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**TOOWOOMBA
REGIONAL COUNCIL**

St Mary's College

HERITAGE IMPACT STATEMENT

129 West Street, Newtown, Queensland 4350

August 2026

Prepared for

ASPECT APM

Prepared by

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri Woi-wurrung people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Toowoomba is located on the lands of the Giabal and Jarowair people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our certified quality management system.



Project no.	Issue no.	Description	Issue date	Approval
20260618	1	Draft report for client review	06.08.2026	SZ
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Referencing

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Cover image: Front (east) elevation of Archbishop Dunne building

Source: Aspect APM

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APPENDIX A HERITAGE CITATIONS FOR ST MARY'S COLLEGE

1.0 Introduction

This Heritage Impact Statement (HIS) has been prepared on behalf of Aspect APM to accompany a development application for a new learning centre building at St Mary's College campus located at 129 West Street, Newtown (Figure 1), which we respectfully acknowledge is located on the land of the Giabal and Jarowair people.

The development application proposes the demolition of the existing single-storey modern building at the corner of West and Hill streets and the construction of a new four-storey Learning Centre in its place.

This HIS has been prepared as a desktop review, informed by photographs of the subject site and its surrounding context provided by Aspect APM. It considers the potential heritage impacts of the proposed works on the identified cultural heritage values of St Mary's College and its setting.

In preparing this assessment, reference has been made to the following drawings and design reports:

- Aspect APM, SMC Learning Centre, St Mary's College, Development application – Architectural drawing set (25 sheets), dated 31.07.2026

1.1 Subject site

St Mary's College is located at 129 West Street, Newtown, within the town of Toowoomba, Queensland. The campus occupies a triangular allotment bounded by West Street to the east, Hill Street to the south and Margaret Street to the north-west. Laurel Bank Park is located to the south-east, on the opposite side of Hill Street.

The site contains two historic buildings along the West Street frontage – Brothers' House, constructed in 1899 and the Archbishop Dunne Building (Dunne building), constructed in 1921. These buildings form the primary heritage focus of the campus and contribute to the established character of the West Street streetscape. The remaining buildings and facilities on the campus generally date from the mid-to-late twentieth century and reflect the ongoing expansion and adaptation of the school site over time to meet the growing educational needs.

The proposed new Learning Centre building is confined to the south-east corner of the campus, at the intersection of West and Hill streets, in the location of the existing single-storey modern masonry building known as the T P O'Brien building.



Figure 1 Aerial view of St Mary's College campus outlined in red and the location of the new building outlined in blue; significant buildings indicated

Source: Nearmap, captured on 6 April 2026 (accessed 27 July 2026)

2.0 Statutory heritage controls

2.1 Toowoomba Regional Planning Scheme

2.1.1 *Heritage Overlay Code*

The property is identified as a Heritage Place ID - 1/TOO/0231 in Planning Scheme Policy 6, Schedule 6 of the Toowoomba Regional Planning Scheme (Figure 2). The provisions of the Part 8.3.1:2 Heritage Overlay Code are applicable to development on this site.

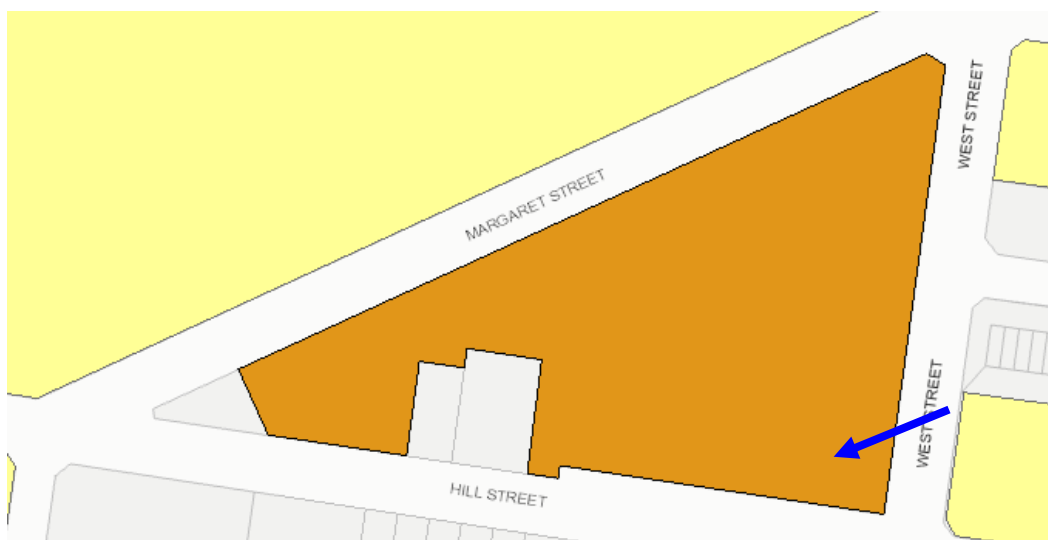


Figure 2 Heritage Overlay Map, Heritage Places in Planning Scheme Policy (PSP) No.6, heritage boundary (brown) with the location of the new building indicated by the blue arrow
Source: Toowoomba Regional Council Planning Scheme, annotated by Lovell Chen

2.2 Statement of significance

2.2.1 *Endorsed citation for St Mary's School - Item No. 1/T00/0231*

The following statement of cultural heritage significance is included in the endorsed citation for St Mary's College, prepared as part of the Toowoomba Regional Council Heritage Study in 1996:

St Mary's College has historical significance as a Catholic boys school in Toowoomba from the late nineteenth century. The main buildings have aesthetic and architectural significance and dominate the townscape of this part of the city and West Street in particular. The listing would be restricted to the main early buildings along West Street.

2.2.2 *Revised citation for St Mary's College - Item No. 1/T00/0231*

As part of the Toowoomba Regions Futures Program, a review and preparation of a new Toowoomba Regional Planning Scheme (TRPS) is currently being undertaken. As part of the update to the TRPS, updated Heritage Place Cards (citations) have been prepared by Toowoomba Regional Council for existing heritage places. The Heritage Place Cards have not yet been endorsed by Council.

The following statement of significance for St Mary's College is included in the updated Heritage Place Card prepared for the subject site:

Criterion 1: The place makes a significant contribution to our understanding of local history.

St Mary's College is significant as the first Christian Brothers' College built in Toowoomba, established in 1899, with its importance enhanced through its association with the first Catholic Archbishop of Brisbane, Robert Dunne; the College has continuously operated in its original role within the community since its establishment.

Criterion 3 The place demonstrates the key characteristics of a type or class of place that contributes to local history.

The Brothers' House (1899), although modified over time, retaining key features of a late nineteenth-century boarding school and residence in a regional town, including its brick construction, scale, and layout with a double-storey front verandah flanked by gable sections.

The Archbishop Dunne Building (1921), designed with classical style elements, reflects the philosophy of the period to provide well-lit and ventilated educational facilities.

St Mary's College also holds historical significance for its association with two important Toowoomba architects, as the two original buildings—the Brothers' House (1899) and the Archbishop Dunne Building (1921)—were designed by William Hodgen and Harry Marks respectively, both well-regarded and significant local architects in the early twentieth century.

Criterion 4: The place has aesthetic qualities that contribute to its cultural heritage significance.

The two original buildings possessing landmark qualities and making a strong contribution to the prominent corner of West and Margaret Streets and along West Street; both buildings retain a high level of craftsmanship and architectural design, although somewhat diminished in the Brothers' House through alterations to its façade.

Criterion 5: The place also has a strong and special association with the local community for social, cultural, and spiritual reasons.

St Mary's College has operated as a Catholic boys' school in Toowoomba since 1899, becoming an essential part of both the local and regional community; its continued operation on its original site has reinforced its landmark status and it has functioned as a regular meeting place, particularly through sporting activities over the past 125 years.

2.3 Pre-lodgement advice

2.3.1 Pre-lodgement meeting feedback

Aspect APM attended a pre-lodgement meeting with Toowoomba Regional Council on 25 March 2026. The following feedback was provided by Council in relation to the design discussed at that meeting. The comments relevant to potential heritage impacts are reproduced below, noting that they were provided in response to the design submitted as part of the pre-lodgement application.

Potential Impacts on the Local Heritage Significance

A Heritage Impact Statement (HIS) is necessary to demonstrate how the proposal for the demolition of the T.P. O'Brien Library and construction of a new learning centre would result in no more than a minor adverse impact on the cultural heritage significance of the school. The HIS would specifically need to address Performance Outcomes PO1 to PO5 of the Heritage Overlay Code (Table 8.3.1:2).

Massing, height and setbacks

- The aesthetic values and landmark qualities of the significant buildings make a significant contribution to the streetscape along West Street. This prominence and the key views are outlined in Criterion 4 of the place's heritage citation.
- The illustrated concept shows a setback of 7m, reducing to 3.5m at the West and Hill Street corner. While a 7m setback aligns with the existing single-storey library building, the increased massing and height of the proposed learning centre have the potential to diminish the prominence of the significant buildings and obscure key views from West Street.
- A projecting breakout bay addressing the West and Hill Street corner is also proposed which results in a reduced 3.5m setback and further obscures the key views of the significant buildings from the West and Hill Street junction.
- Further consideration is necessary to ensure that the proposed setback, along with the overall massing and height of the new learning centre respects the prominence of the significant buildings and does not obscure key views.

- No heritage issues are identified regarding the setback of the proposed learning centre along the southern Hill Street frontage.
- It is recommended that additional views from eye-level are provided to demonstrate the proposed building setback does not dominate or obscure views to the significant buildings, from the West and Hill Street junction.

Front façade and aesthetic finishes

- The concept renders show a distinctly contemporary design. It is recognised that the design incorporates features such as a generally symmetrical front façade with projecting flanking bays, horizontally arranged window bays, masonry construction with timber detailing, and shaded overhangs. While these elements reflect aspects of the adjacent significant buildings, integrating heritage-responsive design cues into the primary façade would assist in achieving a cohesive visual relationship and demonstrate respect for the architectural styles and aesthetic qualities of the significant buildings.

Sky bridge link

- The concept proposes a 'sky bridge' connection to the upper level of the adjacent Archbishop Dunne Building.
- This link would involve partial demolition and alteration of original building fabric and make a change to the open space between the buildings which have potential to adversely affect the aspects of significance of the building.
- The HIS Report will need to demonstrate that the proposed circulation and sky bridge is in the least intrusive and most viable location and that there is no more than minor adverse impact on balance when compared to other equitable access options for the heritage building.

On-site Landscaping

- Any future application should demonstrate a landscape outcome to the West St site frontage which maintains views to the existing heritage places (Archbishop Dunne building and Brothers' House building) when approaching from the south along West St.
- It is recommended that a landscape outcome similar to the remainder of the West St frontage is adopted for the new section of built form; an open landscaped area with feature trees and low landscaping at the frontage to facilitate sightlines is encouraged.¹

2.3.2 Council's heritage advisor feedback

Feedback was received from Council's heritage advisor in relation to the revised concept design (dated 21 April 2026) prepared following the pre-application meeting and submitted to Toowoomba Council for review. The revised concept was similar to the design being submitted as part of the subject development application with the only design anomaly being the detailed design of the skybridge and its connection to the Dunne building. This design element has been further refined.

The heritage advisor's comments were as follows -

The updated concept shows an increased setback and reduction to the size of the projecting breakout bay at the frontage of the proposed building. The updated layout and stepped floor plate appear to reduce the overall perceived bulk of the building against the Archbishop Dunne Building when viewed from the public domain. The proposed expressed parapet at the building frontage, is also indicated to align with the adjacent heritage building, providing a sympathetic and consistent element. Noting that

¹ Toowoomba Regional Council, Pre-lodgement Meeting Request – Record of Meeting, Application Number – PREL/2026/1674, 25 March 2026.

the landmark qualities of the significant buildings make a significant contribution to the streetscape along West Street are outlined in Criterion 4 of the place's heritage citation. Further consideration is necessary to ensure that the proposed setback to the parapet/breakout bay respects the prominence of the significant buildings and does not obscure the key view to the Archbishop Dunne Building at the West and Hill Street junction.

The largely glazed West Street façade of the updated concept design proposes a double storey, vertically slatted screen which lightens the perceived bulk of the building, breaking up the scale of the large area of continuous glazing which is beneficial.

The integration of the following design cues are considered sympathetic to the adjacent significant buildings:

- Cohesive overall massing and height, including alignment of horizontal elements aligning with key articulation on the heritage building.
- Although asymmetrical, the design has a balance of forms (excluding the bridge link)
- Verandahs and shaded overhangs.
- Articulated façade bays with rhythmic column arrangement.
- Flanking projecting bays.
- 'Curved masonry blades' of the cantilevered front awning at the ground level, representing a somewhat sympathetic reflection of the arched ground level windows of the Archbishop Dunne Building.

The integration of planters and greenery along the middle and upper levels of the building contribute to further softening of the edges of the perceived bulk of the new building.

The bridge is illustrated to be prominent, and while this is depicted in very lightweight and transparent manner, it is noted that the glazing would be highly reflective, presenting solidly to the streetscape and that the structure of the proposed bridge linking is not fully resolved in the concept update. The angled columns supporting part of the bridge present an asymmetrical and somewhat unsympathetic aesthetic in regard to the heritage building. Further development of the bridge design (potentially its position, arrangement, structural components, and supporting columns), are likely to increase the massing and presence at street frontage and this is identified to have potential for adverse impact on the heritage building. It is encouraged to explore alternative design resolution to allow the bridge to be articulated with a setback, not presenting as a continuous façade element linking to the heritage building and for it to be a more visually recessive element.

The updated concept proposes a clearly contemporary design to be added to the St Mary's College campus. It is considered that the updated concept generally allows for the adjacent brick Archbishop Dunne Building to remain prominent along the streetscape, (except for the bridge link), however further consideration of the key view from the West and Hill Street junction may be required. The overall scale proposed is broadly cohesive, with a balance to the form despite not being symmetrical. It is recognised that the upper level presents with an overall height above the heritage building, but that this top floor level is set well back from the frontage and would not be discernible from important ground level view lines. It is evident that there has been consideration and effort to integrate design elements that reference the historical aesthetic attributes of the adjacent heritage buildings.

Recommendations

Massing, height and setbacks

Generally, the overall massing, arrangement, height, and setback may be considered sympathetic to the adjacent significant buildings, except for the bridge link, in regard to the context with the heritage buildings. It is recommended that additional views from eye-level are provided to demonstrate the

proposed building setback to the breakout/parapet does not dominate or obscure views to the significant buildings from the West and Hill Street junction.

Front façade and aesthetic finishes

- The final design is to confirm further detail on the proposed colour scheme and material finishes. It is important to highlight the proposed extent of brickwork, finish of the slatted screening, and glazing, paint colour of the render and inclusion of timber detailing to the building to demonstrate that it remains cohesive and sympathetic to the adjacent heritage buildings.
- While the 'curved masonry blades' awning along the front facade are considered sympathetic, the constructability of this element requires further resolution to determine the resulting aesthetics.
- Memorial plaques or foundation stones, if present at the library building nominated for demolition, are recommended to be salvaged and integrated as interpretive elements into the proposed building's design.

Sky bridge link

- The bridge structure does not appear to be a fully resolved element as part of the concept design. Further development of the bridge design that adds to the bulk and scale of this element has potential for adverse impact on the views to, and context of the Archbishop Dunne Building.
- It is encouraged that the bridge is articulated, set back from the proposed building frontage and to be a recessive element at the frontage of the Archbishop Dunne Building.
- The Heritage Impact Statement needs to clearly demonstrate that there are no other viable options for the bridge link location and that its design is not dominant in the streetscape, minimising the potential for adverse heritage impacts.
- Illustrate the glass sky bridge link in the elevations as a reflective surface. It is presently illustrated as a transparent element does not convey the solidity and visual presence of the link.²

2.4 Revised design post pre-application feedback

Following the pre-application process, the design of the proposed new building has been revised to respond to the comments and advice received from Council and its heritage advisor. The principal revisions relate to the resolution of the new skybridge and its connection to the Dunne building, which was identified as a key matter requiring further design consideration. In the earlier design, the skybridge was more visually prominent and was connected to the first-floor verandah of the Dunne building (Figure 3). The revised proposal adopts a heritage-responsive approach by setting the bridge back and relocating its point of connection away from the primary West Street elevation.

The skybridge no longer connects to the verandah of the Dunne building. Instead, it connects to the rear, western portion of the building, where it will have a reduced visual and physical impact on the principal elevation of the heritage building. This revised arrangement responds to Council's concern that the bridge should not dominate the streetscape or visually link the new building and heritage building as a single continuous form. By relocating the connection to the rear of the Dunne building, the revised design retains clearer visibility of the primary verandah façade, the return bay and the building's principal three-dimensional form (Figure 4). It also preserves the ability to read the Dunne building as a distinct historic structure within the campus.

The design of the northern interface of the new learning centre building has also been refined. The angular edges of the northern terraces have been softened through the introduction of curved forms. These changes collectively reduce the perceived visual impact of the new building and provide a more sympathetic transition between the contemporary learning centre and the existing heritage buildings located to the north.

² Email correspondence from Emily Hinchliffe – Lead Senior Planner, dated 17 July 2026.



Figure 3 3D view of the design discussed in the pre-application meeting. Note the skybridge connecting to the first-floor verandah of Dunne building
Source: Aspect APM



Figure 4 3D view of the revised design showing the first-floor verandah and the return elevation of Dunne building being retained and is unchanged
Source: Aspect APM

3.0 Brief history

The following brief historical overview has been summarised from the draft Heritage Place Card provided by Toowoomba Regional Council –

St Mary's College was established in Toowoomba in the late 1890s, following efforts by the local Roman Catholic community to found a Christian Brothers' school. The initiative was supported by the Catholic Parish of Toowoomba under Reverend Fouhy, who arrived in 1899. After an early proposal to use the town hall as a school did not proceed, a West Street site was secured through the purchase and partial donation of land from Warwick Buckland Taylor and Reverend James Crookston.

The first building was designed as a combined school and residence by local architect William Hodgen Junior and constructed in 1899 by Robert Hodgen. Although the foundation stone had been laid by Archbishop Robert Dunne on 19 February 1898, the school officially opened on 1 October 1899. The building provided both classrooms and residential accommodation for the Christian Brothers, with classes commencing shortly after opening with an initial enrolment of 110 students. This building is now referred to as Brothers' House (Figure 5).

As enrolments grew, the Brothers' house building underwent a series of early twentieth-century improvements, including classroom renovations in 1908 and upgrades to drainage and other facilities in 1912. Continued expansion led to the construction of a second major building. Designed by local architect Harry Marks and built by J and F Muller, works commenced for this building in 1918 and were completed in 1921. The new building, Archbishop Dunne Building, provided additional classrooms.

Further facilities were added over time, including tennis courts in 1931, and the campus gradually expanded with additional buildings and recreational areas extending west and across Hill Street. During this period the school became commonly known as St Mary's College.



Figure 5 1902 photograph of Brothers' House

Source: State Library Queensland, Record number: 99183744914602061

4.0 Physical description

4.1 Surrounding context

The surrounding context of St Mary's College is generally characterised by low-rise residential development, with predominantly single and double-storey dwellings located along West, Margaret and Hill streets (Figure 6). These residences vary in age, scale and architectural expression, contributing to the mixed but generally domestic character of the immediate setting. The campus is therefore experienced as a larger institutional site within a predominantly residential streetscape, with the historic buildings along West Street forming prominent local landmarks. Laurel Bank Park, which is heritage listed, is located to the south-east of the campus on the opposite side of Hill Street and contributes to the broader landscaped and civic setting of this part of Toowoomba. Views towards St Mary's College from the intersection of West and Hill streets are important (Figure 7 and Figure 8), particularly as they allow appreciation of the Dunne building and the presentation of the historic West Street frontage within its wider streetscape context.

4.2 Campus setting

St Mary's College school grounds extend across a site that falls gently, with the prominent public frontage and formal presentation oriented towards West Street. The campus edge is defined by a combination of fencing, hedging, planted garden beds, grassed areas and mature vegetation. The historic buildings on campus - Brothers' House and the Dunne building are located along the West Street frontage. More recent school buildings and support facilities are generally located to the west and south of the site. The visibility of the early buildings is enhanced by their slightly elevated siting and by landscaped open areas that allow these structures to be prominently seen from the public realm.

Beyond the early West Street buildings, the campus includes a range of later school infrastructure dating from the mid-late twentieth century. These comprise classroom blocks, covered circulation routes, outdoor recreation areas, vehicle accessways, and parking areas. The south-east corner of the campus is currently occupied by a single storey brick masonry building constructed in the 1990s (Figure 7). These buildings demonstrate the continued growth and functional adaptation of the school over time. The sporting facilities and the Edmund Rice Cultural Centre, located across Hill Street, do not form part of the heritage boundary.

4.3 Historic buildings on site

Brothers' House is in the north-eastern corner of the college grounds and is sited within a landscaped garden setting. The building is a two-storey masonry structure constructed in the Federation architectural style, with timber decorative elements and fretwork that reflect William Hodgson's Arts and Crafts-influenced detailing (Figure 9). The building has a hipped roof with corrugated metal roof sheeting, gabled end bays, chimneys and a central roof fleche. The face brick masonry external walls along the west elevation have been overpainted (Figure 5 and Figure 9). Its principal elevation has verandahs along the ground floor with balcony above. The verandahs along the ground floor have timber posts and arched timber valance detailing.

The Dunne building is located to the south of Brothers' House. It is a two-storey face brick masonry building with rendered detailing, designed in the Federation Free Classical style. The building has a corrugated metal roof with hipped and gabled ends. Its West Street elevation is defined by a two-level verandah set above a brick base, with brick piers and rendered banding to the ground floor and rendered columns to the first floor. The verandah has been enclosed with modern glazing (Figure 10).

The rear, western elevation of the Dunne building is of a simple design and incorporates modern additions (Figure 11). At the south-west corner, a single-storey brick masonry wing has been retained, with parapet walls to the north and south and corbel detailing with an expressed render band. This wing is roofed with corrugated metal sheeting in a skillion form (Figure 12). At first-floor level, the west elevation includes later addition timber casement windows.



Figure 6 Low-rise residential development along West Street
Source: Aspect APM



Figure 7 View of the St Mary's College campus from the intersection of West and Hill streets. Note the single storey T P O'Brien building proposed for demolition indicated by the red arrow
Source: Aspect APM



Figure 8 View of the Brother's House and Archbishop Dunne Building along West Street, facing south
Source: Aspect APM



Figure 9 Front (east) elevation of Brothers' House along West Street
Source: Aspect APM



Figure 10 Front (east) elevation of Archbishop Dunne Building along West Street. Note the verandahs are enclosed with modern glazing
Source: Aspect APM



Figure 11 Rear (west) elevation of Brothers' House showing the single storey wing and the proposed location of the new skybridge indicated
Source: Aspect APM



Figure 12 Detailed view of the single storey wing, rear of the Archbishop Dunne Building, with the section of the parapet wall to be demolished highlighted in red
Source: Aspect APM, annotated by Lovell Chen

5.0 Proposal

The proposed development comprises a program of demolition, new construction and associated alterations within the south-east corner of St Mary's College campus. The works are intended to provide a new contemporary learning facility that accommodates expanded educational and library functions, while maintaining the established role of the historic West Street buildings as the principal heritage elements of the campus.

The proposed works include:

Demolition

- Demolition of the modern single-storey brick masonry building known as the T P O'Brien building, located in the south-east corner of the college campus. The building currently accommodates a library.
- Removal of associated modern external works surrounding the T P O'Brien building, including areas of contemporary landscaping, paved surfaces, staircases, hardstand areas and ancillary site elements.

Alterations of Dunne building

- Minor demolition and alteration works to the west elevation of the Dunne building to facilitate the skybridge connection. These works include removal of an existing skillion roof over the single-storey wing at ground-floor level and replacement with a lower-pitched roof form.
- Further alterations to the single-storey wing of the Dunne building, including partial removal of the southern parapet wall above the rendered band and corbel detailing to allow for the bridge connection (Figure 12).
- Demolition of masonry below the sill of an existing first-floor window to create a new doorway.

New construction

- Construction of a new four-storey building in the south-east corner of the campus to accommodate a range of school facilities, including an amphitheatre, library, and teaching and learning spaces.
- The building has been designed as a contemporary addition to the campus, with its upper levels set back from the eastern and northern edges. It will be constructed using a combination of light-coloured concrete and face brick cladding, with vertical battening to Levels 2 and 3.
- Provision of landscaped terraces and outdoor learning or gathering areas at the upper levels. These terraces are integrated into the stepped form of the building, with curved northern edges that soften the interface with the adjoining heritage buildings.
- Construction of a new elevated skybridge connecting the new building with the Dunne building. The bridge is proposed to connect to the rear (west) elevation of the Dunne building at first-floor level. The metal skybridge is supported by concrete columns and has 1.5m high metal balustrade. New powder coated steel support bracing is also proposed in front of the west elevation of the single storey brick masonry wing of the Dunne building. A glazed door is proposed along the west elevation of the Dunne building below the existing window, connecting the skybridge to the heritage building.

6.0 Assessment of heritage impacts

St Mary's college campus has been identified as a Heritage Place ID - 1/TOO/0231 in Planning Scheme Policy 6, Schedule 6 of the Toowoomba Regional Planning Scheme. The provisions of the Part 8.3.1 Heritage Overlay Code are applicable to any development at the subject site. The key elements and attributes of heritage significance within the campus are the Brothers' House (1899) and Archbishop Dunne Building (1921), together with their contribution to the West Street streetscape and the long-established educational use of the site.

The proposed works involve the demolition of a non-significant modern building, minor alterations to the Dunne building to facilitate a new connection, and the construction of a substantial new learning centre building in the south-east corner of the campus.

In assessing the proposal, consideration has been given to the extent to which the works affect the heritage values, setting, presentation and ongoing appreciation of the significant buildings and the broader heritage place.

6.1 Demolition

The T P O'Brien building proposed for demolition is a modern single-storey masonry structure constructed in the 1990s. The building does not form part of the early phase of development of St Mary's College and is not identified in the heritage citation as contributing to the heritage significance of the place. Its architectural character, materials and form differ substantially from the historic Brothers' House and Dunne building, and it does not contribute to the presentation along West Street.

As such, the removal of this building will not result in the loss of any significant heritage fabric nor impact its heritage values. The demolition will provide an opportunity for the redevelopment of an area of the campus that has been substantially altered through mid-late twentieth century development. The removal of the existing building facilitates the delivery of new educational facilities required to support the continued operation and growth of St Mary's College, thereby assisting in the ongoing use of the heritage place as an educational institution.

6.2 Alterations to a heritage building

Alterations to the Dunne building are limited in scope and are proposed to facilitate the construction of the new skybridge connection between the existing heritage building and the proposed learning centre. The connection is proposed along the west (rear) elevation. The proposed location of connection is setback from the front building line of the Dunne building. This would reduce the physical impacts on significant heritage fabric and also reduce the visual impact of the proposed addition on the principal and publicly visible east elevation and portion of the south elevation. The revised proposal assists in maintaining the prominence of the historic building within the West Street streetscape.

The proposed alterations works are largely located along the rear (west) elevation and the south side of the single storey wing of the Dunne building. The works involve minor demolition including the removal and replacement of a skillion roof over the existing single-storey rear wing, partial removal of a section of southern parapet wall associated with that wing and the removal of the wall below the sill level of a first-floor window to create a doorway. The new skybridge will be installed above the rendered band of the single storey wing. The demolition works to the south parapet are designed to retain the corbel and the render band. The northern parapet will also be retained. The works will also include some make good works to the brickwork and the opening that is being introduced on the first floor.

The proposed alterations are concentrated in a secondary part of the building and avoid impacts on the principal architectural elements that contribute to its heritage significance. From a heritage perspective, the alterations are relatively minor in scale and maintain the heritage significance of the Dunne building. The works are readily identifiable as contemporary interventions associated with the continued educational use of the site and do not require extensive removal of significant fabric. Furthermore, the alterations are proposed in a location that is discrete and which will only be seen obliquely from key public viewpoints, thereby reducing their impact on the appreciation of the building's heritage values.

The new connection will enable improved accessibility, circulation, and functional integration between historic and contemporary educational facilities on the campus. The proposed alterations would not diminish the significance, integrity, or legibility of the Dunne building.

6.3 New development

The proposed learning centre is a four-storey building located in the south-east corner of the campus, replacing the existing non-significant library building. While larger in scale than the building it replaces, the proposal has been carefully designed to respond to the heritage context of St Mary's College and to minimise adverse impacts on the adjacent significant historic buildings.

A key heritage consideration is the siting of the new building within an area of the campus that is physically proximate from Brothers' House and the Dunne building. The proposal allows the principal heritage buildings to remain clearly identifiable as distinct historic structures and preserves their prominence along the West Street frontage. The new building is expressed as a largely freestanding element within the broader campus composition, continuing the established pattern of incremental school development that has occurred throughout the twentieth century.

The proposed height of the new building is similar to the height of the heritage buildings. Its massing has been moderated through setbacks to the upper levels, particularly along the northern and eastern elevations. These setbacks reduce the perceived bulk of the building when viewed from surrounding streets and assist in maintaining the visual dominance of the heritage buildings from key public viewpoints. The incorporation of terraces, planting and articulated building forms further contributes to breaking down the scale of the development and softening its appearance.

Although contemporary in its architectural expression, the design incorporates a number of elements that establish a sympathetic relationship with the historic campus buildings. The façade composition utilises a regular rhythm of bays, vertical elements and recessed sections that reflect the ordered arrangement of openings and structural bays

characteristic of the Dunne building. Similarly, the use of brick cladding, light coloured concrete, rendered surfaces, timber screening and fenestration detailing as well as the proposed muted colour scheme is a contemporary interpretation of the material palette and architectural character of the historic buildings without replicating them. The new building is responsive to its adjacent heritage building and fits in comfortably within its setting.

It is accepted that the proposed building will introduce a larger built form into the south-east corner of the site in; however, the design response, setbacks, articulation and material treatment collectively reduce its visual impact. Importantly, the development does not obscure or overwhelm the principal elevations of Brothers' House or the Dunne building and retains their landmark presence within the West Street streetscape. As a result, the new development is considered to have an overall acceptable impact on the heritage significance of St Mary's College while supporting the ongoing evolution and functional requirements of the school.

6.4 Heritage Overlay code

The site is subject to Part 8.3.1:2 Heritage Overlay Code of the Toowoomba Regional Planning Scheme. The code provides general design requirements for applications involving work on land identified as a Heritage Place in Planning Scheme Policy (PSP) No 6. The relevant Performance outcomes for Development on a Heritage Place are included below. Note that the Acceptable outcomes are not relevant to this proposal.

8.3.1.2 Purpose and overall outcomes

(1) The purpose of the Heritage Overlay Code is to conserve and enhance heritage places, those elements that contribute to the place's significance and ensure that development on or adjoining a heritage place (as identified in Planning Scheme Policy No. 6 - Heritage Places) protects its cultural heritage significance.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development does not result in the demolition or removal of the heritage place as identified in the Heritage Overlay Maps Planning Scheme Policy (PSP) No. 6 - Heritage Places unless it is structurally unsound and uneconomically repairable or is of no cultural heritage significance;

(b) development retains and does not detract from the features and values of the heritage place identified in Schedule 6 PSP No. 6 - Heritage Places that contribute to its cultural heritage significance;

(c) development is compatible with the cultural heritage significance of the place as identified in Schedule 6 PSP No. 6 - Heritage Places; and

(d) the adaptive reuse of buildings is encouraged so that the heritage values are retained.

Table 1 Assessment of the proposed development against the performance outcomes included in Part 8.3.1:2 Heritage Code of the Toowoomba Regional Planning Scheme

Performance outcomes	Assessment
Development on a Heritage Place (as identified in Schedule 6 PSP No. 6 - Heritage Places)	
PO1 A Heritage Place is retained unless it is structurally unsound and uneconomically repairable or is of no cultural heritage significance.	The proposed development will retain the heritage buildings identified in the citation for the subject site – Brothers' House (1899) and Dunne building (1921).

PO2 The development is compatible with the conservation and management of the cultural heritage significance and values of the heritage place.	As outlined above, the proposed development will retain the heritage buildings on site and will not impact the identified heritage values of St Mary's College. The new development has been sensitively designed to ensure that the new building is clearly discernible as a new development and maintain the distinct built forms observed within the site. The new development will also allow for the ongoing educational function of the college to be retained, maintaining its historical significance.
PO3 Development does not alter, remove or conceal the features and values of the heritage place that contribute to its cultural heritage significance.	The new building proposed in the south-east corner of the site is appropriately sited away from the heritage buildings. The heritage buildings will maintain their existing presentation along West Street and will not remove or conceal original features. The connection of the skybridge from the new building to the Dunne building has been proposed to the rear (west) elevation in a discrete location that would ensure that the original verandah and the return elevation of Dunne building are maintained and remain unaltered when viewed from West Street.
PO4 Any changes made to a heritage place are: (a) minor or superficial; (b) sympathetic to features and values of the place; and (c) reversible	The proposed minor alterations to the west and south elevation of the Dunne building will allow for the connection of the proposed skybridge from the new learning centre. These works are minor in scale and will maintain the overall form and detailing of Dunne building. The single storey brick masonry wing along with its north parapet wall and corbel detailing will be maintained. The casement window on the first floor will be retained and a section of the brick wall below the sill will be removed to create a doorway. The new skybridge and its supporting structure are independent elements and are not connected to the heritage building, ensuring the heritage significance of Dunne building and the overall site are maintained.
PO5 The form, scale and design of the development are consistent with, and sympathetic to the setting of the heritage place, having regard to: (a) bulk; (b) height; (c) setbacks and siting; (d) horizontal and vertical articulation; (e) roof lines; (f) building openings; (g) orientation; (h) materials, footings and architectural detailing; (i) eaves; and (j) access and on-site parking.	The new four-storey building has been sited sympathetically at the subject site and as outlined in Section 6.3 of this report, it will retain the overall presentation of the heritage buildings from the public domain and will not adversely impact the presentation of the site from the public domain. The new development largely follows the height and setbacks of the heritage buildings, and the proposed materials and finishes will be sympathetic to the existing material palette observed in the heritage buildings.

7.0 Conclusion

The proposed development will maintain the identified historical, representative, architectural and associative values of St Mary's College, in particular the Brothers' House and Dunne building. The proposal retains the significant heritage buildings and would not remove significant heritage fabric. The demolition of the T P O'Brien Building will not result in the loss of significant heritage fabric, as the building is a modern element that does not form part of the early development of the college or contribute to the significance of the place.

It is accepted that the proposed new Learning Centre will introduce a larger contemporary built form in the south-east corner of the campus. However, its siting, setbacks, stepped upper levels, façade articulation, masonry elements, shaded overhangs, landscaping, and terraces have been designed to reduce perceived bulk and maintain the primacy, visibility, and landmark presence of the historic West Street buildings. The design incorporates elements interpretative of the adjacent heritage building. The new addition will fit comfortably in St Mary's complex and is of an appropriate scale, sympathetic to the heritage buildings to the north.

The revised design responds directly to the key heritage matters raised through the pre-application process, particularly the location and visual presence of the skybridge connection to the Dunne building. By relocating the connection to the rear western portion of the building, the visual and physical impact of the intervention has been substantially reduced. Views to the principal elevation and return bay will be maintained. While the works will introduce some change to a secondary part of the heritage building, the intervention is considered to be minor and retains the overall form of the heritage building. Overall, the proposal will not impact the identified heritage values and heritage significance of St Mary's College.

APPENDIX A

Heritage citations for St Mary's College





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TOOWOOMBA REGIONAL COUNCIL HERITAGE STUDY

SITE DETAILS

Item No. 1/TOO/0231

Name **St Mary's School**

Address **129 West Street,
Toowoomba**

Property Description **Lot 3 RP905944**

Date of Construction **1899**

Current Land Use **Educational**

Type of Place **School**

Condition and Integrity **Good**

Building materials **Timber, brick**

Historical Details

The foundation stone for St Mary's School was laid in February 1899 by the Catholic Archbishop of Brisbane Robert Dunne. The main building designed by Toowoomba architect William Hodgen, opened later that year. The Rev Bro JH Hurley conducted classes. The large red brick Primary School Building was built in the 1920s.

Statement of Cultural Heritage Significance

St Mary's College has historical significance as a Catholic boys school in Toowoomba from the late nineteenth century. The main buildings have aesthetic and architectural significance and dominate the townscape of this part of the city and West Street in particular. The listing would be restricted to the main early buildings along West Street.

Photo Reference



Location Map



Local Place ID Number	1/TOO/0231	
Street Address	129 West Street Newtown	
Title Details/GPS Coordinates	3RP905944	No GPS Coordinates
Other Names	St Mary's School, Christian Brothers' College	



Heritage Significance	
Criterion	Definition
1	<i>The place makes a significant contribution to our understanding of local history.</i>
Statement	St Mary's College is significant as the first Christian Brothers' College built in Toowoomba, being established in 1899. Its significance is enhanced with its association with the first Catholic Archbishop of Brisbane, Robert Dunne. The College has operated in its original role in the community since its establishment.
3	<i>The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.</i>
Statement	The Brothers' House (1899) although modified over time retains key characteristics of a boarding school and residence of the late nineteenth century in a regional town including the brick construction, scale and layout with double storey front verandah flanked by gable sections. The Archbishop Dunne Building (1921) designed with classical style elements reflects the philosophy for educational buildings at the time to provide well-lit and ventilated school facilities. St Mary's College has historical significance for its association with two important Toowoomba architects. The two original buildings of the college, the 'Brothers' House' (1899) and the 'Archbishop Dunne Building' (1921) are the designs of William Hodgen and Harry Marks respectively, both of whom were well regarded and significant local architects in Toowoomba in the early twentieth century.
4	<i>The place has aesthetic qualities that contribute to its cultural heritage significance.</i>
Statement	The two original buildings of the college, 'Brothers' House' (1899) and the 'Archbishop Dunne Building' (1921), have landmark qualities and make a strong contribution to the prominent corner section of West and Margaret Streets and also West Street. Both buildings have aesthetic values and retain a high level of craftsmanship and architectural design, although somewhat diminished at the Brothers' House through the altering of the façade.
5	<i>The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons.</i>
Statement	St Mary's College has operated as a Catholic boys' school in Toowoomba since 1899, becoming an essential part of the local community and the region. Its continued operation from its original site has given it landmark qualities, and has functioned as a regular meeting place, particular for the sports the college has participated over the last 125 years.

Historical Context

Newtown is an inner western suburb of Toowoomba, located between Rockville to the north, Toowoomba City to the east, Harristown to the south, and Glenvale to the west, in the vicinity of the original boundary between the municipalities of Drayton and Toowoomba. Toowoomba was originally founded by the English settler Thomas Alford in 1852, and over the course of the 1850s, expanded until it achieved municipality status in 1860. By 1903, it was described as the principal town of the Darling Downs and in 1904, was raised to the status of 'city.' The Gowrie Shire was separated from the Shire of Drayton in 1887 and included the area of Newtown. The locality that is now Newtown was first surveyed in 1851, an area of just over 130 acres, before being gazetted in December 1857 and the land going on sale in February 1858. It was purchased at that time by George Thorn and became known as 'Thorn's Paddock'. In 1865, the area was surveyed into town lots.

The new suburb was promoted as 'Newtown Estate' and was reportedly subdivided into 150 allotments, with 62 planned to go to auction on 13 January 1866. This auction was postponed by a month, apparently to allow for the survey of the area to be fully completed, allowing for more allotments to be put up for sale. The revised number for the auction of the first release was 100 of 469 allotments. A further 52 allotments in the estate went up for sale in September 1877. The suburb soon became home to a number of historically significant homes, including 'Oak Lodge', 'Spreydon', 'Tor', 'Ascot House,' and 'Elphin', among others. A racecourse reserve was established in the Newtown area in 1860 to settle competing horse racing interests between Drayton and Toowoomba.

For a brief period, Newtown operated as a town independent of any other local government. Following the abolition of the Gowrie Shire in 1913, the area of Newtown became its own Town Council, excluding an area of the suburb that instead became a part of the Jondaryan Shire Council, reportedly at the wishes of the residents of that division. At the time, records indicate that the area was predominantly a working-class area, with few wealthy residents or businesspeople living in Newtown. The Newtown Council Chambers on Rome Street, which was originally built as a grocery store in 1904, was later converted into a picture theatre and hall. During this time, Newtown was serviced by three hotels, The Newtown (originally Newmarket), the Alexandria Hotel (also referred to as the Alexandra Hotel), and the Gowrie Road Hotel. Newtown Town Council operated until February 1917, at which point it was amalgamated into Toowoomba City and Jondaryan Shire.

Newtown's first state primary school, Newtown State School, was established in 1924. The area had already been served by, and continues to be served by, several private schools: St Mary's Christian Brothers' College (est. 1899), The Glennie School (est. 1908 – original St Alban's Church of England Girls' Grammar), Kensington College (est. 1913 – no longer extant), Holy Name Church and School (est. 1921), St Ursula's College (est. 1931). In 1903, a Catholic church was established, and a Methodist church was opened in Newtown in 1911. The Toowoomba Maltings, now listed on the Queensland Heritage Register, was opened in Newtown in 1899. Newtown Park was opened in 1913 and included 30 acres of recreational land. Various urban conveniences such as stores, and motor garages were also established.

The suburb was well developed by World War II, however it experienced intense growth in the post-war period.

During the late 1890s, meetings were held by the Roman Catholic community in Toowoomba concerning the desire to establish a Christian Brothers' School in the town. The Catholic Parish of Toowoomba agreed to assist in this establishment by providing a residence and school. The parish priest, Reverend Fouhy, was appointed to Toowoomba in 1899 and was an active supporter of the establishment of the school. Initially the Town Hall was considered as a possible site for the new school, but the Council was not able to agree to terms with the church in a suitable timeframe, so new options were sought. A prominent local community member, Warwick Buckland Taylor, offered a large site (approximately two and a quarter acres) on West Street for the new school, reportedly at half the value of the land. Taylor later served as the Alderman for Toowoomba's South Ward. An additional adjoining three quarter acre block, belonging to Reverend James Crookston, was also purchased for the school.

With the new site found, the committee for the school moved quickly to call for tenders for the design and construction of the school. William Hodgen, a local architect, was successful in his bid to design the new school building. Hodgen designed a number of significant buildings in Toowoomba during his career, including Tor, Elphin, Tyson Manor, and a number of buildings at the Glennie Memorial School. The new building was designed to serve as both a school building and residence for the Christian Brothers, with capacity for 250 students and 5 Brothers in residence. It was lauded for its implementation of good ventilation and lighting in the classrooms. The tender for the construction of the new Christian Brothers' School building was won by Robert T. Hodgen, with the plumbing carried out by E. Smart, and the painting of the building by J. Long. The price of construction was reported as £2,150, with an additional £220 being expended on fencing and furnishing of the new school. The foundation stone of the school was laid by Archbishop Robert Dunne, the first Catholic Archbishop of Brisbane, on 19 February 1898. Funds for the school were raised via donations and fundraising within the Catholic community in Toowoomba. Many donations were publicly reported, including donations of £20 by Archbishop Dunne and £50 by Reverend Fouhy. By the time of opening, donations had reduced the overall debt outstanding for the school to an estimated £950.

Construction was completed the following year, with the archbishop opening the new school on the afternoon of 1 October 1899. This opening date was somewhat delayed, with earlier announcements planning for the opening to be conducted on 6 August. The opening ceremony was clearly of some fanfare, with special trains being run from Pittsworth and Crows Nest, and a procession marching from St Patrick's Church to the new school. As well as key members of the clergy attending, local figures of importance, such as W.H. Groom, alderman and mayor of Toowoomba and MP for the Darling Downs also attended the opening. Classes commenced the following day, with the initial cohort of students being 110. The school opened with two teachers, Reverend Brother Hurley, the Principal, and Brother O'Donnell, formerly of the Christian Brothers' College in Sydney.

In 1908, the classrooms were reported to be renovated so that 'no schools on the Downs will be able to boast of such cheery and healthy classrooms.' At the same time, the Christians Brothers covered the board and lodging for country students, and stabling arrangements were made for country students who would ride to school. In 1912, improvements to the school and residence building, including to the drainage, were made.

Due to the success of the school, the Christian Brothers' College was found to be too small to accommodate all of its students within 20 years of its establishment. To remedy this, it was agreed by the Catholic parishioners of Toowoomba in 1918, to undertake the construction of a new school

building for the College. The new building was designed by local architect Henry James (Harry) Marks and was anticipated to cost £10,000. James Marks & Son were prominent architects in Toowoomba who are known for designing several sites listed on the Queensland Heritage Register such as: Karingal Chambers in Toowoomba (1913); St John's Anglican Church in Dalby (1920); a morgue (1896) and an operating theatre (1907) at the Toowoomba Hospital; and the 'Folly' extension at Ascot House, Toowoomba (1890s).

The foundation stone of the new building was laid on 21 July 1918, and the Archbishop of Perth opened the building on 30 October 1921. The new building was described as being made up of fire resisting materials throughout and special attention was given to ventilation and lighting. The foundations were concrete and blue stones and the walls throughout the building consisted of brickwork with external cement render and internal fibrous cement sheeting. At the front of the building was a double storey verandah with reinforced concrete floors and featuring block piers at the ground floor and colonnades at the upper level. Triangular pediments at each end showed a symbolical crest of the Christian Brothers' Order. The building featured six new classrooms ranging from 24x35ft to 28x35ft in dimension. The new building was 108 feet (32m) long at its front elevation. Construction was completed by local builder J. and F. Muller, and final estimates put the price of construction at £7,000.

Tennis courts were added to the college in 1931, being opened in October that year. They were commissioned by Brother McAllen and installed by Mr P. Fett.

Over the years, the school site has been gradually extended to the west and across Hill Street in the south with the addition of at least 13 buildings beside those noted above as well as sports ground and a swimming pool. The school is primarily known as 'St Mary's College' which had traditionally been used interchangeably with 'Christian Brother's College'. The school continues to operate on its original site to this day. The early Hodgen designed building, the 'Brothers' House' (1899) is currently used as administration, while the 1921 Marks designed building, the 'Archbishop Dunne Building', functions as a primary school. The façade of Brothers' House has been refurbished over time with the most noticeable changes being the rendering and painting of the facebrick front in the school colours and the replacement of the original fleche. Further changes include the replacement of the front verandah balustrade and valance as well as the enclosure of the wraparound verandah on the southeast corner.

Description
St Mary's College is located on a large triangular allotment measuring 19,060m². The gently sloping site is bounded by West Street in the east, Margaret Street in the northwest and Hill Street in the south. Laurel Bank Park is located in the southeast on the opposite side of West Street and the Glennie School is situated to the west on Herries Street. Generally, the area is dominated by mixed residential dwellings with some commercial premises.
Along West Street, the site is delineated by fencing of varying design relating to the individual buildings. On Margaret Street the site is bordered by hedges and metal and timber picket fencing while Hill Street also has some sections of timber picket fencing. The corner section of West and Margaret Streets is landscaped with hedges and garden beds and features a facebrick fence segment consisting of a panel flanked by tall square pillars with rendered bands and tiered cappings. A sign reading ST MARY'S COLLEGE EST 1899 is fixed to the panel.
The overall site is landscaped and contains plantings throughout with some mature trees particularly in the northeast around the early buildings. A system of pathways leads through the site and to the individual elements.
Vehicular access is via a driveway on West Street, and two driveways on Margaret Street. Street parking behind the school is located on Hill Street. Sporting facilities, as well as the Edmund Rice Cultural Centre, are located across Hill Street, separate from the original College complex and outside the heritage boundary.
The two early school buildings, 'Brothers' House' (1899) and the 'Archbishop Dunne Building' (1921) are located side by side on West Street, facing east towards Toowoomba City.
Brothers' House Brothers' House is located in the northeast corner of the school allotment with the façade addressing West Street (east) in a landscaped setting featuring lawns and a formal gardens including a diamond shaped arrangement with a statue of St Mary in the centre. A pathway leads through this garden arrangement and to the front of the building. The gardens include a number of established trees including at the street front. The front of this part of the school is enclosed by a simple white low metal fence with fleur-de-lis detailing, and blue timber posts, reflecting the colours of the school.
Brothers' House is a large double storey masonry structure on a rendered base slightly increasing in height towards the south to level out the gently sloping terrain. The building has a hipped corrugated metal sheeted roof running in a north/south direction. A fleche with a square profile, consisting of timber and corrugated metal sheeting, is positioned centrally on the roof ridge line. Its pointed roof is topped with an ornamental white cross and orb. According to historic imagery this is a replacement of the original fleche which features a domed roof and ventilation openings at all sides. Two white rendered brick chimneys are located on the eastern elevation of the roof, positioned equidistantly from the centre of the building. A further two facebrick chimneys are located in the northwestern corner of the building, visible from Margaret Street. Gabled roofs intersect the main roof at either end of the main building, terminating in gabled stepped parapets which project slightly from the front of the building. The gables are topped with white masonry crosses.
The façade (east elevation) has a central double storey verandah flanked by double storey bay windows fronting the gable sections and terminating in low straight parapets with accentuated mouldings. The brickwork of the gable fronts and bay sections is rendered and painted white with dark accentuated stringcourses and base. Originally, the façade was facebrick with only the upper gable fronts rendered. The verandah is covered by a skillion roof supported on timber posts with mouldings. Centrally located is a protruding gabled bay section (mirroring the bay windows to either side) featuring a Christian cross at the front, also supported on timber posts and with arched timber valance. A slatted balustrade spans the entire verandah length including the bay section, replacing the original cast iron lacework. The verandah back wall, originally facebrick, is rendered and painted. Access is via French doors with fanlight either side of central tall sash window with muntins. Further similar doors lead into the bay sections. The ground level verandah shows the similar post support as on the upper level, albeit with an arched valance spanning the entire front. Access is via centrally positioned concrete steps with low slanting sides. The verandah back wall is unrendered revealing multitone red brick. Large double timber doors with sidelights and arched fanlight lead into the building. The entrance is flanked by double sash windows. The architraves of the windows and the main entrance feature accentuated rendered quoining.
Attached and partially incorporated into the southeast corner of the main building is a rectangular structure, also set on a north/south axis, covered with a corrugated metal sheet hipped roof. It is fronted by a double storey verandah on the front (east) joining onto the bay section of the main building and wrapping around to the south side where it is enclosed. While reflecting the design from the main building, this section is simpler and has been modified including the installation of a large glass entrance.
The northern wall is facebrick with a rendered white stringcourse dividing the upper and lower floors. There are four tall narrow windows on the ground floor and two single and one double window on the upper floor. Access is via a timber and glass pane double door with fan light. The western elevation is also facebrick with accentuated stringcourse and is fronted by a single storey annex.
Archbishop Dunne Building
The Archbishop Dunne Building is located a short distance to the south of the Brothers' House and is now connected to the earlier building via a covered walkway.
A bitumen carpark spans the area in front of the building and a bitumen driveway on the south side leads from West Street to a landscaped quadrangle at the rear (west side) of the building. Several established trees are located along the street. In front of this building is a facebrick pillar and panel fence with white square cappings.

The Archbishop Dunne Building is set parallel to West Street on a north/south axis facing the street and consists of a large two storey rectangular masonry structure on a brick base increasing in height towards the south. The corrugated metal sheeted roof has a combination of hipped and gabled configuration. Like the Brothers' House, this building is fronted by a double storey verandah flanked by slightly protruding gable sections at the ends, however the verandahs continue through to the ends. The verandah is incorporated under the main roof concealed by a straight brick parapet at the front and sides. The parapet consists of a rendered entablature with mouldings and topped by a section of facebrick segments set in between engaged square piers. At the gable fronts the entablature supports triangular facebrick pediments with moulded framing with the crest of the Christian Brothers' Order displayed at the centre and topped with a masonry Christian cross.

The foundation and ground floor features fifteen brick and render banded columns, which resolve to Tuscan order columns (round) on ground level and engaged square columns on the upper level. Historic images suggest that the areas between the columns on both levels were originally open; however these are now enclosed with a combination of fixed glass panels and glass louvres, installed in a sympathetic way as to not detract from the original layout of the building. Access to the ground level verandah is from the north side via glass doors fronted by concrete steps.

Double storey small extensions are located at the northwestern and southwestern corners of the building. These are simple parapeted structures, with white rendered stringcourses and tall multi-pane casement windows with white frames. As with the Brothers' House, the window configuration and size vary. A small door leads into the eastern elevation of the southern annex, and the northern annex has a door at its northern elevation, both at ground level.

Further buildings have been added to the site over time, predominantly single or double-storey brick buildings with skillion roofs, and in some cases low gabled roof. These have been designed to a limited degree to complement the form and fabric of the original buildings, but also include buildings in contemporary and Brutalist architectural design. One large single storey building is located on the southeastern corner of the school lot on West Street. Four further buildings are located behind this and linked through walkways. Five further buildings are located on the Margaret Street boundary of the school, again linked by walkways. Shed buildings are located on the corner of Margaret and Hill Streets. A swimming pool is located on the corner of Margaret and West Street, behind hedgerows and the large brick signage for St Mary's College.

Other Statutory Listings	No other statutory listings
Non-Statutory Listings	No non-statutory listings
Inspection Date	28/03/2023

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Toowoomba Regional Council, historic aerial imagery, various dates.

Gallery

