

# STATEMENT OF HERITAGE IMPACT

**Catholic Schools Office  
Diocese of Maitland-Newcastle**

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## ADAPTIVE REUSE OF THE FORMER PRESBYTERY FOR EDUCATIONAL PURPOSES

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Prepared by:

John Carr Heritage Design  
Final Report      Rev D  
23 August, 2022

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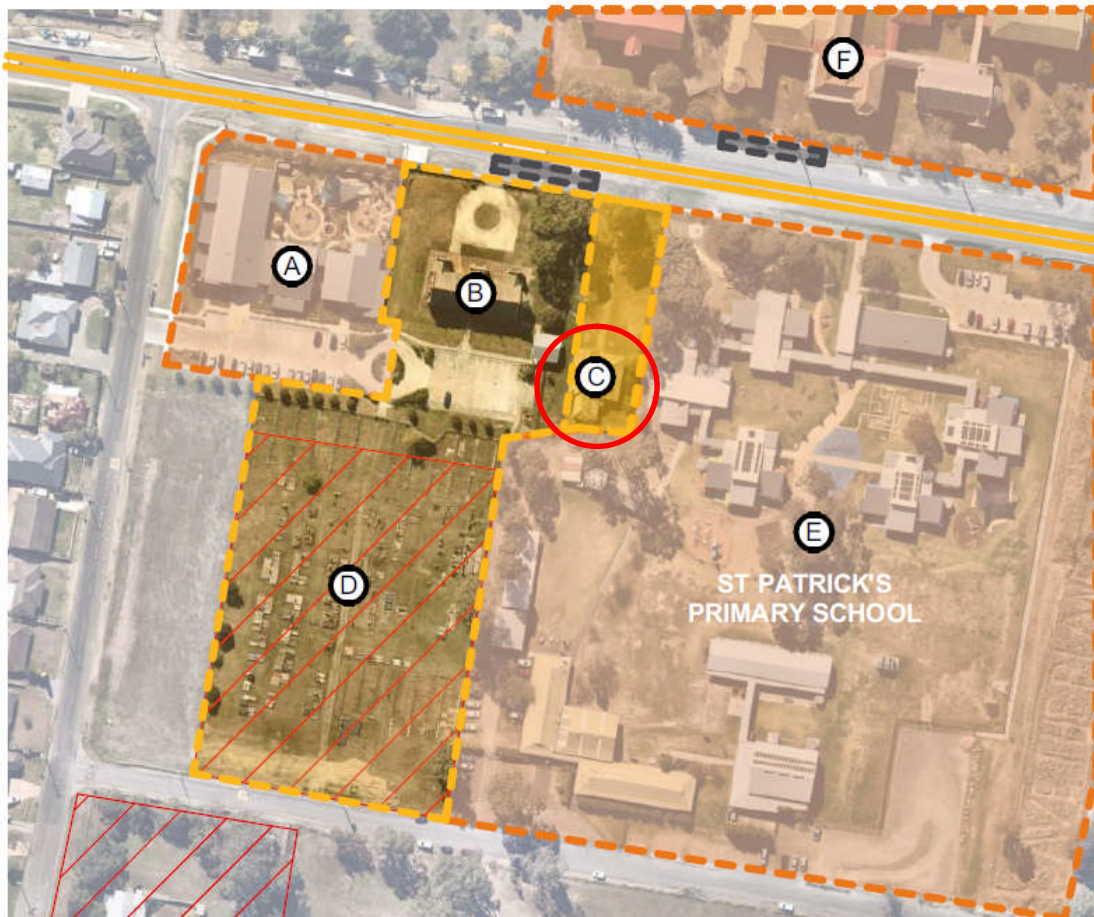
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## 1.0 INTRODUCTION

### 1.1 Background:

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed alterations to an existing former presbytery building which is currently unoccupied. The site at Lochinvar is next to the St Patricks Primary School. The Presbytery building has been unoccupied and subsequently the building has deteriorated. It is proposed the Catholic Diocese of Maitland-Newcastle restore the Presbytery building and have it occupied by the adjacent school.

Guidelines published by the Heritage NSW have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by the Catholic Diocese of Maitland-Newcastle to prepare the SoHI to accompany their development application to Maitland City Council.



**Plate 1:** Aerial view of the site showing the affected building circled in red. (SHAC Plan DA 1001 Rev B 31/03/2022)

#### LEGEND

- |    |                                       |
|----|---------------------------------------|
| A. | ST NICOLAS EARLY EDUCATION, LOCHINVAR |
| B. | ST PATRICK'S CATHOLIC CHURCH          |
| C. | ST PATRICK'S PRESBYTERY               |
| D. | OUR LADY OF LOURDES LAWN CEMETRY      |
| E. | ST PATRICK'S CATHOLIC PRIMARY SCHOOL  |
| F. | ST JOSHEPH'S COLLEGE                  |

The former presbytery building and proposed works were inspected on Monday, 22nd November 2021.

### 1.2 Methodology:

This Heritage Impact Statement has been prepared in accordance with the guidelines published by the NSW Heritage Office (now the Heritage Division, Department of Premier and Cabinet) publication, the NSW Heritage Manual, and the guidelines set out in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, are as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.3 Statutory Requirements:

#### ***Environmental Assessment and Planning Act 1979***

The former presbytery on the subject site *is not listed* an item of Local heritage significance on the Maitland City Council's Local Environmental Plan (LEP) 2014 but is located near to items of heritage significance. All work to, and development of, the building will be subject to the LEP and should be developed in accordance with the relevant policies of the Development Control Plan (DCP). Application may be required under the EP&A Act if the works do not fall within the exempt and complying provisions as defined by the Act and the Upper Hunter Shire Council's LEP.

### 1.4 Authorship:

This report was prepared by John Carr, Heritage Consultant, using local historical information written about Lochinvar.

### 1.5 Limitations:

John Carr Heritage Design is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the subject building, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only and do not comment on the capacity, adequacy, or statutory compliance of any building services.

### 1.6 Documentation:

This Statement of Heritage Impact assesses the impact of the proposed development at St Patricks Primary School, Lochinvar as described on the following Development Application drawings prepared by SHAC, Project No 4148 dated 19/08/2022:

DA 1001 Rev C	DA 1002 Rev C	DA 1003 Rev C	DA 1004 Rev C	DA 1005 Rev C
DA 1006 Rev C	DA 1007 Rev C	DA 1008 Rev C		
DA 2201 Rev C	DA 2202 Rev C	DA 2401 Rev C		
DA 3101 Rev C	DA 3102 Rev C	DA 3103 Rev C	DA 3104 Rev C	
DA 8001 Rev C	DA 9001 Rev C			

### 1.7 References:

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- Maitland City Council's LEP 2011
- Maitland City Council's DCP 2011
- Identifying Australian Architecture - Apperly Irving Reynolds
- Carr - St Nicholas Early Education Centre, Lochinvar SoHI July 2016.

## 2.0 STATEMENT OF HERITAGE IMPACT

### Statement of Heritage Impact for:

The adaptive reuse of a former presbytery building for educational purposes which is nearby to other listed heritage items.

### Date:

This Report was completed on 23<sup>rd</sup> August 2022.

### Reference:

The nearest listed item having Local heritage significance is Our Lady of Lourdes lawn cemetery.

### Address & Property Description

The site is located at 65 New England Highway, Lochinvar NSW 2321.

The property description is currently:

- Lot 3, in DP 1241101

### Prepared by:

John Carr B Sc (Arch), B Arch, a Heritage Consultant trading as John Carr Heritage Design, compiled this report.

### For:

The report has been prepared for SHAC on behalf of the Catholic Schools Office, Diocese of Maitland-Newcastle.

## 2.1 HISTORICAL BACKGROUND:

The earliest land grant in the district was to Leslie Duguid in 1823 with the village of Lochinvar being laid out in 1840 on part of Duguid's land.<sup>1</sup>



**Plate 2:** The 1866 Catholic Church at Lochinvar. (Lindsay Wood)

The first Catholic Church constructed at Lochinvar was in 1841 and had slab walls and a timber shingle roof.

The second Catholic Church at Lochinvar was constructed in 1866 in masonry, shown at left.

On 8th November 1914, a new wing to St Patricks Church was opened and blessed by the Right Rev. Dr O'Connor, Bishop of Armidale. The wing formed a "T" intersection with the 1866 building.<sup>2</sup>

<sup>1</sup> Lochinvar Structure Plan Maitland City Council

<sup>2</sup> Lindsay Wood - Lochinvar - A History of the Township and Local District





**Plate 3:** Laying the foundation stone for the additions to the 1914 partially complete St Patricks Church in October 1932. (Newcastle and Maitland Catholic Sentinel)

The photograph above indicates by 1932 the old 1866 church had been demolished. It is reasonable to conclude the exposed footings at the western end of the church belong to the former demolished church building.

The following information is reproduced from the Sisters of St Joseph of Lochinvar's website.

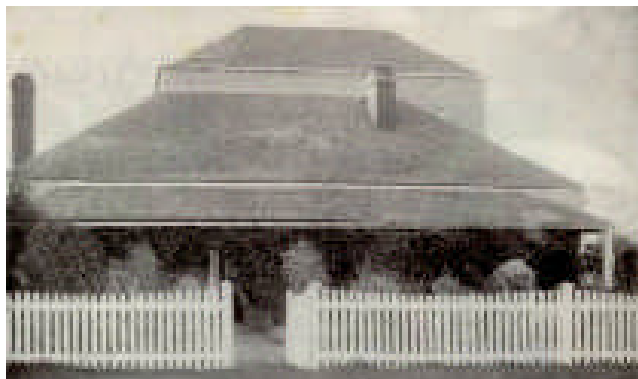
## SISTERS OF ST JOSEPH OF LOCHINVAR

Catholic schooling began at Lochinvar from 1840s under the tutelage of a lay teacher. Thomas Winder gave land to Anglican, Catholic, Presbyterian and Wesleyan Churches and a brick church was built on Catholic land in 1866. Classes were held in the church as numbers of pupils increased.



**Plate 4:** Lochinvar in the 1880s.

In 1883 four young Sisters arrived from Perthville. To begin a new diocesan congregation. Their first convent was originally an inn. Classes were taught in the convent.



**Plate 5:** A local cottage used for accommodation and education purposes by the Sisters.

In 1884 the founding leader, Sr Ambrose Joseph Dirkin acquired this more spacious building from a Miss Doyle. Situated opposite the church, it allowed for the growing numbers of sisters and pupils. Earlier it had been an inn with vineyards.



**Plate 6:** The new 1893 Convent at Lochinvar.

In 1893 a new brick convent was built with help from ex-students and friends. It was designed by Mr. Fred Menkins the noted architect and was built by Mr. King of Singleton. It was evidence of the Sisters' vision and their faith and trust in the providence of God.

In 1870 the NSW Gazetteer described Lochinvar as one main street, three hotels, several stores and an Anglican and Roman Catholic churches and a Public School and Police Lock-up (built 1886). By 1876 there was also a Butcher's shop.<sup>3</sup>

### **The 1905 Presbytery:**

The foundation stone for the Presbytery is dated 23 March 1905, laid by the Bishop of Maitland. The Presbytery appears to have been constructed to house the Parish Priest, coinciding with the elevation of Lochinvar as a Catholic Parish in 1905.



**Plate 7** The Presbytery with infilled verandahs. (JCHD 1036)



**Plate 8** Foundation Stone. (JCHD DI 1037)

The heritage listed Anglican Church of the Holy Trinity's foundation stone was laid on 2 December 1890 and consecrated in 1893 by the Bishop of Newcastle. The church was designed by Lee & Scobie, architects in association from Newcastle and Maitland respectively.<sup>4</sup>

<sup>3</sup> Lindsay Wood - Lochinvar - A History of the Township and Local District

<sup>4</sup> Les Reedman - Early Architects of the Hunter Region.



## 2.2 THE SETTING

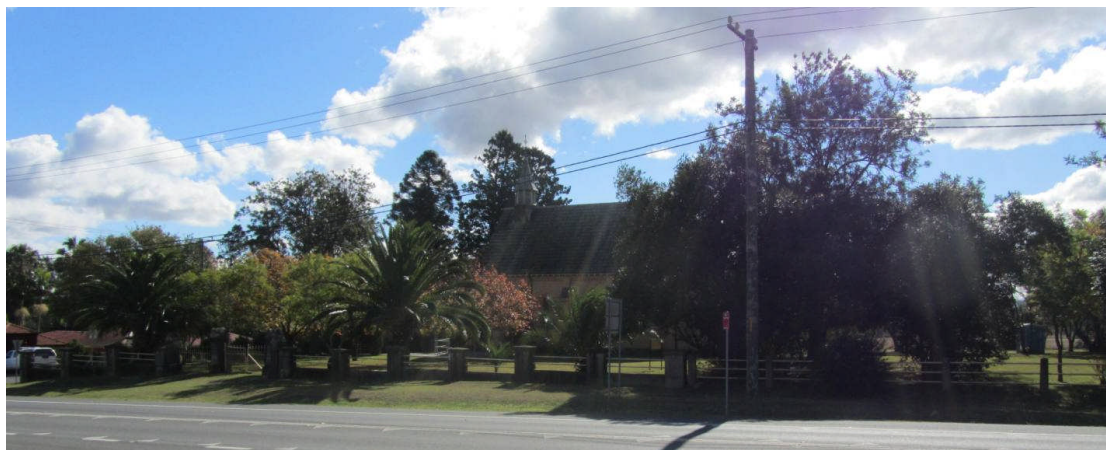
The subject site is adjacent to one item of Local significance and nearby to two items of Local significance.



**Plate 9: Council Heritage Map and listings for Lochinvar.** (Maitland LEP 2011 - Heritage Map 2A)

### **Holy Trinity Anglican Church:**

This church was designed by Lee & Scobie was consecrated in 1893 and is located opposite the subject site. The church is obscured by landscaping within its grounds and will be further obscured from the proposed development by further landscaping on the highway side of the new buildings by a row of new trees.



**Plate 10:** The Holy Trinity Church from St Patrick's site. (JCHD 1045)



**Plate 11:** The Holy Trinity Church from within its grounds. (JCHD 1054)

The church is set well back off the highway and its landscaping is reasonably effective. The church grounds are relatively private and it is reasonable to deduct that the single storey new development will have little or no affect on the heritage significance of this building and its grounds.

**The Lochinvar Police Station:**

The Lochinvar Police Station was designed as a standard Lock-up by the Colonial Architect with most being constructed in the 1860s and 1870s. There are many of these buildings scattered throughout Newcastle, Maitland and the Hunter Valley, the majority of which are constructed in either sandstone blocks or thick solid brick walls, rendered and 'blocked' to represent stone.



**Plate 12:** Lochinvar Police Station. (JCHD 1056)

They mainly vary in the type of verandah design detail predominantly added in the 1880s or 1890s. In the Maitland local area they can be found at East Maitland (near the former Gaol), Lochinvar and Greta (behind the former Court House). They can also be found at Hinton, Branxton, Clarencetown, Singleton as well as a number of Newcastle suburbs.





**Plate 13:** *The view of the Police Station from the development site. (JCHD 1018)*



**Plate 14:** *Looking towards the development site from the Police station. (JCHD 1055)*

The distance between the proposed development and the Police site together with the existing landscaping provides a reasonable separation with the proposed development not affecting the heritage significance of the Lochinvar Police Station.

#### **The Cemetery:**

The cemetery has been adjacent to religious and residential buildings for much of its existence. It is a burial ground near to and within a residential area. The older monuments have over recent time been surrounded by the more accepted Lawn Cemetery sections thereby maintaining a reasonable curtilage around the older section. The overall curtilage of the cemetery can be established as the area within the fencing surrounding the cemetery. This lawn cemetery section protects and separates the older heritage significant monument burials and it is reasonable to conclude the proposed development combined with the existing landscaping and buildings will not affect the heritage significance of the cemetery.



**Plate 15:** *The view from the cemetery toward St Patricks Church. (JCHD 1019)*

The historically substantial input of the Catholic Church and its parishioners in Lochinvar has not been recognised in the Maitland city Council Local Environmental Plan within its Heritage Schedules.

The St Patricks Church Cemetery is listed as an item of Local; heritage significance, however it forms part of a group of sites and buildings that together represent a presence in Lochinvar from the late 1830s and early 1840s with the first Catholic Church built in 1841. This early church was later followed by the Anglican Church in 1856 and the Wesleyan Chapel in 1864. All were timber structures that were later replaced by masonry buildings.

### ***The Presbytery:***

"In July 1905 Lochinvar which had previously been part of the Catholic Parish of St John's in West Maitland was raised to the status of Parish in its own right. This coincided with the opening on 16 July 1905 of a new presbytery adjoining the church and the installation of Father P. C. McCormack as the local parish priest. Father McCormack had been in charge of the Catholic Church and schools at Lochinvar since 1894.

On 1st July 1943 during the time when the resident priest was Father H. Ward, the presbytery was damaged by fire, but was repaired and officially opened again on 31 May 1944.<sup>5</sup> With the exception of some verandah infills and timber verandah floor replacement with concrete, the building remains in original condition inclusive of windows and doors. The conclusion from this is that the fire was not a severe as indicated and that re-building work would have been largely limited to the inside and possibly only to rooms at the fire source. This would also explain the 1940s style brick fire mantles in some rooms and the detailed older timber mantles in other rooms.

### Heritage Assessment of the Presbytery:

The following analysis of significance of the Presbytery building uses the criteria identified in the Heritage Act:

**Criterion (a): Historic** An item is important in the course, or pattern, of the local area's cultural or natural history (Local Significance).

- The building is linked to the year the Lochinvar Parish was created reflecting the strong presence of the catholic faith in the area. This is also historically linked to the school and the sisters of St Joseph's site opposite.

**Criterion (b): Association of Life or Works** An item has strong or special association with the life or works of a person or group of persons, of importance in the cultural or natural history of the local area (Local Significance).

- *This building is historically linked to the Catholic Church in Lochinvar and its priests.*

**Criterion (c): Aesthetic Characteristics** An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (Local Significance).

- *The building demonstrates the aesthetic character of the simplified Federation Queen Anne style.*

**Criterion (d): Cultural, Social or Spiritual** An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (Local Significance).

- *The building was part of the newly created Catholic Parish of Lochinvar. The building was constructed in the same year indicating a link.*

**Criterion (e): Understanding** An item has the potential to yield information that will contribute to an understanding of the area's cultural or natural history (Local Significance).

- *This building does not satisfy these criteria.*

<sup>5</sup> Lindsay Wood - Lochinvar - A History of the Township and Local District



**Criterion (f): Endangered Item** An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local Significance).

- The former presbytery building is not considered rare.
- The building does contribute to the Roman Catholic Precinct in Lochinvar.

**Criterion (g): Demonstrating Principal Characteristics** An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places, or, cultural or natural environments (Local Significance).

- The place is considered to be representative of a period residence of the early twentieth century.

Potential Statement of Heritage Significance:

The St Patricks Presbytery is considered to be of Local heritage significance for the following reasons:

- It is historically linked to the Lochinvar Catholic Precinct that has existed as a formal church in this area since 1841.
- It is historically linked to the elevation of the Parish of Lochinvar in 1905.
- The simplified Federation Queen Anne style of architecture sits comfortably along side the 1914 designed St Patricks Church.
- The building is well known to the Lochinvar community and the Catholic parishioners.
- The building is representative of a federation period residence.



**Plate 16:** The front elevation of St Patricks Presbytery. (JCHD 7327)



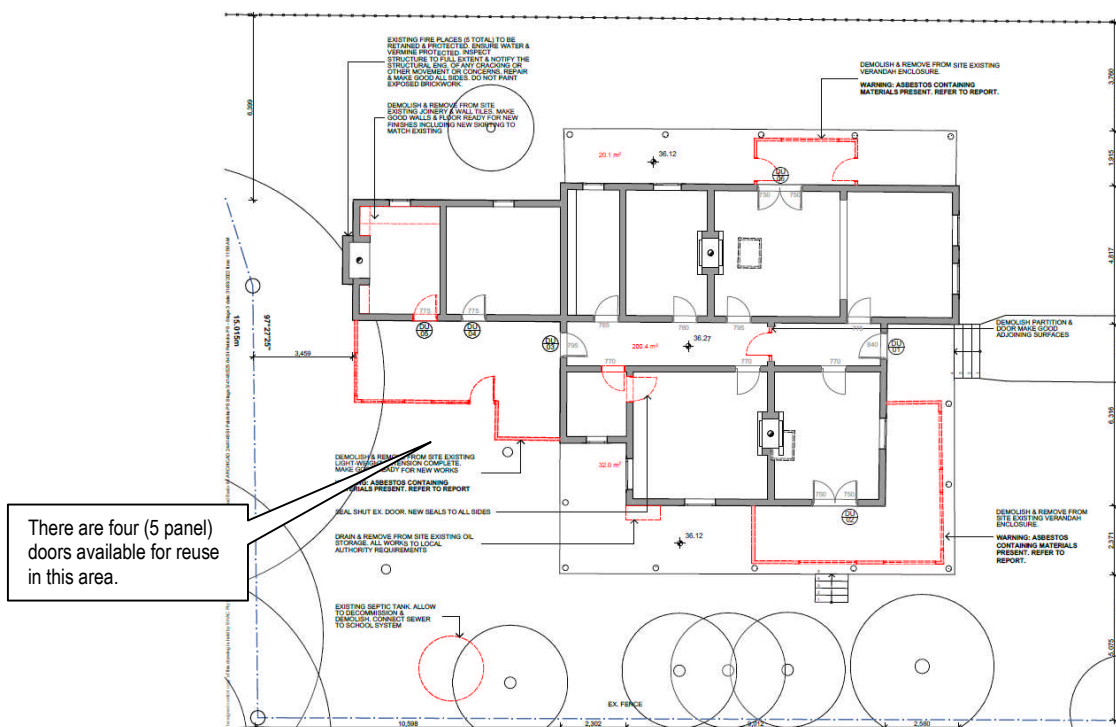
**Plate 17:** The rear elevation facing St Patricks Primary School. (JCHD 7337)







**Plate 19:** *The portion facing St Patricks Primary School to be the main entry. (JCHD 7336)*



**Plate 20:** Plan layout of the demolition works showing the notes for various areas. (SHAC Plan DA 2201)

**Observations:**

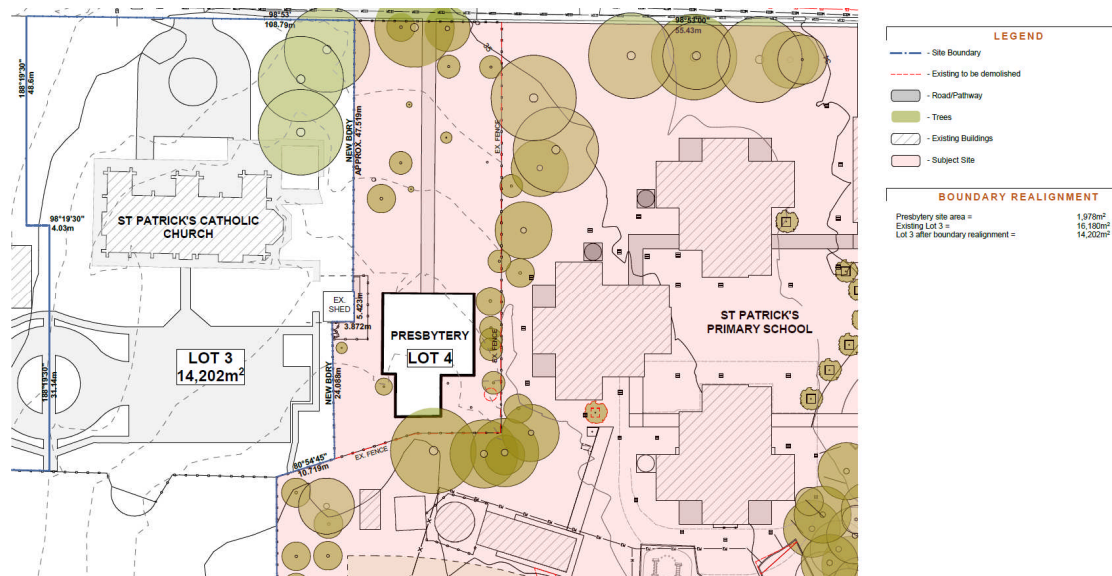
The historic reference to a fire "gutting" the building may account for the mid twentieth century remodelling of the front rooms, particularly the new brick fire mantles. The original 1905 timber fire mantles survive in the Office and Interview 2 rooms with all preserved as part of the history of the former Presbytery. The creation of the Large Meeting Room may also have been part of the post fire repair works and this may be more obvious when the carpet is removed. There may have been another fireplace in the front room which is proportionally the same size as Interview 1.

The masonry arch to the Hallway would normally align with the Interview 1 dividing wall. It will be 230 mm brickwork with a 15 mm float and set plaster on each side. It is recommended this archway remain, but the introduced timber door and frame can be removed.

It should be noted that conversion of the building to full wheelchair disabled compliance would entail substantial internal alterations which would impact the heritage fabric. The Access Report justifies that the building will only be suitable for ambulant disabled persons, with wheelchair disabled persons provided with reasonable access the same services elsewhere within the school site.

**Proposed Boundary Realignment:**

It is proposed to subdivide the Presbytery building from its current location within Lot 3 and create a separate Lot 4 creating a new boundary on the Presbytery's western side.



**Plate 21:** Plan layout of the boundary realignment showing the Presbytery as Lot 4. (SHAC Plan DA 2008)

The subdivision makes no physical changes to the current building, fencing or landscaping arrangement. The creation of Lot 4 will allow the Catholic Schools Office to control and be responsible for the care and maintenance of the former Presbytery building and Lot 4 as part of St Patricks Primary School.

**Assessment of the Subdivision:**

The Catholic Parish of Lochinvar is on record as being unable to fund the maintenance and restoration of the former Presbytery as it is no longer required as a residence for the Parish Priest.

The benefit of the subdivision allows the site to be used in conjunction with the St Patricks Primary School and fall under the umbrella of the Catholic Schools Office periodic maintenance schedules.



The subdivision will not affect the visual and historic relationship between the Presbytery, the church and the Cemetery as there will be no physical changes to the current arrangement.

**Plate 22:** Aerial view of part of the overall site showing the Church, Cemetery, School and Presbytery building.

(Source nearmap)



## 2.4 HERITAGE OBJECTIVES OF THE MAITLAND CITY COUNCIL'S DCP 2011

Despite the former presbytery building not being formally listed as a heritage item on the Maitland City Council's LEP 2011, a preliminary assessment in this report has found that it satisfies the requirements for listing as an item of local heritage significance. Similarly, its location within an area of Lochinvar that contains a number of denominational sites and heritage items would satisfy the area being listed as a precinct or heritage conservation area.

The objective of the DCP guidelines is to ensure that new development involving (potential) heritage items will respect and enhance the heritage character of the building and their surrounding area.

This can be achieved by the following aims:

- Ensure that new alterations and additions respect the architectural character and style of the building;
- Maintain and enhance the existing character of the street and the surrounding locality;

Requirements to achieve these aims include:

- An alteration or addition must consider the characteristics of the existing building;
- New work should generally not precisely mimic the design;
- Materials of the building should be recognisable as new work on close inspection;
- Mock historical details should not be applied as they will not be of any heritage value themselves;
- Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials;
- Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables.

### **Assessment:**

The proposed alterations and additions to the former St Patricks Presbytery satisfy all the aims and requirements of the DCP 2011 for a building of Local cultural significance particularly in this denominational and educational precinct of Lochinvar.

The objective of the proposed works is to adaptively re-purpose the building from a place of residence to an education facility linked to the neighbouring St Patricks Primary School. It is assessed that the proposed works not only achieves this goal by preserving the building, but also enhances the place by reconstructing missing decorative elements such as the verandah detailed fretwork, removing former verandah infills and replacing plain internal doors with original recovered five panel doors from a rear lean-to area to be demolished.



**Plate 23:** Perspective of the former Presbytery in relation to the school. (SHAC Plan DA 8001)

## 2.5 ASSESSMENT OF HERITAGE IMPACT:

### ***Introduction:***

The former 1905 Presbytery has served the Catholic Church for over 100 years and is now no longer required for the purpose for which it was built.

The proposed works are aimed at to adapt the building for use by the neighbouring St Patricks Primary School for educational purposes. The proposed subdivision separated the former Presbytery building from the Church (Lot 3) allowing the new Lot 4 to be aligned with St Patricks Primary School, relieving the Lochinvar Parish of financial responsibility for the building and its site.

This Heritage Impact Assessment has found the building is of potential heritage significance and therefore warrants an assessment of the works to ascertain if there is any impact on the cultural significance of the building or the nearby heritage listed items.

### ***Assessment of Heritage Impact:***

**The following aspects of the proposal respect or enhance the heritage significance of the potential item or the nearby heritage sites for the following reasons:**

- The works retain and enhance the existing presbytery building in its original form by removing later unsympathetic additions;
- The proposed works preserve the heritage detail and character of the building;
- The proposed works reconstruct missing details both externally and internally.
- The adaptive reuse of the building ensures it remains a part of the immediate precinct of the Catholic Diocese and other nearby heritage items in Lochinvar.
- The subdivision allows the Catholic Schools Office to manage the former Presbytery's ongoing maintenance and repair as part of the school's scheduled maintenance.

**The following aspects of the proposal could detrimentally impact on the heritage significance of the item or HCA for the following reasons:**

- There are no aspects of the proposed works that will impact on the potential heritage significance of the building;
- Previous works that have an impact on heritage fabric are to be removed as part of the works.
- There are no aspects of the subdivision that will impact on the potential heritage significance of the building as the new Lot 4 site will physically remain the same.

**The following sympathetic design solutions were considered and discounted for the following reasons:**

- No other design options were considered due to the minor nature of the works and the location of existing facilities within the building.

### ***STATEMENT OF HERITAGE IMPACT:***

The proposed alterations and additions will have minimal impact on the potential heritage significance of the existing former presbytery building or the nearby heritage items due to the development retaining as much original building fabric as possible while repurposing the original spaces for educational use associated with St Patricks Primary School.



### 3.0 CONCLUSION & RECOMMENDATIONS

Catholic Schools Office, Diocese of Maitland-Newcastle engaged John Carr Heritage Design to prepare a Statement of Heritage Impact for their plans to adapt the former St Patricks Presbytery for educational purposes to be used by the neighbouring St Patricks Primary School at Lochinvar.

The building and adjacent church as well as the St Josephs College opposite the site have not been formally recognised for their heritage significance, but do form part of a denominational precinct with a listed Anglican Church and the Catholic Cemetery.

The presbytery was constructed in 1905 which coincided with the elevation of Lochinvar as a Catholic Parish in the same year. The Parish had not been able to use the building for anything but storage since the first few years of 2000.

The opportunity to re-purpose the building for educational use has occurred over the last few years as the need for denominational education resources has grown in the Lochinvar area. The use of the building in association with the St Patricks Primary School is seen as an ideal solution to preserve the building and its cultural significance.

The proposed subdivision of the former Presbytery building & site to form Lot 4 has been assessed as not impacting on the setting or history of the area and will be a benefit to the long term preservation of the structure.

#### **Recommendations:**

The following aspects of the proposed works are important in preserving the building and complying with the Maitland Council's DCP:

- Salvage and reuse the 5-panel doors in the area of the building to be demolished.  
*Reason - return original panel doors to rooms with plain replacements.*
- Provision of two 10-light doors to the rear verandah. *Reason - to match the other external doors on the building.*
- The reconstruction of the missing verandah detailing to return valance boards.  
*Reason - to reinstate missing detail to the important verandahs.*

Yours faithfully,



John Carr  
Heritage Consultant  
*B. Sc. (Arch), B. Arch.*  
John Carr Heritage Design

23 August 2022  
27 April 2022  
5 April 2022  
1 April 2022

**D** Issue for DA lodgement  
**C** Document amendments.  
**B** Amended report issue.  
**A** Draft report for comment.

Date	Rev	Description
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(End of Report)

## APPENDIX A - SELECTED INTERIOR PHOTOGRAPHS:



**Plate 24:** One of two original fireplaces. (JCHD 7353)



**Plate 25:** Typical highlight over doorways. (JCHD 7350)



**Plate 26:** Three original panel doors. (JCHD 7354)



**Plate 27:** Original door to the verandah. (JCHD 7364)



**Plate 28:** Original door to the verandah. (JCHD 7364)



**Plate 29:** Kitchen to become the Staffroom. (JCHD 7358)

(End of Appendix A)