The form of the building is significant in so far as it defines the eastern side of the main courtyard; the western elevation of the building and its profile are simpler than the southern elevation of the *Chapel* and *Mullens Building* and the eastern elevation of the *Edmund Rice Building*. The building continues the colonnades provided by the older buildings on the northern and western sides of the main courtyard.

*Early Childhood Learning Centre*

This building is not significant under this criterion.

*Biomechanics Building 2005*

This building is not significant under this criterion.

*Brother D.M. Stewart Library*

This building has minor significance under this criterion. The older part of the building is, as for *St. Edmunds Building*, it is a simple, but well detailed, modernist building. The original section of this building occupies a far less prominent position than, for example, *St. Edmunds Building* and does not form part of a significant courtyard or view corridor. The modern extension and its associated colonnade does have prominence as forming one side of a more recent courtyard. This extension does not, however, have significance under this criterion in its own right.

*Creative Arts Building*

The form and detailing of the original component of the building is representative of a late nineteenth century stable block. Despite alteration, it can still be understood as such. Internally, however, the building has been altered and no longer reads as a stable.

The 1957-8 addition is aesthetically distinctive and provides a generic, and late, example of the interwar Art Deco Style. This building is not likely to have been architect designed. It does not occupy a significant part of the site and does not form part of any significant view corridors.

*Ceramics Building*

The form and detailing of this building is representative of a late nineteenth century outbuilding. Despite alteration, it can still be readily understood as an early outbuilding associated with the villa.

*Store*

This building is the more intact of the two former handball courts. A good understanding of its distinctive building form remains.

*Demountables*



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These buildings/structures have no significance under this criterion. They are not aesthetically distinctive and do not form part of a significant view corridor.

#### *Plant Building*

A discrete building that has no significance under this criterion.

#### *Modern Shade Structure*

This structure has no significance under this criterion. This courtyard space is of less significance than the two other courtyard spaces. The structure is a neutral element.

#### *Mount Royal Gates*

The gates have high significance under this criterion. It is noted, however, that they have been moved further away from the villa. Their linear relationship with the villa is, however, significant. While substantially intact, distinct cross pieces with lights, have been removed from the top of the pillars.

#### *Limpas Crucifix*

This structure has significance under this criterion because it terminates one of the courtyard vistas and because it is distinctive in its own right. Its form and fabric specifically identifies the site with the Christian Brothers

#### *Statues*

The statues have little aesthetic significance in their own right. They are typical of masonry religious statues the world over. Their presence on the site is significant because they are part of its religious history. It is not possible to determine how long the statues have stood in their current locations.

#### *Urns*

The urns have aesthetic significance as part of the fabric of *Mount Royal*.

### **8.7.4 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
is important for its association with an identifiable group	is only important to the community for amenity reasons
is important to a community's sense of place	is retained only in preference to a proposed alternative

As attested to by online materials and published material, the site has significance under this criterion for the current students and graduates of the University and of earlier Colleges on the site. The Christian Brothers maintain an interest in what were their head quarters for over 80 years.

The site also has significance under this criterion for elements of the Strathfield community, such as the Strathfield Historical Society, who have long maintained an interest in it and who have included the site in a variety of publications and guides. *Mount Royal* appears in a wide variety of published histories and architectural studies. The *Edmund Rice Building* and the *Barron Chapel* are of interest to architectural groups such as the Australian Institute of Architects.

#### 8.7.5 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
has the potential to yield new or further substantial scientific and/or archaeological information	has little archaeological or research potential
is an important benchmark or reference site or type	only contains information that is readily available from other resources of archaeological sites
provides evidence of past human cultures that is unavailable elsewhere	the knowledge gained would be irrelevant to research on science, human history of culture

The site has significance under this criterion for the understanding that it provides of the activities and mission of the Christian Brothers over the period 1908 through to 1992. As the Provincialate for the whole of the order in Australia and New Zealand from 1908 until 1953, when the Province was divided, it is a key site in the history of the order in Australia.

As outlined above, the site is important in understanding the progression of Catholic Education in New South Wales since 1908. At first devoted to the education of the Christian Brothers and potential Christian Brothers, it later became a place of education for lay people as developments in the Church saw the number of Brothers decline and the role of lay people in the mission of the Church increase.

*Mount Royal* (part of the *Edmund Rice Building*) is an important reference point in the development of Queen Anne Style architecture in New South Wales. It is regarded by some as the first example of the style to be wholly designed by an Australian born architect. The style would become popular in domestic architecture during the period 1890 to 1919.

The survival of the villa *Mount Royal* means that this site is also considered a good example of the Victorian era gentleman's estates that characterised this part of Strathfield in the latter part of the nineteenth century. Despite the construction of other buildings on the site, some understanding of the extensive grounds that most of these villas once enjoyed remains. The level of intactness of the villa means that it is capable of demonstrating the grandeur and aspirations of this lifestyle. While there are likely to be few remains of the villa *Ovalau*, the site of *Ardross* may have archaeological potential. It is unlikely that this site would reveal any information pertaining to the villa lifestyle that is not provided by *Mount Royal*. Further research, however, may be required to determine this. A number of other sites of possible, but minor archaeological potential, have also been identified.

As demonstrated by its listing on the AIA's Twentieth Century Register of Significant Buildings, the *Barron Chapel* is considered to be an important example of the Interwar

Romanesque Style. This must also include the Mullens Building and brick arcades which complete the suite of buildings in this style.

#### 8.7.6 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
provides evidence of a defunct custom, way of life or process	is not rare
demonstrate a process, custom or other human activity that is in danger of being lost	is numerous but under threat
shown unusually accurate evidence of a significant human activity	
is the only example of its type	
demonstrate designs or techniques of exceptional interest	
shown rare evidence of a significant human activity important to a community	

The site provides a rare example of a site that demonstrates a range of the activities of the Christian Brothers. Unlike for example, Minto, the site was used as 'head quarters', novitiate and training college.

*Mount Royal* provides a rare example of a Queen Anne Style building designed and constructed prior to 1890. The survival of a Victorian villa with two contemporary outbuildings on a large site is rare within the local context. Understanding of the layout of the villa grounds has, however, been compromised by the construction of other buildings and the extensive alterations carried out to its rear.

#### 8.7.7 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
is a fine example of its type	is a poor example of its type
has the potential characteristics of an important class or group of items	does not include or has lost the range of characteristics of a type



has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	does not represent well the characteristics that make up a significant variation of type
is a significant variation to a class of items	
is part of a group which collectively illustrates a representative type	
is outstanding because of its setting, condition or size	
is outstanding because of its integrity or the esteem in which it is held	

The site is one of many sites across New South Wales that is capable of demonstrating a long association with the Catholic Church over a long period. From 1908 until 1992, the site was the head quarters of the Christian Brothers, who have influenced the life of many in New South Wales. The principal buildings of the Christian Brothers period survive; their overall integrity is such that they are capable of demonstrating the Brother's way of life and philosophy.

*Mount Royal*, part of the *Edmund Rice Building*, is a fine and early example of a Queen Anne Style villa and is held in high esteem. The way of life enjoyed by wealthy family it was built for is reflected in the quality of the fabric and finishes and in the two surviving out buildings. It is one of few local villas to retain a substantial site.

The *Barron Chapel*, the *Mullens Building* and the *Brick Arcades* have significance under this criterion as fine examples of the *Interwar Romanesque Style* that are held in high esteem.

Although of lesser significance, the modernists buildings (*St. Edmunds Building* and older part of the *Brother Stewart Library*) are good examples of this style of building.

## 8.8 Statement of Significance

The Strathfield Campus of the Australian Catholic University has high historic and social significance as part a state-wide pattern of Catholic education; first for Christian Brothers, later for lay teachers within the Catholic education system, and more recently as a campus for the Australian Catholic University. The association of the site with the Christian Brothers lasted from 1907 to 1992. During this period, the site was the headquarters for the order in Australia and New Zealand (until 1953) and later for New South Wales, and accordingly represents a range of the Brothers' activities, most significantly the training of teachers and of boys with an interest in joining the order. The principal buildings from this period survive and include the *Edmund Rice Building*, the 1909 Federation Gothic Style Chapel, the *Barron Chapel*, the *Mullens Building*, the *St. Edmunds Building*, the *Brother Stewart Library* and the handball courts. The integrity of these structures is such that the site is capable of demonstrating the way of life of the Brothers and their students. The site is one of many across New South Wales that demonstrates long associations with the Catholic Church.

The *Edmund Rice Building* is the most significant building (historically and aesthetically) on the site and is central to all phases of its history. This building incorporates the villa mansion, *Mount Royal*, erected c.1887, which provides a fine example of the villas of wealthy gentlemen that characterised this part of Strathfield during the late nineteenth century. *Mount Royal* is a rare example of a villa of this period surviving within substantial grounds. The villa has significance as an important example of the work of architect Harry

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C. Kent and as an early, influential, example of the Queen Anne Style. The fine finishes of the villa – for example, the cast iron lace, encaustic tiling and stained glass – exemplify Victorian industry and tastes, and the aspirations and way of life of the wealthy. The villa can be associated with several people who were prominent in Sydney life and that of the local area, including the wool merchant and some time Mayor of Strathfield John Hinchcliff, for whom it was originally built.

The site contains several examples of the work of the prominent architectural firm Sheerin & Hennessy (later Hennessy & Hennessy), who carried out many commissions for the Catholic Church during the late nineteenth and early twentieth centuries. The most important buildings on the site associated with this firm are the *Barron Chapel* (1925) and the *Mullens Building* (1931); the former is also recognised as a fine example of the Interwar Romanesque Style. Their later buildings, most notably the *St. Edmunds Building*, are good examples of the Modernist Style.

As a whole, the site has aesthetic significance for its contribution to the public domain and arising out of its landscape setting, including the presence of several fine vistas. These vistas are created not only by the aesthetic qualities of the buildings, but also out of their location with respect to each other and the presence of mature plantings on the site, most notably the Canary Island Date Palms planted during the period the Christian Brothers occupied the site. Several courtyards are notable, the most important being the southern facing courtyard formed by the *Edmund Rice Building*, the *Barron Chapel/Mullens Building*/brick arcades and *St. Edmunds Building*, and the northern facing courtyard formed by the *Barron Chapel*, the brick arcades and *St. Edmunds Building*.

## 8.9 Grading of Significance

### 8.9.1 Relative Significance

The various elements of a place may make different contributions to its heritage significance.

The significance of the main elements of the site have been assessed and ranked for the purpose of developing conservation policies and determining priorities.

The different rankings used are as follows:

- A Exceptional:** elements identified as being of exceptional significance include those which are rare or outstanding in their own right and/or are fundamental to demonstrating the significance of the site. These elements will usually display a high degree of integrity.
- B High:** elements identified as being of high significance represent those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. These elements may not be as distinctive as those classified as being of exceptional significance, yet still strongly embody the heritage values of the place. These elements may display some loss of original fabric, provided that these alterations do not detract substantially from significance.
- C Moderate:** elements identified as being of moderate significance consist of those elements which are not individually significant, but which when considered within the context of the site as a whole nevertheless have some significance. Such elements generally provide coherence, context and/or links between other significant elements and contribute to the understanding of the evolution of the site. Moderately significant elements may have been altered or modified; they may contribute to the interpretation of the site.
- D Neutral:** neutral elements neither contribute nor detract from the significance of a site.
- X Intrusive:** elements identified as intrusive are those elements which, while they may

potentially contribute to a comprehensive understanding of the evolution of the site and how it has been used, have no historical value and/or are located in a manner which is unsympathetic to or detract from the significance of other significant elements.

Given that this HIS addresses a Concept Plan, which looks at planning at a macro level, an overall ranking for each element is provided that takes into account its history, individual significance, significance to the Campus and overall external/internal integrity. More detailed analysis is being developed with the CMP.

### 8.9.2 Buildings

	Building/ Element	Level of Overall Significance	Remarks
<b>A</b>	<i>Edmund Rice Building</i>	Original villa: A  1908-9 wing: B  1908-9 Chapel: A  1912 wing: B  Later alts.: D-X	Central to all phases of history on the site. The villa has a high level of architectural significance. Externally, it reads as a cohesive structure although the different construction phases are clear. Internal integrity varies from room to room, from highly intact Victorian spaces (e.g. the entrance hall) to significantly modified spaces.
<b>B</b>	<i>Barron Chapel</i>	A	Central to the use of the site by the Christian Brothers and a strong symbol of their association with the site and their way of life. The Chapel has a high level of architectural significance in its own right.
<b>C</b>	Brick Arcades	A	Helps defines the main courtyard and provides significant links for the <i>Chapel</i> and <i>Mullens Building</i> together; cloister like.
<b>D</b>	<i>Mullens Building</i>	A	The older of the two surviving buildings associated with the Juniorate. Architecturally significant in its own right, but particularly for the contribution that it makes to the suite of Interwar Romanesque structures. Internal alterations have taken place.
<b>E</b>	<i>Gleeson Auditorium and Lecture Rooms</i>	D	This building may develop significance over time. It does not interfere with any significant view corridors or spatial relationships.



	Building/ Element	Level of Overall Significance	Remarks
<b>F</b>	<i>St. Edmunds Building (including the Murray Hall and Edmund Rice Hall)</i>	C	The second of two buildings associated with the Juniorate. Defines a courtyard space that contributes to setting. Moderate architectural significance as a simple modernist building. Built in phases. Internal alterations have taken place.
<b>G</b>	<i>Early Childhood Learning Centre</i>	D	While handball courts are a tradition associated with Irish monastic orders, these courts have been adapted for other purposes and their original purpose obscured. There is a more intact set on the site.
<b>H</b>	<i>Biomechanics Building</i>	D	This building may develop significance over time. It does not interfere with any significant view corridors or spatial relationships.
<b>I</b>	<i>Brother Stewart Library</i>	Original section: C Later section, including arcade: D	Part of the use of the site by the Christian Brothers, demonstrating continuity. Later works have impacted upon the earlier building, particularly the eastern side and internally, reducing its ability to further understand the site's significance.
<b>J</b>	<i>Creative Arts Building</i>	Original section: B Later section: D	Significant as part of the original suite of outbuildings of <i>Mount Royal</i> . The original form of the building remains clear externally, despite alteration. Little significant internal fabric remains.  The later section, while distinctive, does not further understanding of the site and its not the work of a major architect.
<b>K</b>	<i>Ceramics Building</i>	B	Part of the original suite of outbuildings for <i>Mount Royal</i> . The original form remains clear externally.
<b>L</b>	Store	B	The more intact of the two sets of handball courts and indicative of the occupation of the site by an Irish monastic order.
<b>M</b>	Demountable 1	X	Intrusive, but does not interfere with important spatial or visual relationships.
<b>N</b>	Demountable 2	X	Intrusive, but does not interfere with important spatial or visual relationships.
<b>O</b>	Plant Building	D	
<b>P</b>	Modern shade structure	D	

### 8.9.3 Structures within the Grounds

	Element	Level of Overall Significance	Remarks
a	Mount Royal Gates	A	Original element to the site, albeit moved. Linear relationship with the villa and Albert Road important.
b	Limpas Crucifix	B	Symbolic of the history of the site. Records association of Brothers world wide. Provides the focal point in a courtyard. Intact.
c	Edmund Rice	B	Symbolic of history of the site. Specifically identifies the site with the Christian Brothers. It is not clear, however, how long it has stood in its current location.
d	St. Joseph and the Child Jesus	C	Symbolic of history of the site. It is not clear, however, how long it has stood in its current location.
e	Mary – The Immaculate Conception	B	Symbolic of history of the site. Specifically identifies the site with the Christian Brothers. It is not clear, however, how long it has stood in its current location.
F	Sacred Heart of Jesus	C	Symbolic of history of the site. It is not clear how long it has stood in its current location.

### 8.9.4 Miscellaneous Elements

	Building/ Element	Level of Overall Significance	Remarks
	Urns near <i>Mount Royal</i>	B	Appear to be early site elements. Indicative of the Victorian period. The urn and pedestal in the garden to the east of Mount Royal appears to be part of an original fountain noted on plans predating the Brothers.
	Brick edging to Albert Road driveway	B	Possibly contemporary with <i>Mount Royal</i>
	Bunya Pines	B	Associated with now demolished Victorian villa. Evocative planting of the period.
	Avenue of trees, Palm trees and gum trees, lining the drive to Mount Royal	A	Date Palms are indicative of the plantings carried out by the Brothers. Gum trees are remnant street plantings, prior to the move of the gates. Avenue defines an important vista

	Building/ Element	Level of Overall Significance	Remarks
	Palm trees (in general)	B	Indicative of the Brother's occupation. Locations not necessarily important. There does not appear to have been a formal scheme; some palms have been moved over time.
	Paths	Various	Only the drive to Albert Road with circular element in front of Mount Royal appears to follow significant line.

## 9.0 ASSESSMENT OF SIGNIFICANCE- THE SCHOOL OF EXERCISE SCIENCE

### 9.1 Preamble

The purpose of Section 8.0 is to use the information provided by the above sections assess the heritage significance of the site and provide a Statement of Significance. Prior to using a series of criteria developed by the New South Wales Heritage Office for this purpose (Section), it is first important to consider the integrity of the site (Section), its contribution to the streetscape () and to assess it alongside comparable sites (Section).

### 9.2 Integrity

#### 9.2.1 Of the Site as a Whole

The site is the product of three distinct phases: the Victorian gentlemen's villa estate; Our Lady of Loretto Nursing Home and the Australian Catholic University. Only the last of this period is discernable in physical evidence.

##### 9.2.1.1 Victorian Gentlemen's Villa Estates

The site, as the location of the Victorian villa *Clewer*, demonstrates low integrity. The only evidence of *Clewer* lies in historic records. The Institute of Counselling is indicative of the small lot subdivision and types of dwellings constructed upon them following the break up of the Alfred Road villa estates from the 1920s onwards.

##### 9.2.1.2 Our Lady of Loretto Nursing Home

Further information is being sought about this building from Council and St. Vincent de Paul records. The University indicate that they carried out major refurbishments in 2002. The site no longer provides clear physical evidence of use by the St. Vincent de Paul.

##### 9.2.1.3 Australian Catholic University

The ACU carried out extensive works to the former Nursing Home to create the School of Exercise Science. It is this phase that is most strongly represented on the site.



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## **9.2.2 The Buildings**

The individual buildings within the site demonstrate varied levels of significance; each is briefly discussed below.

### **9.2.2.1 The Institute of Counselling**

#### **External**

The front of the bungalow demonstrates a high level of integrity. Alterations have been carried out to the rear and to the windows modified along the eastern elevation.

#### **Internal**

The building was not inspected internally.

### **9.2.2.2 The Edward Clancy Building**

The building has been refurbished by the University. There is no evidence of past use as a nursing home.

## **9.3 Understanding the Streetscape Contribution and Identifying View Corridors**

The following should be read with an understanding of the character of the immediately surrounding area as set out in Section 5.5 and Section 6.3.

The *Edward Clancy Building* is unexceptional in appearance and makes no particular contribution to Alfred Road. Its deep setback is an anomaly in the streetscape.

The Institute of Counselling makes a minor contribution to Alfred Road because it is typical of the type and style of bungalow built on the small lot subdivisions that occurred along the road from the 1920s onwards. This part of Alfred Road, however, does not demonstrate a high level of integrity.

There is no vegetation on the site that makes a notable contribution to the streetscape.

While visible from Alfred Road, there are significant view corridors towards the site from the public domain. There are no significant vistas within the site or out of it.

## **9.4 Contribution to the Surrounding Area**

The site is one of several large institutional sites along Alfred Road set among small lots and modest housing. The buildings on the site are undistinguished. The contribution of the site to the surrounding area is not significant.

## **9.5 Comparative Analysis**

The *Edward Clancy Building* is not a significant architectural or educational building when compared alongside institutional buildings of the post 1980 period.

The Institute of Counselling is typical of a modest single storey Californian Style brick bungalow. Bungalows of this type and size were built throughout Sydney during the interwar period.

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## **9.6 Potential Archaeology**

While not including an assessment of archaeological potential, the following observations can be made based on the known history of the site and the site survey. Note: this is a guide only. An assessment by an archaeologist is required.

The construction of what is now the *Edward Clancy Building* most likely destroyed any significant archaeological evidence of *Clewer* and its associated out buildings. The Edward Clancy occupies the entire footprint of the villa.

## **9.7 Established Significance**

### **9.7.1 Existing Citations and Listings**

#### **9.7.1.1 Statutory**

##### ***Commonwealth***

No part of the site is identified on the Register of the National Estate (under the *Australian Heritage Council Act 2003*) or the National Heritage List (under the *Environment Protection and Biodiversity Conservation Act 1999*).

##### ***State Heritage Register***

No part of the site is identified as a heritage item on the State Heritage Register under the auspices of the *New South Wales Heritage Act 1977*.

##### ***Strathfield Council***

The site is not listed as a heritage item by Schedule 9 (Heritage Items) of the *Strathfield Planning Scheme Ordinance*.

The site is not located within a Conservation Area identified by this plan.

#### **9.7.1.2 Non-Statutory**

No part of the site is identified on a non-statutory heritage register.

#### **9.7.1.3 Draft Listings**

The site is not listed as a heritage item by Schedule 6 (Heritage Items) of the *Draft Strathfield Local Environmental Plan 2008 (2003)*.

The site is not located within a Draft Conservation Area.

### **9.1.2 Adjacent Heritage Items**

Refer back to Section 7.6.2 above.

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## 9.8 NSW Heritage Office Criteria

### 9.8.1 Criterion (a)

**An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
shows evidence of a significant human activity	has incidental or unsubstantiated connections with historically important activities or processes
is associated with a significant activity or historical phase	provides evidence of activities or processes that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

The association of the site with the Victorian villa *Clewer* and the St. Vincent de Paul Society lies in historic records only and is better represented on other sites.

The site does not meet the threshold for listing under this criterion.

### 9.8.2 Criterion (b)

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

Guidelines for Inclusion	Guidelines for Exclusion
shows evidence of a significant human occupation	has incidental or unsubstantiated connections with historically important people or events
is associated with a significant event, person, or group of persons	provides evidence of people or events that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

The site is associated with the St. Vincent de Paul's Society. Its connection with the society has been broken and the building once the nursing home substantially altered. This association lies in historic records only.

The site's association with the ACU is relatively recent and still developing.

The site does not meet the threshold for listing under this criterion.

### 9.8.3 Criterion (c)

**An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist
is the inspiration for creative or technical innovation or achievement	has lost its design or technical integrity
is aesthetically distinctive or has landmark qualities	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
exemplifies a particular taste, style or technology	has only a loose association with a creative or technical achievement

Neither of the two buildings on the site or the associated landscaping are exceptional or contribute significantly to the streetscape.

The site does not meet the threshold for listing under this criterion.

### 9.8.4 Criterion (d)

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

Guidelines for Inclusion	Guidelines for Exclusion
is important for its association with an identifiable group	is only important to the community for amenity reasons
is important to a community's sense of place	is retained only in preference to a proposed alternative

None of the research carried out to date suggests that the site has ongoing significance for the St. Vincent de Paul Society or for local history groups.

The site does not meet the threshold for listing under this criterion.

### 9.8.5 Criterion (e)

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

Guidelines for Inclusion	Guidelines for Exclusion
has the potential to yield new or further substantial scientific and/or archaeological information	has little archaeological or research potential
is an important benchmark or reference site or type	only contains information that is readily available from other resources of archaeological sites
provides evidence of past human cultures that is unavailable elsewhere	the knowledge gained would be irrelevant to research on science, human history of culture

The site and buildings are not important reference points, nor do they demonstrate unique characteristics. The construction of the *Edward Clancy Building* most likely destroyed any remnants of the Victorian villa.

The site does not meet the threshold for listing under this criterion.



#### 9.8.6 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
provides evidence of a defunct custom, way of life or process	is not rare
demonstrate a process, custom or other human activity that is in danger of being lost	is numerous but under threat
shown unusually accurate evidence of a significant human activity	
is the only example of its type	
demonstrate designs or techniques of exceptional interest	
shown rare evidence of a significant human activity important to a community	

The site has no significance under this criterion.

#### 9.8.7 Criterion (g)

**An item is important in demonstrating the principal characteristics of a class of NSW's:**

- cultural or natural places; or
- cultural or natural environments.

**(or the class of the local area's**

- cultural or natural places; or
- cultural or natural environments.)

Guidelines for Inclusion	Guidelines for Exclusion
is a fine example of its type	is a poor example of its type
has the potential characteristics of an important class or group of items	does not include or has lost the range of characteristics of a type
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	does not represent well the characteristics that make up a significant variation of type
is a significant variation to a class of items	
is part of a group which collectively illustrates a representative type	
is outstanding because of its setting, condition or size	
is outstanding because of its integrity or the esteem in which it is held	

The site has no significance under this criterion.

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## **9.9 Statement of Significance**

The School of Exercise Science of the Australian Catholic University, Strathfield, New South Wales does not meet any of the criterion for heritage listing under NSW Heritage Branch guidelines.

## **10.0 ISSUES FOR CONSIDERATION IN DEVELOPING THE CONCEPT PLAN**

### **10.1 Preamble**

Having identified the heritage assets and significance of the site, a number of other issues must be taken into consideration in preparing a Concept Plan. These include:

- Supporting a viable use. The owners and users of the site will have a number of requirements and objectives that need to be met.
- Identifying the opportunities and constraints that arise out of the need to retain heritage significance, including understanding curtilage.
- Identifying statutory controls and requirements.
- A number of these are briefly considered below.

### **10.2 Issues Arising from the Requirements of the Owners**

The requirements of the owners are set in other documents and plans that accompany this submission.

### **10.3 Issues Arising from Heritage Significance**

#### **10.3.1 Requirements for the Retention of Significance**

There are no requirements to retain past significances arising out of the significance of the School of Exercise Science.

The significance of the Main Campus of the ACU as assessed within this HIS, gives rise to the requirement to:

- Recognise and acknowledge the significance of the site.
- Encourage an appropriate level of heritage listing.
- Conserve, manage and interpret evidence according to relative significance.
- Conserve evidence of construction techniques, significant fabric, finishes and fittings, significant technologies and services.
- Conserve evidence of past uses and hierarchies within individual buildings and in their relationships to one another.
- Provide interpretation for the site in appropriate forms.
- Secure the site and meet requirements of statutory authorities without damaging significant fabric, spaces etc.
- Determine and manage the curtilage of the site and any future development that might take place within this curtilage or impact upon this curtilage.
- Conserve and manage the setting of the site wherever feasible.

Specific examples of how this can be achieved include:

- 
- Conserving and interpreting links with the Christian Brothers.
  - Conserving and interpreting links with the architects Harry Kent and Sheerin & Hennessy.
  - Conserving and interpreting links with Victorian owners and occupants, most notably the Hinchcliff family.
  - Conserving the form and principal architectural character of Mount Royal. Only minor changes should take place to the southern, northern and eastern elevations.
  - Conserving the form and principal architectural character of the Barron Chapel (externally and internally), the Mullens Building (externally) and the Brick Arcades.
  - Conserving the form and principal architectural character of the Creative Arts Building, the Ceramic Building and the entrance gates of Mount Royal. The hierarchy between the villa and these elements should be retained.
  - Conserve evidence/ an understanding of significant interior floor plans and fabric, particularly in the Edmund Rice Building.
  - Conserve evidence/ an understanding of past work and lifestyle practices, for example, as provided by the Chapels and cell like floor plans of the first floor wings of the Edmund Rice Building.
  - Maintain the garden-like surrounds, including the courtyards formed by major buildings and the prevalence of Canary Date Island Palms.
  - New development should maintain overall character of the site and be sensitive to heritage significant elements with regards to, scale, density, form and siting, including consideration of significant view corridors and spatial relationships.

### 10.3.2 Opportunities Arising From Significance

The Christian Brothers developed the site as an educational and religious campus. Use by the Australian Catholic University for educational purposes is a highly appropriate use.

The site has a high public profile arising out of its history and the presence of a number of architecturally and historically significant buildings. Protecting the unique qualities of the place and promoting understanding of its significance can have considerable long term benefits.

Like many sites that have evolved over a long time, the integrity of parts of the site and of individual buildings has been compromised by later alterations and additions. Each period of works has significance for what it reveals about the evolution of a building and/or the site.

Areas of varied integrity that no longer represent significant periods and/or which do not provide information of a significant evolution provide opportunities for sensitive new works and/or adaptation to suit new uses. Although the *Edmund Rice Building* is ranked as being of overall 'exceptional significance', for example, there are areas within the building that have undergone past alteration and addition and which can again be adapted for new uses.

Work has been carried out to some buildings and areas of the site that has had a negative impact on the understanding of significance. There may thus be opportunities to reinstate understanding of significant aesthetic and spatial qualities.

### 10.3.3 Constraints Arising From Significance

Changes to the site must be carefully managed so that those elements of the site that are significant to its history and architectural form are retained, while making allowance for those changes needed to give an acceptable amenity and compliance with regulation for continued use.

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The ICOMOS (Australia) *Burra Charter* provides guidelines for the conservation and management of places of cultural significance. The Charter sets a standard of practice for those who provide advice, make decisions about or undertake works to places of cultural significance. In particular:

The *Burra Charter* advocates a cautious approach to change: do as much as is necessary to care for a place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

The *Burra Charter* advocates respect for all layers of fabric. This requires the in-situ retention of all fabric identified as being of primary significance.

The *Burra Charter* advocates the reversibility of changes where circumstances permit.

The *Burra Charter* advocates the sufficiency of evidence to guide change.

To retain the significance of the site, the following should occur:

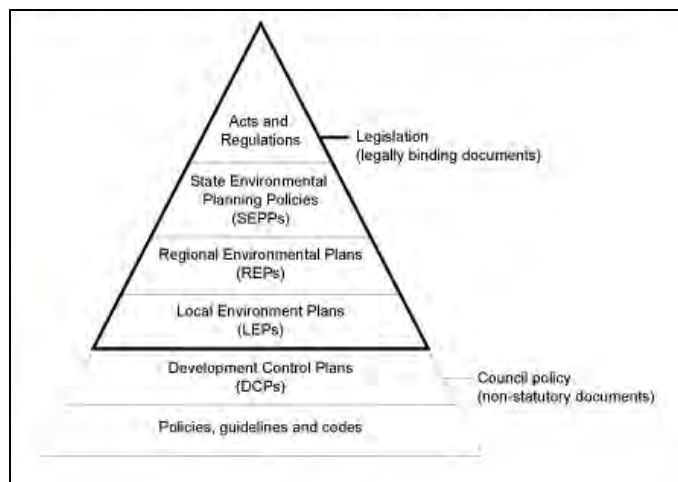
- The requirements for the retention of significance listed above should be achieved.
- Statutory provisions should be met without destroying significant fabric. Alternative solutions that are deemed to satisfy the conditions of legislation should be sought where strict compliance would compromise significant fabric/spaces.
- The significance of the site should be interpreted.
- All proposed work should be carried out in conjunction with a qualified heritage consultant and be subject to a Heritage Impact Statement.
- The site should remain listed as a heritage item by the SPSO or succeeding documents.

#### 10.3.4 Archaeological Considerations

An assessment of potential archaeological deposits has not been carried out. The need to assess the archaeological potential of the site may only arise if new works involving excavation are proposed. Areas of potential archaeological deposits were identified in Section 7.5.

#### 10.4 Issues Arising from Statutory Requirements

Figure 303 demonstrates the hierarchy of planning laws in New South Wales.



**Figure 304: Hierarchy of Planning Controls in New South Wales.**

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The following outlines some of the legislation that may impact on the management of the heritage values of the site.

#### **10.4.1 Commonwealth and State**

Commonwealth and State Legislation affecting the site includes, but is not restricted to:

- Environmental Planning and Assessment Act (EP&A Act) and The Building Code of Australia (BCA).
- Disability Discrimination Act 1992 (Commonwealth).
- State Environmental Planning Policies.
- Occupational Health and Safety Act 2000 No. 40 (NSW).

#### **10.4.2 Local Government**

Strathfield Council has a range of building controls that are applicable to the subject site. The most important controls in terms of heritage are:

##### **10.4.2.1 Strathfield Planning Scheme Ordinance**

The *Strathfield Planning Scheme Ordinance* provides the overall guidelines for development within the Council area.

Clauses 59A to 59G provide the specific controls for heritage items, development within the vicinity of heritage items and Conservation Areas. These are as follows:

##### **Heritage items**

- 59A (1) A person shall not, in respect of a building, work, relic, place or tree that is a heritage item-
- (a) demolish or alter the building or work;
  - (b) damage or move the relic;
  - (c) excavate for the purpose of exposing the relic;
  - (d) damage or despoil the place or tree;
  - (e) erect a building on, or subdivide, land on which the building, work or relic is situated or that comprises the place; or
  - (f) damage any tree included in the Council's Tree Preservation Order on land on which the building, work or relic is situated or on the land which comprises the place,
- except with the consent of the Council.
- (2) The Council shall not grant a consent referred to in subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.
- (3) Nothing in clause 6, 9 or 10 of State Environmental Planning Policy No.4 - Development without Consent - authorises the carrying out of development referred to in subclause (1) without the need to obtain development consent.
- (4) Nothing in subclause (1) requires development consent for the erection of-
- (a) a free-standing structure having a roof or floor area of 12 square metres or less-
  - (i) on a site which is not a corner lot, if the structure is located behind the rear line (when viewed from the front of the site) of any dwelling house listed in Schedule 9 that is on the site; or
  - (ii) on a site which is a corner lot, if the structure is located behind the rear line



- 
- (when viewed from the front of the site) of any dwelling house listed in Schedule 9 that is on the site and behind the line of the side wall of that dwelling house that is furthest from the side street;
- (b) pergolas, swimming pools and fences (except a fence forward of the building line or a fence on the boundary where that boundary adjoins a public place other than a rear lane).

- (5) Notwithstanding any other provision of this clause, development consent is not required for development which would not, in the absence of this clause, require development consent on land where a heritage item has been demolished in accordance with a consent granted pursuant to subclause (1)(a).

#### **Development in the vicinity of heritage items**

- 59B The Council shall not grant consent to an application for consent to the carrying out of development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

#### **Heritage conservation areas**

- 59C (not applicable: the site is not located in a Conservation Area).

#### **Submission of heritage assessment**

- 59D (1) The Council shall not consent to the carrying out of development referred to in clause 59A, 59B or 59C unless a statement is submitted with the application-
- (a) demonstrating that consideration has been given to the heritage significance and the conservation of the building, work or land to which the application relates; and
- (b) setting out any steps to be taken to mitigate any impact of the development on the heritage significance of that building, work or land; and
- (c) describing the significance of that building, work or land as part of the environmental heritage of the Municipality of Strathfield.

#### **Heritage advertisement and notifications**

- 59E (1) (a) Except as provided by subclause (2)
- (a) the provisions of sections 84, 85, 86, 87(1) and 90 of the Environmental Planning & Assessment Act 1979 apply to and in respect of-
- (i) the demolition of a building or work that is a heritage item;
- (ii) the demolition of a building or work within a heritage conservation area; and
- (iii) the use of a building or land referred to in clause 59F for a purpose which, but for that clause, would be prohibited under this Ordinance, in the same way as these provisions apply to and in respect of designated development; and
- (2) Subclause (1) does not apply to the partial demolition of a heritage item or a building or work within a heritage conservation area if, in the opinion of Council, the partial demolition will be minor and will not adversely affect the heritage significance of the heritage item, building or work in relation to the environmental heritage of the Municipality of Strathfield.

#### **Conservation incentives**

- 59F (1)(a) Nothing in this plan prevents the Council from granting consent to an application to-
- (a) the use, for any purpose, of a building that is a heritage item or the land on which the building is erected; or
- (b) the use, for any purpose, of a building within a conservation area or the land on which the building is erected, is satisfied that-
- (c) the proposed use would have little or no adverse effect on the amenity of the area; and

- 
- (d) the conservation of the building depends on the Council's granting that consent.

When considering an application to erect a building on land on which there is situated a building which is a heritage item, the Council may-

- (a) for the purpose of determining the floor space ratio; and
  - (b) for the purpose of determining the number of parking spaces to be provided on the site, exclude from its calculation of the floor space of the buildings erected on the land the floor space of the item, but only if the Council is satisfied that the conservation of the building depends upon the Council's granting the exclusion.
- (3)(provides definitions for floor space ratio and gross floor area)

#### **Provisions relating to heritage items covered by a conservation instrument**

(not applicable to this site)

#### **10.4.4.2 Draft Strathfield Local Plan 2003**

A draft Local Environmental Plan has been exhibited and must be taken into account in any proposals for the site.

Division 2, Clauses 66-72, of this plan provides heritage controls.

#### **10.4.4.3 Strathfield Development Control Plans**

There are no site specific development controls plans (DCP) for this site.

The principal DCP for the site is the *Strathfield Development Control Plan 2005*. Section 1.1.1 within the General Introduction outlines the provisions with regard to heritage. Objectives and controls are provided. The controls are as follows:

##### **Controls**

1. A statement of heritage impact is required for proposed development:
  - (a) Affecting a heritage item;
  - (b) Within a heritage conservation area;
  - (c) or In the vicinity of an item or heritage conservation area.
2. This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact.

Other controls for Educational Establishments are outlined in Part M of the DCP.

#### **10.5 Issues Arising from Non-Statutory Regulations**

##### **10.5.1 The Burra Charter**

The principles of the *Australian ICOMOS Burra Charter* should be applied to the site (see above). The *Burra Charter* provides guidance for the conservation and management of places of cultural significance. The Charter was adopted considering the protocols established by the *International Charter for the Conservation and Restoration of Monuments and Sites* (Venice 1964) and the *Resolutions of the Fifth General Assembly of the International Council on Monuments and Sites* (ICOMOS) (Moscow 1978). The *Burra Charter* was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August, 1979 at Burra, South Australia. The Charter has since been revised, most recently on 26 November, 1999.

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### **10.5.2 National Trust of Australia (New South Wales)**

The site is classified by the National Trust of Australia (NSW) under the name 'Mount Royal – *Mount St. Mary College*.' The listing includes the mansion, chapel, 1930s classrooms and parts of the garden.

The National Trust (NSW) lists those buildings, sites, items and areas which 'are components of the natural or cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific or social significance, or other special value for future generations, as well as for the present community.' While inclusion on the Register has no statutory power, it is widely recognised as an authoritative statement on the significance of a place. The Trust may take whatever action it deems necessary to protect a listed property.

### **10.5.3 Other**

'The Mount St. Mary College Chapel', being the *Barron Chapel*, is listed on the (Royal) Australian Institute of Architect's Twentieth Century Register of Significant Buildings.

This register has a similar status to the National Trust. It is not of such long standing as the National Trust Register and has a lesser (but growing) level of public perception.

## **10.6 Issues Arising from the Physical Condition of the Site**

### **10.6.1 Opportunities Arising from Physical Condition**

*The site, its buildings and the grounds* have been generally well maintained; it continues to be suitable for use as an educational campus. There are nevertheless opportunities for conservation and/or restoration works and interpretation that will be further developed by the CMP currently being developed.

### **10.6.2 Constraints Arising from Physical Condition**

Elements/areas identified as Rank A or B in Section 7.9 are relatively intact and of high significance. This means that particularly careful consideration must be given to the impact of proposed new works on these elements/areas.

The insertion of new services, such as air conditioning and cabling, into significant buildings should take into consideration the relative integrity of spaces and fabric.

Any changes to the internal loading or any works carried out adjacent to significant buildings and structures should be made subject to the advice of a structural engineer with experience in heritage buildings.

## **10.7 Issues Arising from Curtilage**

### **10.7.1 Curtilage Defined**

When a heritage item or place is being considered for management purposes, a decision must be made about the extent of land around it that could be considered to contain its heritage significance. This boundary is often referred to as the curtilage of a site.

Curtilage is a difficult concept that is subject to many interpretations. Curtilage takes into consideration tangible and intangible historic relationships and aesthetic relationships defined by vistas and visual corridors. In other words, curtilage moderates between a site and its setting. Curtilage may be comprised of more or less than the legal or physical boundary of a site:

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‘At times there is a clear distinction between the place and its setting - only rarely is a culturally significant place self-contained within definite boundaries, without some visible link to the world around it. If the cultural significance of a place relates to its visual attributes - such as form, scale, colour, texture and materials - its setting is of special importance.’<sup>104</sup>

For the purposes of this HIS, the following definition, provided by the NSW Heritage Office, has been adopted.

Curtilage is:

‘... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. This can apply to either:  
Land which is integral to the heritage significance of the items or the built heritage; or  
A Precinct which includes buildings, works, relics, trees or places and their setting.’<sup>105</sup>

### 10.7.2 Different Types of Curtilages

The NSW Heritage Office has identified a number of types of curtilage:

*Lot boundary curtilage*: the most common type of curtilage, comprising the boundary of the property containing the heritage item.

*Reduced lot boundary curtilage*: less than the lot boundary of a site.

*Expanded heritage curtilage*: greater than the lot boundary of a site.<sup>106</sup>

### 10.7.3 Existing Curtilage Definitions for the Site

Previous assessments have not provided a curtilage for the site.

### 10.7.4 Curtilage Analysis

The history contained in this HIS has considered the development and significance of the site within the context of the development of the surrounding area. This philosophy alone presupposes links with the surrounding area arising from historical and functional relationships, settings and views.

### 10.7.5 Recommendation

A lot boundary curtilage is recommended. Historical sources provide a good understanding of how the site developed within the broader history of Strathfield. Physically, the site stands within an area that has undergone substantial changes; it has few significant view corridors

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<sup>104</sup> Commentary for Article 8 of the Burra Charter in Marquis-Kyle, Peter and Walker, Meredith, *The Illustrated Burra Charter*, QLD, Australia ICOMOS Inc., 1992, p.38.

<sup>105</sup> New South Wales Heritage Office and Department of Urban Affairs and Planning, *Heritage Curtilages*, NSW, NSW Heritage Office and Department of Urban Affairs and Planning, 1996, p.3.

<sup>106</sup> New South Wales Heritage Office and Department of Urban Affairs and Planning, *Heritage Curtilages*, *op.cit.*, 1996, pp.5-7.

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into the site from the public domain. An expanded curtilage would not greatly added to understanding the heritage significance of the site. A reduced lot curtilage around the most significant buildings would ignore the significance of the site has a whole and significant relationships that have arisen over time.

## **11.0 HERITAGE IMPACT STATEMENT**

### **11.1 The Concept Plan**

The following should be read in conjunction with the submission prepared by Hassell, entitled *Australian Catholic University, Strathfield, Concept Plan, Environmental Assessment*, dated December 2011.

The proposal seeks Concept Plan approval for a conceptual framework for the Strathfield Campus, including new built forms, improved parking and access arrangements and improved landscaping. Key elements of the Concept Plan include:

- Identifying four new areas, or precincts, within the Main Campus that can be developed in stages to suit the University's growth, without significantly interrupting Campus operations. Planning controls, such as building envelopes, heights and maximum GFA, are established for each area.
- Providing for increased on-site car parking. A new parking area is proposed in the north western corner of the Campus, beneath the existing playing fields. New basement parks are also proposed beneath Precincts 1 and 3. These areas, together with additional car parking above ground within the Main Campus and around the *Edward Clancy Building*, will provide a total of 674 spaces (minimum).
- Consolidation of main site access and egress into four gates along Barker Road, including a new access point from Barker Road at the south eastern corner of the Campus. This involves relocating existing traffic signals to form a new intersection with South Street (opposite).
- Creating a new, staff only, entrance off Edgar Street into the new underground car park.
- Re-defining internal circulation patterns to provide clear separation between service vehicle access, short terms parking spaces, internal bus stop, setting down locations and car parking access.
- Improving site landscaping, including new pedestrian corridors and links, public open space and landscaping works.



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## 11.2 Impact of the Concept Plan

### 11.2.1 Method of Assessment

The NSW Heritage Branch publication *Statements of Significance* (2002) raise 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.

Impact on the heritage significance of the site as a whole, on individually significant buildings/elements within the site and on any heritage items or conservation areas outside of the site (or draft items and areas) is considered.

### 11.2.2 Impact of the Proposed Removal of Buildings

A number of buildings will be removed as part of the Concept Plan:

- *Early Childhood Learning Centre* (marked 'G' in Figure 3).
- *Biomechanics Building* (marked 'H' In Figure 3).
- *Store* (marked 'L' in Figure 3).
- Two demountable classrooms (marked 'M' and 'N' in Figure 3).
- Plant Building (marked 'O' in Figure 3).

The impact of removing each is assessed separately below.

- *The Early Childhood Centre*

This building is assessed as a neutral element. The removal of this building is mitigated by the fact that the existing structure is not easily read as a set of handball courts, which is its original, and most significant, function. Its current use has not generated significance that is specific to this building and separate from significance for amenity. The building, as it stands, is not architecturally significant and does not contribute to a significant view corridor into or out of the site.

- *The Biomechanics Building.*

This building is assessed as being a neutral element. It is a recent addition to the site, is not architecturally distinguished or visually prominent. It expresses no significant visual relationship with any significant heritage building. Its demolition will have no impact on the heritage significance of the site.

- *The Store*

This building is assessed as having high social and historical significance. While having no aesthetic significance, it has historic and social significance as former handball courts, which are indicative of the occupation of the site by an Irish monastic order. It is, however, difficult to find an adaptive reuse for this building. The University has indicated a need for a purpose

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built storage facility. The social significance of this building can be interpreted in other ways, for example, by means of interpretative plaques and photographs.

- *Demountable Classrooms*

The removal of these buildings will have no heritage impact. They do not contribute to the heritage significance of the site and are ranked as 'X', intrusive elements.

- *Plant Building*

The removal of this building will have no heritage impact. It is a simple service building that does not contribute to the heritage significance of the site.

### **11.2.3 Impact of the Proposed New Building Precincts**

#### **11.2.3.1 Precinct 1: South Eastern Precinct**

Precinct 1 is located in the south eastern corner of the Main Campus. This area is currently a car park. The precinct will include new library buildings, an internal courtyard area and paved area to the north. The maximum GFA is 6,700 square metres and the maximum height is 4 storeys. A new basement car park will be provided beneath.

This part of the Campus is the site of potential archaeological deposits associated with the villa *Ardross*. An assessment by an archaeologist may need to be undertaken when a specific proposal is made to determine if any remains are likely to survive and what information, if any, these remains could provide that is not available from other sources.

The location of new buildings of the massing and scale suggested by the Concept Plan on this part of the Campus will have an acceptable heritage impact for the following reasons:

- This part of the site is sufficiently separated from the heritage significant buildings on the site, which are located predominately to the north of the original driveway from Albert Road to *Mount Royal*, now the *Edmund Rice Building*.
- The existing use of this area as a car park is not significant. The known historically significant use of this space lies in historic (and potentially archaeological) record. There is an opportunity to provide interpretation of the villa *Ardross* as part of any new development if appropriate.
- The elements of this part of the Campus that contribute to the general setting of the site are the Canary Island Date Palms and the mature trees along the southern and eastern boundaries. Date Palms can be moved to accommodate new buildings if required; the existing linear arrangement of these Date Palms does not help explain the site's significance. Other significant plantings in this area, such as the Bunya Pines, are located on the edges of this area and should be retained in situ.
- New buildings of the massing and scale suggested by the Concept Plan will have an acceptable impact on significant view corridors. View corridors towards the *Edmund Rice Building*, the only heritage building readily visible from the public domain as the site is approached from the east along Barker Road, are already limited by the angle of Barker Road, by the high front wall and by vegetation. Well designed and articulated buildings on this part of the site will not further reduce this view corridor.
- Building on this site provides an opportunity for the design of a key building(s) to help identify the site on approach and anchor its new and developing significance as a university campus. When combined with new buildings in the south western corner, the site will be 'book ended' within Barker Road on approach from either direction.
- Extant and proposed planting, as indicated by the Concept Plan, will help integrated new built forms into the landscape.

- A basement car park will have a limited visual impact. The impact of the entrance to this car park, off Barker Road, is discussed below.
- Buildings of the proposed massing and scale on this part of the site will have no impact on any heritage items or conservation areas outside of the Campus. Similarly, the proposed new entrance will not impact upon any heritage items or conservation areas outside of the Campus.

### 11.2.3.2 Precinct 2: Eastern Precinct

This precinct is located on the eastern side of the site, to the east of the *Gleeson Auditorium/Mullens Building* and is currently a car park. The precinct will include a new education building that will integrate with the *Gleeson Auditorium /Mullens Building* to the west and *St. Edmunds Building* to the south. A new central courtyard will be created between the *Gleeson Auditorium /Mullens Building* and the new building. The maximum GFA is 3,450 square metres and the maximum height is four storeys.

This area may contain remnants of outbuildings or yards associated with *Ovalau*. An assessment by an archaeologist may need to be undertaken when a specific proposal is made to determine if any remains are likely to survive and what information, if any, these remains could provide that is not available from other sources.

The location of new buildings of the massing and scale suggested by the Concept Plan on this part of the Campus will have a minimal heritage impact for the following reasons:

- The existing use of the space is not significant and does not contribute to the setting of significant buildings.
- The only known historically significant use of this space lies in historic (and potentially archaeological) record. New works provide the opportunity for interpretation if appropriate.
- This area is well separated from the heritage buildings on the site identified as being of exceptional significance.
- Of the closest buildings are *St. Edmunds Buildings* and the *Gleeson Auditorium*. *St. Edmunds Building* is identified as being of moderate significance and the *Gleeson Auditorium* as being a neutral element. The proposed new buildings are located to the rear of *St. Edmunds Building*. They are of an appropriate size and scale when considered alongside *St. Edmunds Building* and the *Gleeson Auditorium*. Landscaping, as proposed by the Concept Plan, can be used to provide connections between new and existing.
- No significant view corridors or spatial relationships will be impacted upon by the construction of a new building in this area.
- Existing planting is generally located against the perimeter and can be retained and enhanced.

The impact of the indicated built form on the Draft Merley Road Conservation Area to the north east will be minimal because of the presence of intervening buildings, two of which- the *Edward Clancy Building* and the adjoining school hall, are of substantial massing and scale.

### 11.2.3.3 Precinct 3: Western Precinct

This precinct is located in the south western corner of the Campus and is currently a car park. The eastern side is defined by the *Creative Arts Centre*, the *Ceramics Building* and two demountable classrooms. The precinct will include a new Arts and Sciences building and a new courtyard to the south east. The suggested maximum GFA is 3,660 square metres and the maximum height is three storeys.

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The south western corner of the Campus may contain remnants of outbuildings or yards associated with *Mount Royal* and *Mount St. Mary*. An assessment by an archaeologist may need to be undertaken when a specific proposal is made to determine if any remains are likely to survive and what information, if any, these remains could provide that is not available from other sources.

The location of new buildings of the massing and scale suggested by the Concept Plan, together with an underground car park, on this part of the Campus will have a minimal and acceptable heritage impact for the following reasons:

- The existing use of this part of the Campus does not contribute to understanding the significance of the site; nor does it contribute to the immediate setting of the heritage significant buildings on the site. This area has always been an ancillary, service area.
- The most significant building within close proximity to this area is the *Edmund Rice Building*. The proposed location of the new building is behind the line of the *Edmund Rice Building* and well to the west of it. No significant view corridors to or from this building will be impacted upon. Existing buildings will provide good visual separation between the new buildings and the *Edmund Rice Building*. Well designed buildings of the suggested massing and scale, with accompanying landscaping, will sit comfortably within the general setting of this building.
- The proposed location of the new buildings is behind, or substantially behind, the original service buildings of *Mount Royal*, now the *Creative Arts Centre* and the *Ceramic Building*. The historic relationships that survive between the villa and its original outbuildings will not be interrupted. Specific design elements and plantings can be used to mitigate any of the inherent impacts that might arise from larger buildings being erected in close proximity to smaller buildings.
- The original section of the *Brother Stewart Library* has been identified as having moderate significance and the later addition as being a neutral element. A well designed building in the proposed location, particularly if screened in the suggested manner, will have no impact on understanding this building's significance and a minimal impact on its setting. No important view corridors will be impacted upon.
- This area is sufficiently removed from the other buildings on the Campus identified as being of 'exceptional significance' (*The Barron Chapel*, *Mullens Building* and the *Brick Arcades*) for new buildings of the suggested massing and scale to have a minimal impact. A well designed building of the suggested massing and scale, with accompanying landscaping, will sit comfortably within the general setting of these buildings.
- Existing buildings and proposed/existing landscaping will help integrate the new buildings into the site so that they become part of the general setting of the heritage significant buildings in those instances where new and old are seen together.
- No significant view corridors into or out of the site, or specific view corridors towards significant buildings, will be interrupted should new buildings of the suggested massing and scale be erected within this area.
- A basement car park will have a limited visual impact.

There will be no impact on the setting of any heritage items or Conservation Areas outside of the site should new buildings of the suggested massing and scale be erected within this area. The closest Conservation Area is the Marion Street Precinct. This is sufficiently removed from the site for there to be no impact upon its immediate setting.

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#### **11.2.3.4 Precinct 4: Central Precinct**

This precinct contains the Store, formerly handball courts. The impact of removing this building was discussed in Section 11.2.1 above.

Two, two storey buildings are proposed with a maximum GFA of 1,040 sq. metres. These buildings are unlikely to impact upon significant view corridors. The area is located to the rear of the significant buildings.

#### **11.2.4 Impact of the Proposed North Western Car Park, New Access Points and Bus Zone**

##### **11.2.4.1 Impact of the North Western Car Park**

The proposed new car park in this area will be underground and will thus have no impact on the setting of the heritage significant buildings on the site and no impact on view corridors into and out of the site. Similarly, there will be no impact on the Conservation Area to the north west. No significant structures are known to have stood on this part of the site.

##### **11.2.4.2 Impact of New Access Points of Barker Road and Edgar Street**

The consolidation of the main site access and egress into four gates along Barker Road will have a minimal and acceptable impact on the site. The site was originally accessed from Albert Road. Access from Barker Road occurred at a later date; entrance points have been altered over time. The design of entrances should be designed to complement the setting.

The new access point in the south eastern corner of the site is sufficiently removed from heritage significant buildings for there to be no impact. The exact location of the new entrance should be accompanied by an arborists report to ensure that no significant trees will be impacted upon.

The proposed entrance of Edgar Street is sufficiently removed from the heritage buildings on the site for there to be no visual impact on the site. The design of this entrance should taken into consideration any impact on the heritage-listed Brother Hickey Building on Edgar Street. This building, however, should be sufficiently separated from the entrance by adjoining buildings for there to be no impact.

##### **11.2.4.3 The Proposed Bus Drop Off and Pick Up Zone**

The creation of a bus drop off and pick up zone to the front of the *Edmund Rice Building* has the potential to impact on the setting of this building and, less directly, on the setting of *Barron Chapel*, *Mullens Building*, brick arcades and *St. Edmunds Building*.

Preparation of the Concept Plan has identified this location as the best location for this facility. The Concept Plan indicates an increase in the hard surface area to the front of the building and implies the removal of brick guttering that may be part of the original driveway, or the line of this driveway, from Albert Road to *Mount Royal*.

The increase in hard surface area is mitigated by increasing the area of lawn on the eastern side of the *Edmund Rice Building*, directly outside the original villa. This will have a positive impact on the highly significant view corridor towards the villa that exists through the Albert Road gates.

Mitigation measures will need to be put in place when a specific proposal is prepared to provide for the interpretation of the line of the *Mount Royal* drive. This can be done for example, through the use of different surfaces. Any original driveway bricks removed, should be stored for possible reinstatement at a later date should the facility be removed.

The statues in this area should be moved within the Campus if they cannot be retained in situ. The Statue of Edmund Rice specifically links the site to the Christian Brothers.



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Any Canary Island Date Palms removed from this area can be moved within the site.

There are no immediately adjacent heritage items or conservation areas.

#### **11.2.4.3 Upgrading the Existing Service/Loading Area**

The existing service/loading area on the western side of the *Edmund Rice Building* is not a significant space. General upgrading, particularly in terms of planting, will have a positive impact on the setting.

#### **11.2.5 Impact of the Proposed Circulation Routes**

##### **11.2.5.1 Edge Promenade**

The proposed pedestrian route along the northern edge of the Campus buildings will have a minimal heritage impact, whilst providing positive outcomes with regard to movement across the Campus. It will also provide a distinct visual edge to the group formed by the main buildings.

The principal view corridors towards the heritage significant buildings are all from the south. The buildings, in particular the *Barron Chapel*, *Mullens Building* and *Mount Royal*, were all built to address this aspect. View corridors from the north are incidental, as opposed to being deliberately planned. The promenade passes across the rear of these buildings and will generally not be visible when standing to the south of them.

Changes to existing plantings along this side of the Campus will have a limited heritage impact. There is no deliberate existing planting scheme and existing trees do not screen the buildings from an inappropriate setting. None of the trees proposed for removal in and of themselves contribute to understanding the significance of the site or of particular buildings. Their removal is mitigated by their replacement with new trees, which, over time, will contribute to the general setting.

The fig tree in the courtyard formed by the *Barron Chapel*, *Mullens Building* and *Brick Arcades* should be retained. This tree is important in 'framing' the courtyard and the *Limpas Crucifix*, and is visible in view corridors from the south.

Sensitively designed low lying structures (such as the proposed bleachers and seating area rear of the *Gleeson Auditorium* and a wide path of the type envisaged by the Concept Plan) will have no impact upon the buildings, view corridors towards them or significant aspects of their setting.

There will be no impact on any heritage items or conservation areas outside of the Campus.

##### **11.2.5.2 Axial Connections**

Axial connections to the west of *St. Edmunds Building* will have no impact on significant buildings or their settings.

A new path is shown through the courtyard formed by the *Barron Chapel*, *Mullens Building* and *Brick Arcades*. This new path will have no impact on significance if the appropriate surface is chosen. The fig tree and *Limpas Crucifix* should be retained. The tree and crucifix are focal points within this courtyard space of long standing.

There will be no impact on any heritage items or conservation areas outside of the Campus.

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## **11.2.6 Impact of Proposed Landscaping Works**

### **11.2.6.1 Upgrading of the 'University Commons'**

The proposal involves upgrading the paths and planting through the courtyard created by the *Edmund Rice Building*, *Barron Chapel*, the *Mullens Building*, the brick arcades and *St. Edmunds Building*. This area is referred to in the Concept Plan as the 'University Commons.'

The existing arrangement of paths and planting in this area is recent in date and is not significant. The significant elements are the Canary Island Date Palms, the garden urn and pedestal in its circular garden, and, to a lesser, extent, the Statue of Mary. The urn and the garden in which it stands marks the location of an early fountain; the urn, pedestal and garden surround is likely to be part of that fountain. The Statue of Mary relates to the naming of *Mount St. Mary* and thus the site's association with the Christian Brothers. This statue may be that visible in early photographs.

The urn, pedestal and garden surround should be retained.

Canary Island Date Palms should retain a presence in this area, though may be moved.

The Statue of Mary should be retained upon the Campus.

### **11.2.6.2 Proposed Pedestrian Only Library Commons**

The proposed pedestrian-only Library Commons has the potential to impact upon the physical fabric, and the visual understanding, of the original driveway of *Mount Royal* from Alfred Road. This includes the brick guttering and the Canary Island Date Palms and former street trees that line the drive.

Careful consideration will be required when detailed plans are prepared so that the trees (or the majority of trees) are retained in situ and the brick guttering retained if possible or interpreted if not. The choice of surface materials will also need to be carefully considered, given the historic significance of this view corridor. The view corridor to *Mount Royal* should be retained.

### **11.2.6.3 Proposed Pedestrian Only Area in the South Western Corner of the Site**

Enhanced planting in this area will have no impact on the heritage significance of the site. This area is currently a car park that contributes nothing to the general setting of the heritage buildings. Views into the site from the public domain across this part of the site are of the side and rear elevations of buildings. Screening these views with vegetation will have a positive impact on the general presentation of the site.

### **11.2.6.4 Updating Existing 'Green Rooms'**

Upgrading existing courtyards and open areas will have no significance and will enhance the general setting provided that new plantings and new elements, such as paths, seats, signs and bins etc, are sensitively designed and located. As noted above, significant elements, such as religious statues, should be retained where possible or relocated within the site.

The new locations shown for green areas will have no heritage impact beyond improving the general setting.

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## 12.0 CONCLUSIONS

This Heritage Impact Statement has considered the history and heritage significance of the Strathfield Campus of the Australian Catholic University.

The Campus has high historic and social significance as part of a state-wide pattern of Catholic education- first for Christian Brothers, later for lay teachers within the Catholic education system and more recently as a campus for the Australian Catholic University. The site has historic, aesthetic and social significance arising out of the presence of a number of fine buildings, including the *Edmund Rice Building* (c.1887 onwards), the *Barron Chapel* (1925) and *Mullens Building* (1931). There are a number of important landscape elements, not the least of which are courtyards created by the buildings and the mature trees, most notably Canary Island Date Palms.

The site has a long history of evolution to meet changing educational needs. Its ability to absorb new works whilst perpetuating past associations lies at the core of its significance for sustained associations with the Catholic Church and education. Works that further the site's role in education present opportunities to support and enhance this significance. The preparation of a Concept Plan, in conjunction with a Conservation Management Plan, is a positive heritage outcome because it will help ensure that new works are undertaken in a manner that is sensitive to significance.

The following conclusions are reached:

- The removal of the *Biomechanics Building*, *Plant Room* and *Demountable Classrooms* will have no heritage impact.
- The removal of the *Early Childhood Centre*, formerly handball courts, is mitigated by the fact that the building no longer readily reads as handball courts, its original and most significant use.
- The removal of the *Stores*, formerly handball courts, will have a heritage impact because the original use of this building is more readily understood. This impact can be mitigated through interpretation.
- The four areas or precincts identified as the locations for new buildings will have no, or a limited impact, on significant view corridors to or from heritage buildings within the site or within the public domain. These areas are either outside the areas that contribute directly to the setting of significant buildings or can be appropriately landscaped and detailed to minimise the impact on setting. Basement car parks beneath Precincts 1 and 3 will have a limited visual impact.
- The proposed promenade and outdoor seating along the northern end of the Campus will have no heritage impact and will provide significant benefits in terms of amenity.
- The proposed library commons will have an acceptable heritage impact if the line of trees lining the driveway is retained and the original guttering preserved if possible and interpreted if required.
- The proposed bus pick up and drop off will increase hard surface elements at the front of the *Edmund Rice Building*. This is mitigated by the extension of the lawn to the south on the eastern side. Interpretative measures can be included in detailed designs to preserve the understanding of the driveway to the *Edmund Rice Building* from Albert Road.
- The proposed car park in the north western corner of the site will have no impact because it will be located underground and away from significant buildings. The design of the Edgar Street entrance should take into account the heritage listed Brother Hickey Building on Edgar Street. It is noted, however, that this building is separated from the proposed entrance by other buildings.
- The consolidation of entrances along Barker Road will have no heritage impact. The original entrance into the site was from Albert Road. The entrances of Barker Road

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have altered over time. The entrances should be detailed to complement the general setting. The design of the new entrance in the south eastern corner should take into account any significant trees in this area.

- The proposed pedestrian-only space in the south western corner of the site will have positive impact on the Campus and have no heritage impact on existing structures.
- An improved landscape setting maintains and supports the heritage features of the Campus.
- The works proposed by the Concept Plan will not impact on heritage items and conservation areas within the immediate vicinity of the site.

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