

Marist Catholic College, North Shore

Baseline Historical Archaeological Assessment

Prepared for Sydney Catholic Schools

September 2021



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Document information

Extent Heritage project no.:	0221069
Client:	Sydney Catholic Schools c/o Carmichael Tompkins Property Group
Project:	Marist Catholic College North Shore
Site location:	270 Miller Street, North Sydney NSW
Author(s):	Francesca McMaster

Document control

Version	Internal reviewer	Date	Review type
Draft	Anita Yousif	20.09. 2021	QA

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1. Introduction

1.1 Project initiation

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by Sydney Catholic Schools, care of Carmichael Tompkins Property Group (CTPG), to undertake a Baseline Historical Archaeological Assessment of Marist Catholic College North Shore, North Sydney (hereafter the 'study area') in advance of the redevelopment of its Campus. The project qualified as a State Significant Development (SSD) under Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011.

The report provides a desktop assessment of site's potential to contain historical archaeological remains, evaluates their significance and provides recommendations for archaeological management as part of the proposed redevelopment.

1.2 Site location and identification

The site is located at 270 Miller Road, North Sydney NSW. It lies within the North Sydney Council LGA. It consists of the following Lot and DPs:

- | | |
|-----------------------|------------------------|
| ▪ Lot 1, 2 DP561243 | ▪ Lot 1 DP86012 |
| ▪ Lot 8 DP1860 | ▪ Lot 7 176556 |
| ▪ Lots 8-10 DP1137247 | ▪ Lot 1 DP181153 |
| ▪ Lot A DP312439 | ▪ Lot 1 DP310326 |
| ▪ Lots 1, 2 DP1860 | ▪ Lot B and C DP312439 |
| ▪ Lot 6 DP64401 | ▪ Lot 3 DP561243 |
| ▪ Lot 1 DP782363 | ▪ Lot 1 DP747691 |
| ▪ Lot 7 DP1137249 | ▪ Lot 101 DP1110805 |
| ▪ Lot 4-6, 9 DP1860 | ▪ Lot 13, 14 DP1133414 |

The subject area comprises St Mary's Primary School, Marist College North Shore, St Mary's Church and Parish Centre, the former Presbytery and Monastery, two terraces on Miller Street and the Jacaranda Cottage, a childcare centre. The area is bounded by Carlow Street to the north, Ridge Street to the south, Miller Street to east, and Ridge Lane and residential buildings to the west. Most of the structures within the campus are two-three storeys high.



Figure 1. Location of study area within the wider area on present day aerial.



Figure 2. Detail view of the study area on present day aerial.

1.3 Development description

The redevelopment of the Marist Catholic College North Shore proposes the following alterations to the site:

- Demolition of existing buildings along Miller and Carlow Streets;
- Construction of a mixed-use education precinct comprising a high school and early learning centre:
 - adaptive reuse of the existing Presbytery building, and alterations and additions to retained educational buildings;
 - construction of a multi-storey educational building on the corner of Miller and Carlow Street;
 - construction of a new basement carpark in the northeast corner of the site and below ground level auditorium; and
 - provision of ancillary canteen/café uses.
- Landscaping and public domain works including the creation of a new plaza along Miller Street, adjoining St Mary's Church.

1.4 Statutory context

The study area is subject to the following controls:

- *Heritage Act 1977* (NSW)
- Environmental Planning and Assessment Act 1979 (NSW)
- North Sydney Local Environmental Plan 2013
- North Sydney Development Control Plan 2013.

The site is subject to the following legislation:

1.4.1 NSW Heritage Act 1977

The *Heritage Act 1977* (NSW) (the Heritage Act, the Act) is designed to conserve the environmental heritage of New South Wales and regulate development impacts on the state's heritage assets. Significant historical archaeological features are afforded automatic statutory protection by the 'relics' provisions of the Act. A 'relic' is defined as:

any deposit, artefact, object or material evidence that:

a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

b) is of State or local heritage significance.

In accordance with Section 139(1) of the Heritage Act, it is an offence to disturb or excavate land, where this may affect a relic, without an approval or excavation permit issued by the Heritage Council of NSW, or an endorsed 'exemption' or 'exception' to disturb or expose and destroy a relic. Sites which may contain archaeological relics are usually managed under Section 140 and 141 of the Heritage Act. Sites with potential archaeology, listed on the State Heritage Register (SHR), are managed under sections 60 and 63 of the Heritage Act.

The study area does not contain any items listed on the SHR. The study area is situated to the west, across Miller Street, from the SHR listed item St Leonards Park (SHR 01941).

1.4.2 Environmental Planning and Assessment Act 1979

Environmental planning instruments made under the EPA Act include State Environment Planning Policies (SEPPs), which deal with matters of State or regional environmental planning significance, and Local Environmental Plans (LEPs), which guide planning decisions for local government areas. The study area falls within North Sydney LGA. Currently, the relevant environmental planning instrument is the North Sydney Local Environmental Plan 2013 (North Sydney LEP 2013).

1.4.2.1 North Sydney Local Environmental Plan

The objectives of the North Sydney LEP 2013 with respect to environment and heritage are provided in the following clauses:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of North Sydney,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,

- (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Table 1 below, lists the heritage items that fall within the study area:

Table 1. Heritage Items within the study area.

Item Number	Item Name	Location	Listing
I0970	St Mary's Primary School	40 Ridge Street	Local
I0971	St Mary's Catholic Church	264 Miller Street	Local
I0972	St Mary's Catholic Presbytery	264 Miller Street	Local

The study area abuts the Holtermann Estate D Conservation area (CA18) to the west. Table 2 lists heritage items in close proximity to the study area:

Table 2. Heritage items in close proximity to the study area.

Item Number	Item Name	Location	Listing
I0407	North Sydney Bus Shelters	Various	Local
I0997	House	33 West Street	Local
I0998	House	35 West Street	Local
I1000	House	41 West Street	Local
I1001	House	43 West Street	Local
I1003	House	43 West Street	Local
I1006	Shop	67 West Street	Local

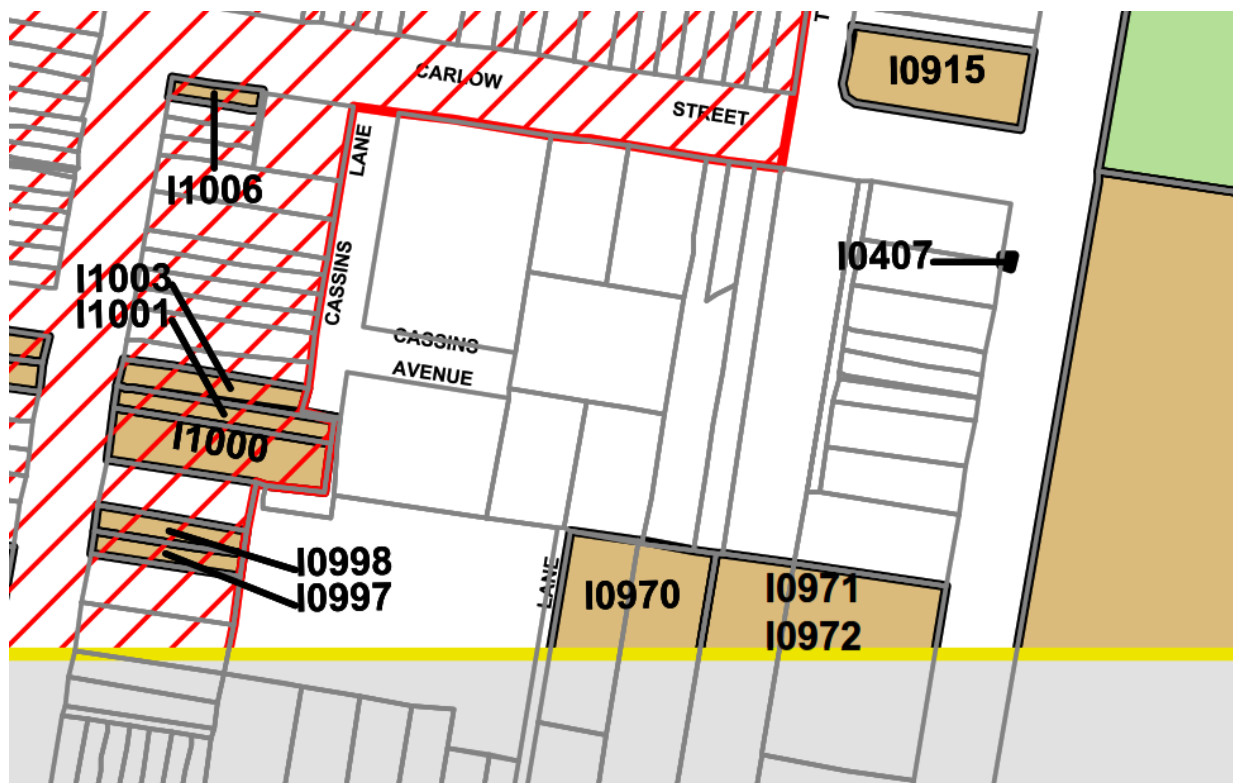


Figure 3. Detail of North Sydney LEP 2013 map HER_001 covering the northern portion of the study area.



Figure 4. Detail of North Sydney LEP 2013 map HER_002A covering the southern portion of the study area.

1.5 Previous reports and investigations

The study area has not been subject to any previous archaeological assessments or investigations. This report mainly draws on the following studies undertaken in nearby areas:

- Weir Phillips Heritage and Planning, 2021. 'Heritage Impact Statement, Marist College North Shore'. Unpublished report prepared for Marist Catholic College North Shore.
- Extent Heritage, 2020. 'North Sydney Demonstration School, Baseline Historical Archaeological Assessment' Unpublished report prepared for School Infrastructure NSW
- AHMS, 2003. 'North Sydney Boys High School North Sydney NSW, Historical Archaeological and Development Impact Assessment'. Unpublished report prepared for NSW Department of Commerce.
- Thorp, W., Staas, R. and Wright, M. 1998. 'Conservation Area Studies, Holtermann Estate A, B, C, D and Lady Hay Estate (Crows Nest Road) North Sydney'. Unpublished report prepared for North Sydney Council.

1.6 Approach and methodology

This report was prepared in accordance with the principles and procedures established by the following documents:

- *The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (the Burra Charter)* (Australia ICOMOS 2013);
- 'Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Branch, formerly Department of Planning [NSW] 2009); and
- 'Historical Archaeology Code of Practice' (Heritage Council 2006).

1.7 Limitations

This report uses historical documentation and previously established significance assessments prepared by third party heritage consultants to describe and assess the heritage significance of land that would be affected by the proposal.

This report does not review the built heritage or Aboriginal cultural heritage values of the study area.

1.8 Author Identification

This report was prepared by Francesca McMaster (heritage advisor) with assistance from Mariska Marnane (GIS specialist).

It was reviewed by Anita Yousif (associate director, national technical lead historical archaeology).

1.9 Acknowledgements

We acknowledge the assistance of Brodie McHutchison, Director, Carmichael Tompkins Property Group.

2. Historical context

2.1 Introduction

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations. It is not intended as an exhaustive history of the site.

This section of the report relies largely on the historical research contained within previous reports carried out in the vicinity of the study area as well as detailed analysis of historical plans and aerials. This section of the report also provides a summary of the main phases of historical development.

2.2 The North Shore

The traditional lands of the Cammerayygal people of the Eora nation are contained within what is now North Sydney, Willoughby, Mosman, Manly and Warringah. The suburb of Cammeray still retains their name. For further information on the Aboriginal people of the area, refer to Kayandel Aboriginal Cultural Heritage Assessment Report (Kayandel 2020).

Following colonisation, the North Shore was gradually explored and settled by the colonists. The first land grants of 25-30 acres were made generally in the area of present-day Artarmon in 1794. Take up of further land was slow, however, with timber-getting the primary activity taking place on the area around the present-day study area (Brodsky 1963, 12-16). By the beginning of the nineteenth century large grants began to be made in the area. By the 1830s extensive areas of land across the North Sydney area were held by six families only (Thorp et al. 1998, 7).

In 1819 Edward Wollstonecraft and Alexander Berry, business partners, arrived in the New South Wales colony. They were each granted 2000 acres, with Wollstonecraft choosing to have 500 acres of his grant located on the north side of Sydney Harbour while the other 1500 acres were located on the South Coast (Stephen 1967). Wollstonecraft built on his North Shore property, a residence that was named "Crows Nest", situated to the east of the present study area.

In 1828, while conducting a survey of the area, Thomas Mitchell identified an area that he stated was suitable for a township. At this time the land had not been granted (Masson 2010). A plan of the area shows Mitchell's proposed area and layout for the township (Figure 5). In 1838 the area identified by Mitchell was gazetted as the township of St. Leonards and laid out, although to a different plan to Mitchell's 1828 proposal (Brodsky 1963, 9) (Figure 6). 48 half acre building allotments in three sections across the township area were offered for purchase (Masson 2010).

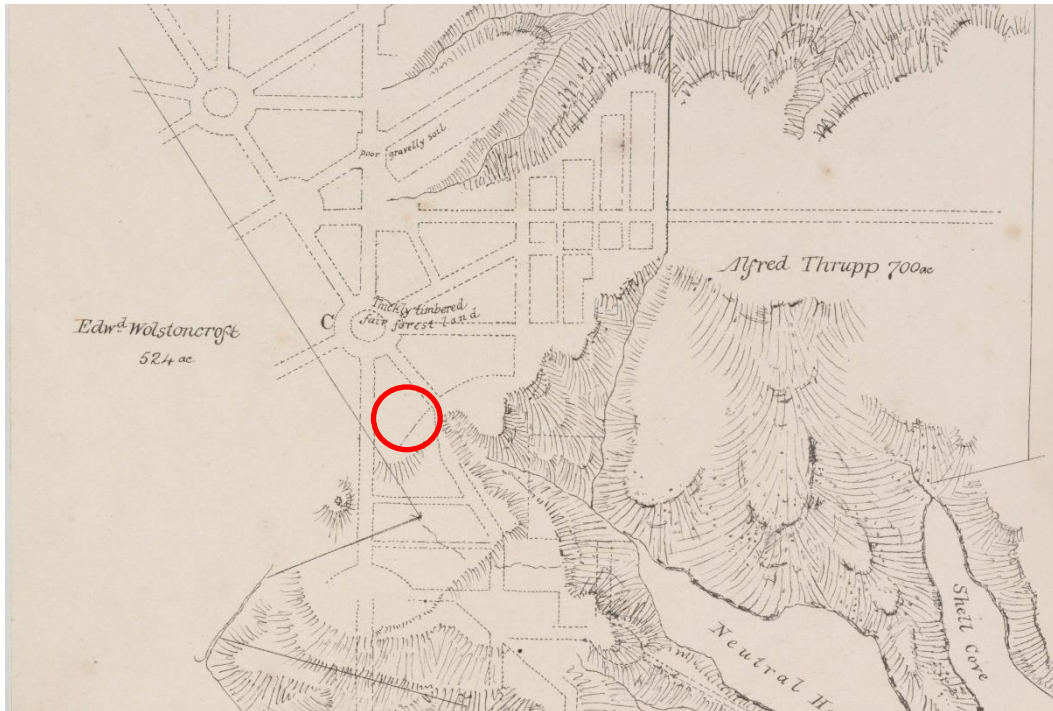


Figure 5. Detail of John Thompson and Thomas Mitchell's map of the lower North Shore in 1828. The red circle indicates the approximate location of the study area. Source: State Library of New South Wales, call number: A 331A

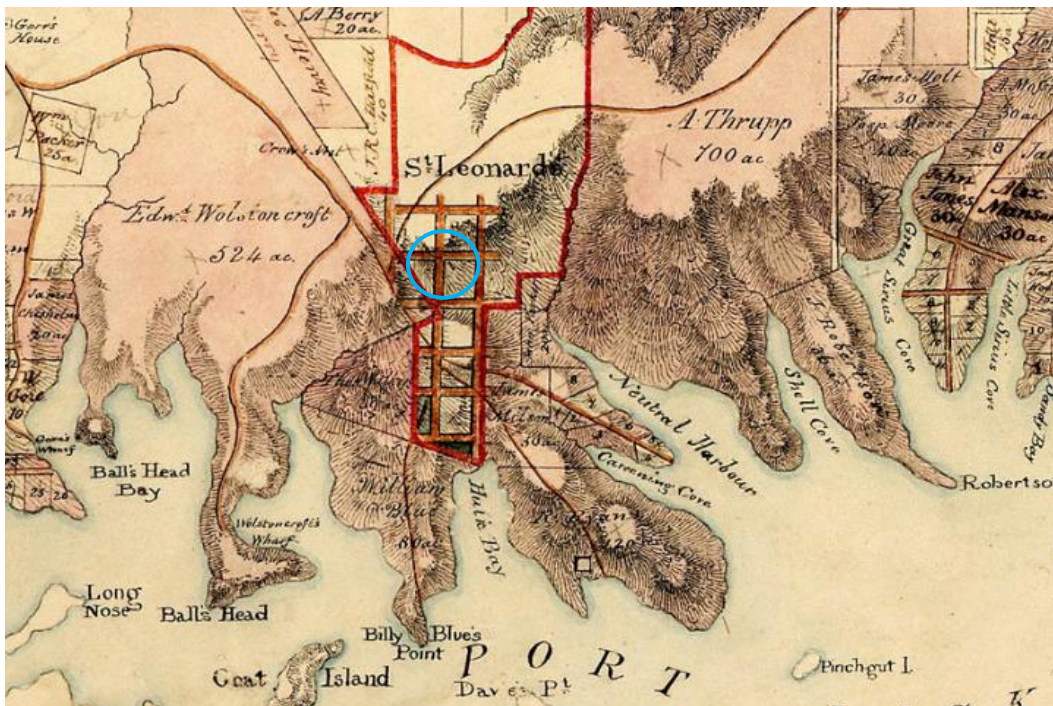


Figure 6. Detail of an undated Willoughby Parish Map showing the gazetted township of St. Leonards and early grants, including Wollstonecraft's to the west. The approximate location of the study area is indicated with a blue circle. Source: HLRV.

2.3 Establishment of St. Mary's and early development

While town allotments for St Leonards were initially released in the late 1830s, it is unclear what the take up was within the study area during these early years. In 1856 Father Peter Powell established a church on the corner of Miller and Ridge Streets in the recently gazetted township of St. Leonards. A funeral notice from August 1856 describes the church as the "Roman Catholic Temporary Church" ('Family Notices' *The Sydney Morning Herald*, 15 Aug 1856, p.8). The tent church was reportedly replaced by a timber church soon after 1856 and served as such until 1867 (North Sydney Council, n.d.). In 1868 the third church building at the site was opened, built on the site of the previous two structures. The church was formally named St Mary's Star of the Sea. In an article in *Freeman's Journal* the church was described as being "built of stone and ninety-two feet in length, thirty-three feet wide in the early English style of gothic architecture" ('Catholic Church, North Shore' 4 Jul 1868, p.2). The history and location of the Presbytery is unclear. A photograph dated to 1885 indicates the Presbytery had been constructed by this time and is noted to be part of the extant Presbytery building on Miller Street, with alterations made in 1923 (Figure 7). However, an 1887 plan marks the Presbytery as being located directly to the west of the Church building, on Ridge Street. It is unclear if a structure was built here at this time (Figure 8). The St. Mary's parish school was established in 1888 and initially run by the Marist Brothers (North Sydney Council, n.d.). In the nineteenth century the school structures appear to be limited to the allotment on eastern side of the study area and were described as a small two room school (Kayandel 2020, 26).



Figure 7. An 1885 photograph of the Presbytery built to the west of St. Mary's Church, fronting Miller Street. (Source: Johnston, H.A. 1956. Plate VI).

Thorp et al. (1998) stated that development of this allotment was slow with the first substantial sale of allotments commencing in the 1870s. An 1887 plan show the sections of the townships, indicating that the study area was situated on Section 16 and includes allotments 9 through to 15 and ownership of these allotments, listed in Table 3 below (Figure 8).

Table 3. Ownership of the allotments within the study area as per the 1887 plan.

Allotment	Owner
6	R. Robertson
7	Roman Catholic Church
8	Roman Catholic Church
9	Roman Catholic Church
10	Roman Catholic Church
11-12	Charles Stafford
13-15	W. Tucker
16	No owner marked

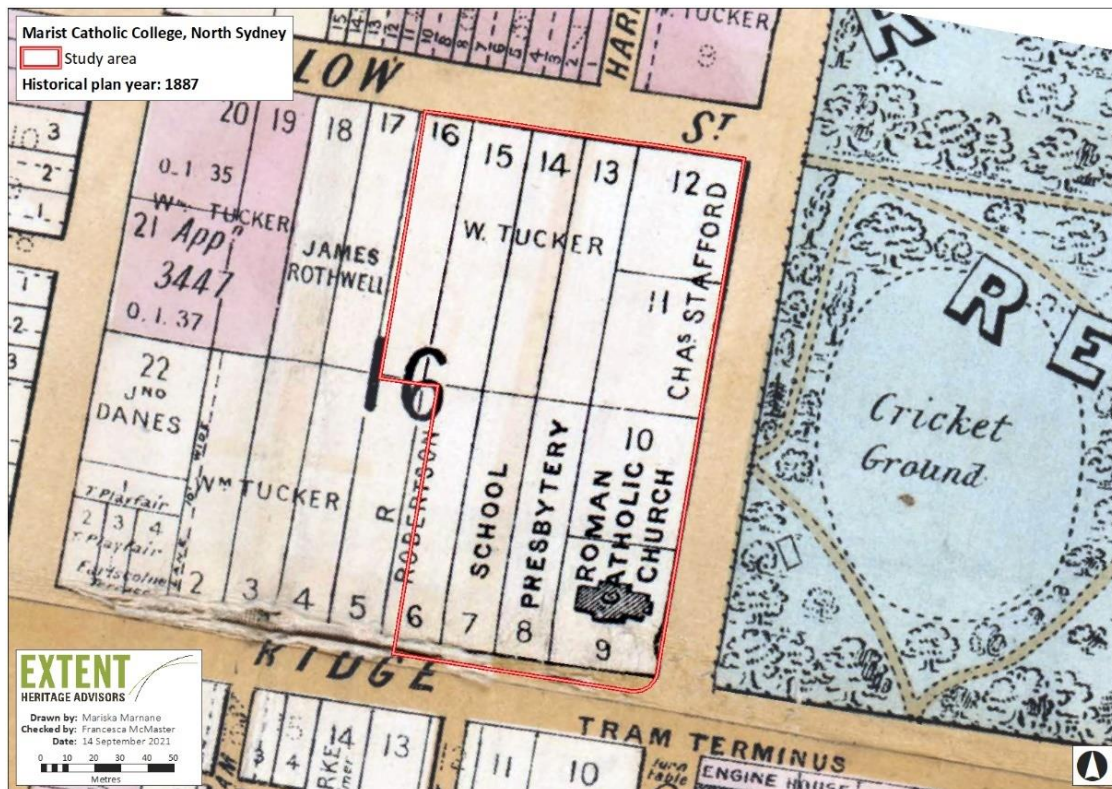


Figure 8. Detail of Higginbotham & Robinson & Gibbs, Shallard and Co 1887 'Map of St. Leonards on the North Shore Parish of Willoughby'. (Source: National Library of Australia, <http://nla.gov.au/nla.obj-232482086>).

An 1891 Sydney Water Board Map shows the structures that were on the study area at this time, indicating that not all of the allotments had been built on by the late nineteenth century (Figure 9). The following structures are visible:

- several structures are indicated along the western boundary of the study area, abutting Ridge Lane;
- the Roman Catholic Church and School are marked in the south-east corner;
- several structures are marked along the eastern side of the study area on Miller Street. The Presbytery is assumed to be the structure to the north of the Church, fronting onto Miller Street. Charles Stafford's allotments include residential complexes with amenities and ancillary structures located in the rear yards of these buildings;
- a building is shown in the centre of the study area, assumably accessed from Carlow Street to the north;
- the north-eastern corner block remains vacant with a drain indicated running at a north-east to south-west orientation across the northern half of the study area; and
- two buildings are indicated fronting Carlow Street, with ancillary structures indicated to the south of the westernmost buildings. Allotment 16 in the north-west corner is shown as vacant.



Figure 9. 1891 Sydney Water Board plan, North Sydney Sheet no. 86 showing the structures present within the study area by 1891. (Source: North Sydney Heritage Library, Call number: LH REF MF299/86).

2.4 Twentieth century expansion and development

In 1896 the church was enlarged to accommodate a growing parish with alterations made to the standing structure to increase its size (Figure 10). To accommodate an ever-growing parish, this church structure was demolished in the 1930s to make way for a fourth church building, the structure that remains extant today. The school was also added in the twentieth century, expanding to the north along Carlow Street in 1916 with the purchase of further allotments by Parish Priest Father Cornish (Kayandel 2020, 26). In 1965 the two Marist Colleges of the area, Marist Brothers Mosman and Marist Brothers North Sydney, combined to form the Marist College North Shore. It appears that further land was acquired, and more structures added at this time.

In 2010 two new classrooms were built and buildings were refurbished, in 2012 the Parish and School Hall were refurbished.



Figure 10. Photograph of St. Mary's Church pre-1930s when it was demolished to make way for the present-day building (Source: North Sydney Heritage Library, Call number: LPF0162).



Figure 11. 1930 aerial photograph of the study area showing the c.1896 church expansion. The northern half of the study area remains largely residential at this time with one commercial structure fronting Carlow Street, Mark Foy's Furniture Repository. (Source: NSW Government, Historical Imagery).

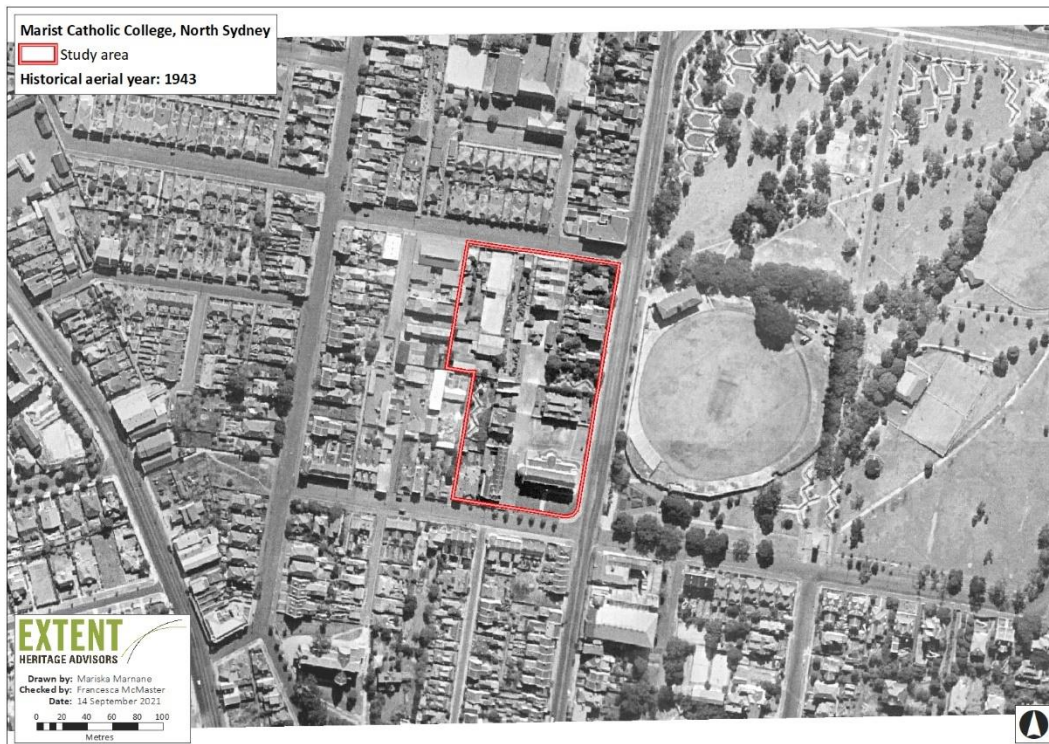


Figure 12. 1943 aerial photograph showing the new church building and expansion of the school structures to the north. (Source: SixMaps).



Figure 13. 1965 aerial photograph showing the new school buildings to the north of the church and Presbytery. (Source: NSW Department of Finance and Spatial Services).



Figure 14. 1978 aerial photograph indicating further demolition and development within the study area. (Source: NSW Department of Finance and Spatial Services).



Figure 15. 1998 aerial photograph showing the development of the northern portion of the site in particular with sports areas and a new building in the north-western corner (Source: NSW Department of Finance and Spatial Services).

2.5 Summary of phases of development

Based on the historical research undertaken, the following broad post-1788 historical phases of site development were identified:

- Phase 1 (1788-1855): Land clearing and establishment of St. Leonard's Township
- Phase 2 (1856-1937): Founding of St. Mary's Church, School and Presbytery, and residential development of the area.
- Phase 3 (1938-present): Construction of the fourth St. Mary's Church and expansion of the Marist College to its present-day configuration.

3. Current site setting

3.1 Geotechnical and environmental investigations

Alliance Geotechnical. October 2020, *Geotechnical Investigation Report for Proposed Redevelopment – Marist College North Shore*. Prepared for Sydney Catholic Schools c/o Carmichael Tompkins Property Group.

Geotechnical investigations were carried out in the north-eastern portion of the study area in October 2020. The area of investigation is the area that is proposed for an underground basement (Figure 16). A total of five boreholes (BHs) were drilled to a maximum depth of 14.6m. Borehole 1 encountered 0.1m of concrete overlying natural clays, on the eastern side of the study area parallel to Miller Street. BH 2 and 5, on the northern boundary of the study area along Carlow Street, encountered 0.8m and 1.1m of fill respectively. BH 3, south of BH 1 and parallel to Miller Street, had 0.6m of clay fill. BH 4, in the centre of the basement footprint, was observed to have 1.1m of clayey sandy gravel fill overlying natural clays.

These results indicate that a layer of fill between 0.6 to 1.1m overlies the northern portion of the study area. The results from BH 1 may indicate that the site slopes away from this point with no fill observed overlying the natural clay.



Figure 16. Borehole locations and proposed basement footprint marked on the study area. (Source: Alliance Geotechnical).

Alliance Geotechnical. December 2020, *Detailed Site Investigation, Marist College North Shore 270 Miller Street North Sydney*. Prepared for Sydney Catholic Schools care of Carmichael Tompkins Property Group.

In December 2020, Alliance Geotechnical undertook a detailed site investigation of the study area to assess contamination at the site. The contamination assessment involved the sinking of BHs in areas proposed for excavation as part of the redevelopment of the site. These BHs were generally no more than 1m deep. Two areas were tested in addition to the north-eastern corner which has been noted in the Alliance Geotechnical report from October 2020. The two areas were located in the central area of the study area.

Of interest to this study is the depth at which these boreholes indicated historical fills to be present or absent. In the case of the testing area in the northern half of the study area, marked orange on Figure 17 below (AEC03), BHs 9 to 13 indicated 1m of fill on the northern side (BHs 9 and 10) decreasing to 0.4-0.7m of fill overlying clay on the southern side (BHs 1-13).

Testing in the southern half of the study area, within the blue area (AEC01) marked on Figure 17 below. Generally, across the area fill was observed to be between 0.3 to 0.5m deep and overlying clay.

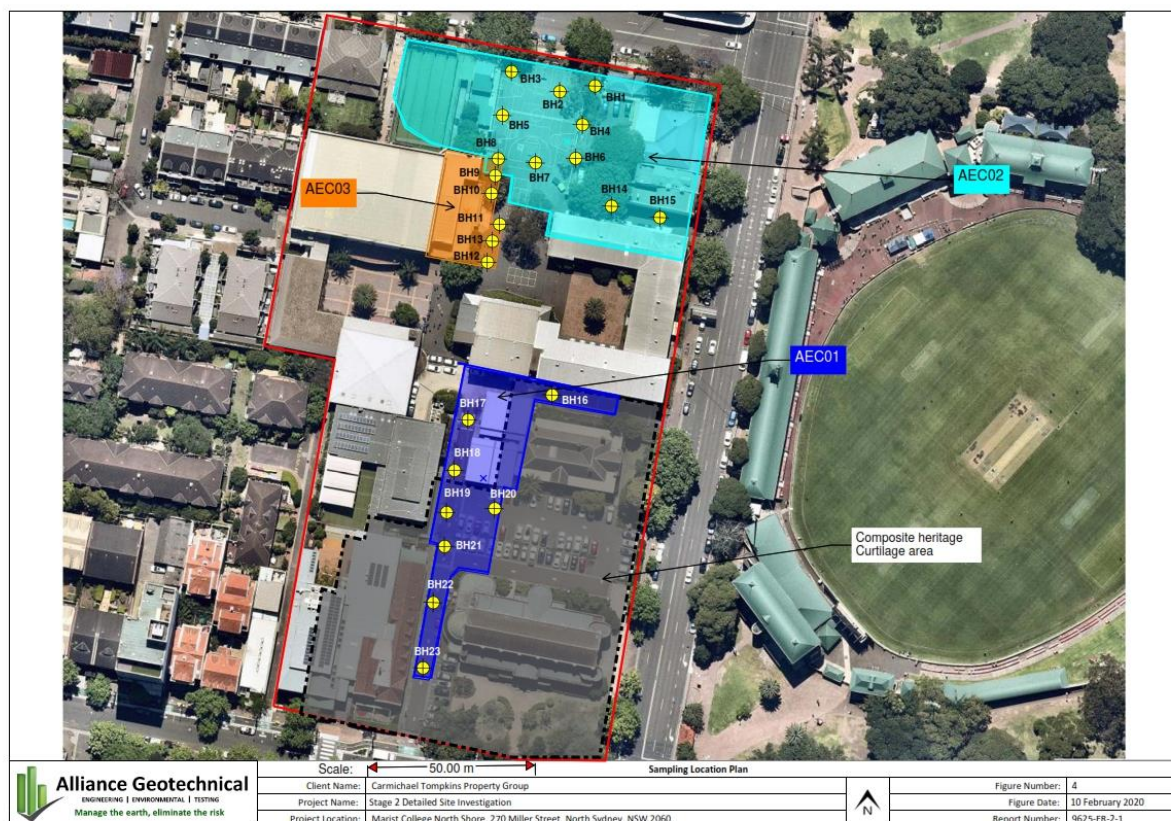


Figure 17. BH locations in areas of deep excavation (Source: Alliance Geotechnical).

4. Historical archaeological resources

4.1 Evaluation of archaeological potential

Historical research has indicated that the study area has seen a range of development through the mid-to-late nineteenth century and into the twentieth century. The earliest period of European occupation of the area in Phase 1 (1788-1855) is likely to have principally consisted of land clearing with no evidence for development during this period. Considering that activities on the site during this phase would have been ephemeral in nature and are unlikely to have left an archaeological signature, there is nil-low potential for archaeological remains to survive from Phase 1 (1788-1855).

There is low-moderate potential for archaeological remains from Phase 2 (1856-1937) to survive. Remains may include structural remains associated with residential development and development of the church and school precinct in the southern half of the of the area. Archaeological evidence of the first 'tent' church (1856) is unlikely to survive, given its temporary character. Similarly, any evidence of the second timber church (c1856 - 1867) is likely to survive in any substantial form due to the lightweight construction material and the level of ground disturbance required for construction of the third, stone church (1867 – 1930s). Fragmentary evidence of the stone foundation walls of the third church could still be present under the extant church building.

It is unclear if an earlier Presbytery structure was built between the Church building and School building, prior to the 1885 structure which remains extant, fronting Miller Street. If a structure was built in the allotment between the Church and School, there is low to moderate potential for structural remains such as wall footings to survive, depending on the construction methods used.

Deeper subsurface features, such as wells, cisterns, cesspits and some service lines would have a higher rate of survival. They would present in the form of structural elements and contents consisting of artefact bearing deposits. Further artefactual deposits may be present in the form of occupation deposits associated with the use and occupation of residential structures, school buildings and parish buildings during Phase 2 (1856-1937). A drain crossing the northern portion of the site is indicated on an 1891 plan, the remains of which (e.g.: cut and fill and built form with contents) may survive.

The historical records do not mention any graves or burials contained within the church site of the study area. In general, unmarked burials are to be anticipated on early nineteenth century church sites. However, the level of development within the study area would reduce the potential for such archaeological evidence to very low to nil.

Twentieth century development (Phase 3 1938-present) remains largely extant with some structures demolished and several extended or altered during this period. The 1943 aerial indicates the presence of air raid trenches to the north of the Presbytery. Evidence of these trenches may survive in the form of cut and fill events.

In summary, the study area has moderate potential to contain archaeological remains associated with the mid to late nineteenth century development of the North Sydney Marist Catholic School site.

4.2 Assessment of historical archaeological significance

Assessment of historical archaeological significance refers to the heritage significance of known or potential archaeological remains. While they remain an integral component of the overall significance of a place, it is necessary to assess the archaeological resources of a site independently from aboveground and other heritage elements. Assessment of archaeological significance is more challenging as the extent and nature of the archaeological features is often unknown and judgment is usually formulated on the basis of expected or potential attributes.

The following significance assessment of the subject area's archaeological resource is carried out by applying criteria expressed in the publication 'Assessing Significance for Historical Archaeological Sites and 'Relics', prepared by the Heritage Branch, formerly Department of Planning (NSW) (now Heritage NSW, Department of Premier and Cabinet in December 2009.

4.3 Existing statements of significance

There are three items of local heritage significance within the study area. Of these items, St Mary's Catholic Church (Item I0971) and St Mary's Primary School (Item I0970) have existing statements of significance. St Mary's Catholic Presbytery (Item I0972) does not have a statement of significance recorded on the State Heritage Inventory database.

St Mary's Catholic Church

The prime Catholic church in North Sydney and direct successor to the original Catholic church on this site. An impressive and remarkable building of monumental scale in a prominent location.

St Mary's Primary School

Important local school and associated with St Mary's Church, the main parish church for North Sydney. Important relic of divergence of Protestant/Catholic educational systems in Australia. Direct successor to first Catholic school on the North Shore.

4.3.1 NSW Heritage Criteria

The seven criteria for assessment of heritage significance developed by the NS Heritage Council include:

- Criterion (a) An item is important in the course, or pattern, of the cultural or natural history of NSW or local area.
- Criterion (b) An item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's or local area cultural or natural history.
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or local area.
- Criterion (d) An item has a strong or special association with a particular community or cultural group in NSW or local area for social, cultural or spiritual reasons.

- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's or local area cultural or natural history.
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's or local area cultural or natural history.
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW or local areas: Cultural or natural places; or Cultural or natural environments.

To facilitate assessment of archaeological significance these criteria have been grouped in four categories as follows: To assist the assessment of archaeological significance, the NSW heritage criteria are assembled into the following four groups:

- Archaeological research potential (NSW Heritage Criterion E)
- Association with individuals, events, or groups of historical importance (NSW Heritage Criteria A, B & D)
- Aesthetic or technical significance (NSW Heritage Criterion C)
- Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G)

The above assessment criteria are supplemented by the established assessment framework that has been developed by Anne Bickford and Sharon Sullivan (1984), who set three fundamental questions to assist in determining the research potential of an archaeological site. These questions are as follows:

- Can the site contribute knowledge that no other resource can?
- Can the site contribute knowledge that no other site can?
- Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

As part of this baseline assessment, a synthesised evaluation of significance is expressed in the statement below.

4.3.2 Preliminary statement of significance

Although the study area forms part of the early township of St. Leonards, the potential for archaeological resources from Phase 1 (1788-1855) has been assessed as nil-low with activities likely to have been ephemeral in nature resulting in little archaeological signature.

The principal archaeological phase in which remains may survive is from the development of the area during Phase 2 (1856-1937). The first, second and third St Mary's Churches were built in the southern portion of the study area as well as the Presbytery and Primary School. The development of St Mary's Church, Presbytery and Primary School would be significant at a local level for their ability to inform our understanding of the design and construction of the earlier church buildings and activities undertaken at the site. Archaeological evidence would have the ability to provide more information about the clergy and worshipers, who were attending the Church and Presbytery, and staff and pupils of Primary School. Archaeological evidence from this early establishment of the church site would enhance our knowledge about the past uses of the site and would be significant at a local level.

During the same period, residential development was undertaken in the northern half of the study area. The historical archaeological evidence of residential development at this time would also be significant at a local level for its ability to provide information about the early establishment of North Sydney, the people who occupied the buildings, their activities and their everyday life.

Development of the study area in Phase 3 (1938-present) is principally associated with the expansion of the school facilities with the demolition of residential premises and construction of classroom blocks as well as the extension and adaptation of earlier structures to suit school requirements. Structures from this period largely remain extant and therefore do not have archaeological significance. Occupation deposits associated with the earlier use of St Mary's Primary School and the Presbytery buildings may survive in places. Such deposits would be of local significance for their ability to provide additional information about the people who used the sites and the activities taking place in different spaces.

Archaeological evidence of the air raid trenches would have limited potential to provide significant information as the simple construction technique and their presence at a number of sites across the Sydney metropolitan area would have limited ability to offer additional information.

5. Assessment of development impacts

5.1 Proposed development

The current plans for the redevelopment of the study area involves a combination of alterations to existing structures, demolition, and construction of both above ground structures and basement levels intended for carparking and an auditorium. The following demolition and alteration plans are proposed, they are also indicated in Figure 18 to Figure 20 below:

- Block E is to be demolished;
- Block C annex is to be demolished;
- Block F is to be partially demolished;
- Walter Moore building and Block A is to be demolished;
- Terraces Houses and Jacaranda Cottage to be demolished;
- Fencing and hardscape between Jacaranda Cottage and Block E to be demolished;
- Removal of demountable outside of and alterations to interior walls of Presbytery;
- Alterations to entranceway for St Mary's Church and removal of existing carpark; and
- Alterations to interior walls of Ron Dyer Centre including refurbishment of existing basement carpark.

Following the demolition of the structures listed above, the following development is proposed:

- Construction of the Carlow Street Building fronting Carlow Street with a basement carpark;
- Construction of the Miller Street Building connecting to the Carlow Street building. The Miller Street building will have an underground level catering to an auditorium;
- Construction of the Café/Canteen; and
- Establishment of a piazza space between St Mary's Church and the Parish Centre.

5.2 Potential archaeological impact

The proposed redevelopment of the study area would see the demolition of several structures and ground disturbance, including significant excavation, for the construction of two new structures. These two structures will have a basement level for provision of a carpark and an auditorium. Excavation for the basement level would result in the total removal of any archaeological remains that may be present in that portion of the study area.

Analysis of historical plans and aerials has indicated that several pre-1891 residential buildings fronting Carlow and Miller Street were situated within the footprint of the Carlow and Miller Street Building footprint.

In summary the proposed redevelopment would impact any surviving remains associated with the residential development in the northern portion of the study area.

The southern portion of the study area that has the potential for archaeological evidence of the early phases of development of the St Mary's Church site is designated for minor, above ground alterations. These works therefore are unlikely to cause any disturbance to the anticipated subsurface archaeological evidence.

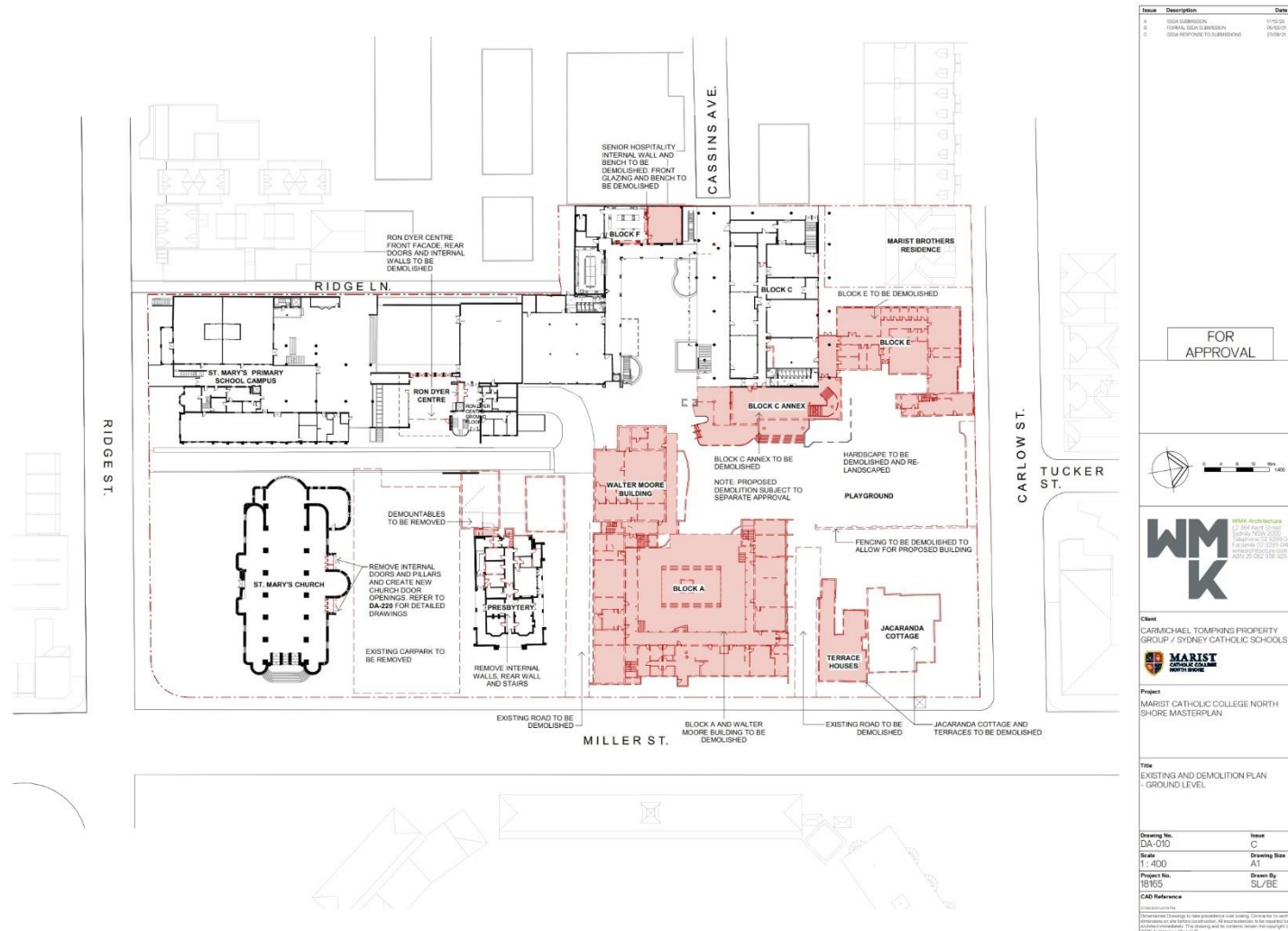
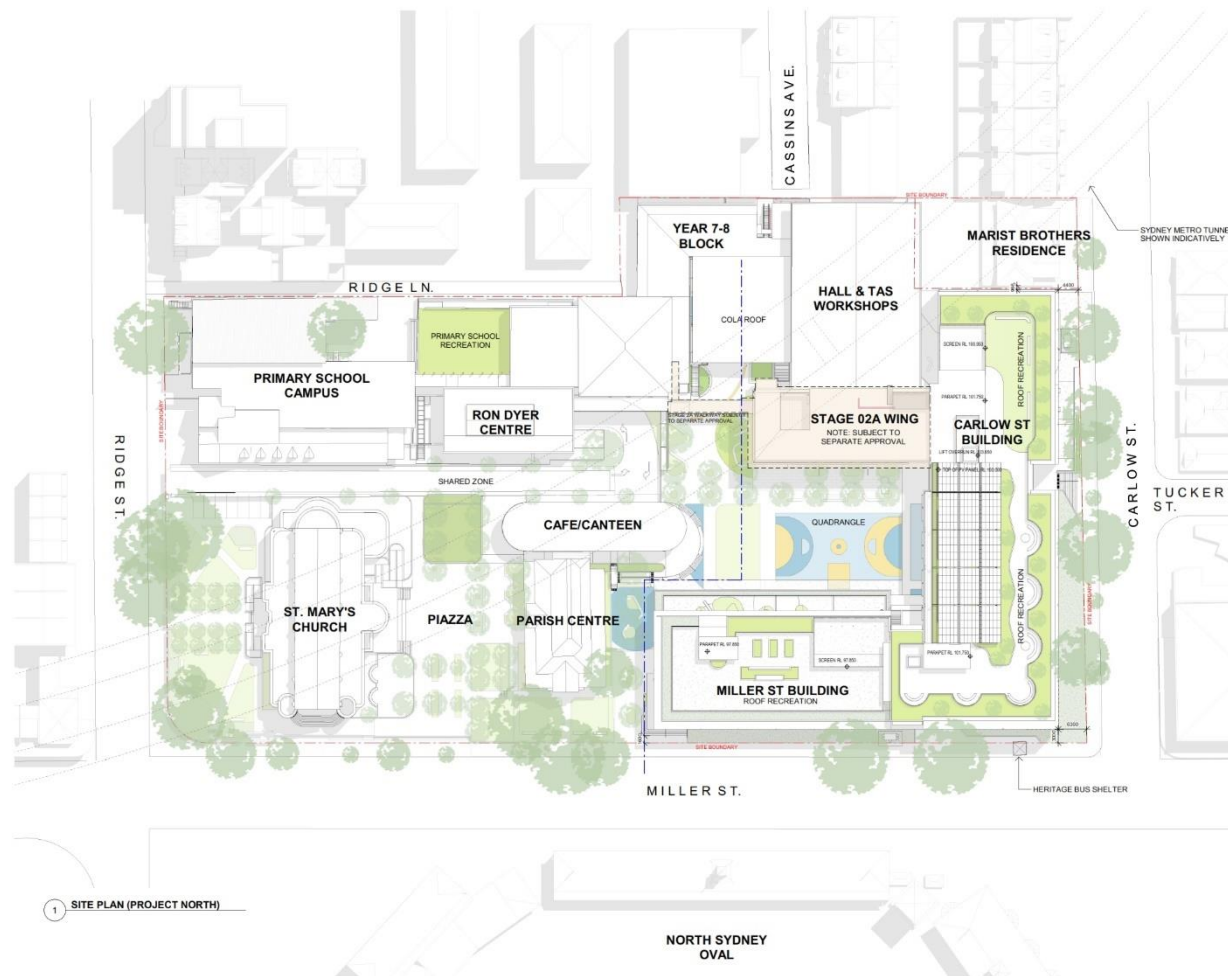


Figure 18. Drawing DA-010 indicating the areas within the study area to be subject to demolition (Source: Carmichael Tompkins Property Group).



Issue	Description	Date
1	ISSUE SUBMISSION	11/12/20
2	FORMAL ISSUE SUBMISSION	26/03/21
3	ISSUE RESPONSE TO SUBMISSION	27/08/21

FOR APPROVAL	
DESIGN AMENDMENTS: <ul style="list-style-type: none"> 1 FLOOR DELETED FROM MILLER ST BUILDING UPDATE ON ROOF RECREATION DESIGN METRO TUNNEL OUTLINE SHOWN INDICATIVELY 	
WMK <small>WMK Architecture</small> <small>11/11/2010 - 11/11/2010</small> <small>11/11/2010 - 11/11/2010</small> <small>11/11/2010 - 11/11/2010</small> <small>11/11/2010 - 11/11/2010</small>	
Client	CARMICHAEL TOMPKINS PROPERTY GROUP / SYDNEY CATHOLIC SCHOOLS
Project	MARIST CATHOLIC COLLEGE NORTH SHORE MASTERPLAN
Title	SITE (ROOF) PLAN
Drawing No.	DA-021
Issue	C
Scale	1:400
Drawing Size	A1
Project No.	18165
Drawn By	SL/BE
CAD Reference	

Figure 19. Drawing DA-021 showing the proposed school complex upon completion of the redevelopment (Source: Carmichael Tompkins Property Group)

Consentment Drawings to take precedence over zoning. Contractor to verify dimensions on site before construction. All measurements to be reported to R.A. Davis immediately. This drawing and its contents remain the copyright of R.A. Davis Associates, Inc. (a.s.b.)

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6. Conclusions and recommendations

6.1 Conclusions

The following conclusions have been reached in regard to the historical archaeological potential of the study area:

- The study area contains three locally significant heritage items listed on the North Sydney LEP 213. The items are listed for their built heritage and associative values.
- The study area was cleared following British arrival in New South Wales and formed part of the St Leonards township, gazetted in 1838.
- St Mary's Church was established on the corner of Ridge and Miller Streets in 1856. The first church was a tent which was soon replaced by a wooden structure, then a stone structure before the extant St Mary's Church building was constructed in the 1930s. A School and Presbytery were also established in the late nineteenth century.
- Although residential development in the study area appears slow to take off, by 1891 several structures had been constructed along Miller Street and Carlow Street. Ancillary buildings to these structures, including cesspits, are indicated on an 1891 plan.
- In the twentieth century the school expanded north, acquiring further property, demolishing residential structures, and building school blocks.
- The study area has nil-low potential for archaeological remains associated with Phase 1 (1788-1855) of historical development of the study area and low-moderate potential for archaeological remains associated with Phase 2 (1856-1937). These remains have been assessed to be significant at a local level and as such constitute relics under the Heritage Act.
- Assessment of the proposed redevelopment of the site indicates that the construction of new buildings with basement carpark and an auditorium at basement level would result in the complete removal of surviving archaeological remains in the northern portion of the study area.
- The project qualified as a State Significant Development (SSD) under Schedule 1 of the SEPP (State and Regional Development) 2011, therefore the 'relics' provision of the Heritage Act is turned off.

6.2 Recommendations

As the study area has been assessed to have potential for locally significant archaeological remains, the following recommendations to mitigate the impact of the proposed development have been made:

- Although the proposed development qualifies for a SSD, the management of archaeological relics should be carried out in accordance with standard conditions of the 'relics' provision of the Heritage Act and best archaeological heritage practice.
- It is recommended, therefore, that a program of test excavation be undertaken to test for the extent, nature and level of preservation of archaeological relics that may still survive within the area of development impacts.
- A program of test excavation should be undertaken at the earliest opportunity to manage the potential risks associated with the timing and resourcing.
- Prior to test excavation, this baseline assessment should be expanded and an archaeological impact assessment and research design prepared to guide the test excavation works.
- Whilst an application for an excavation permit under Section 140 of the Heritage Act would not be required, a research design and test excavation methodology would be required to set a research framework and excavation methodology for historical archaeological test excavations.
- The results of the test excavation would be used to inform the development and provide further recommendations and guidelines for the management of locally significant historical archaeological relic at the site, should they be identified during the test excavations.
- The results of the test excavations would be summarised in a test excavation report following the completion of the onsite archaeological program. The report would be submitted to the NSW Heritage Council for their records and the heritage library of North Sydney Council.
- Depending on the testing results, it may be necessary to undertake the reassessment of archaeological significance.
- Should the program of test excavation result in the discovery of well-preserved and legible archaeological remain with the potential to shed more light onto the nineteenth century history of the school site and broader North Sydney and its surrounds, further archaeological investigations would be required. These investigations would include open area salvage excavation to record and collect archaeological evidence prior its removal. \
- A separate archaeological research design and excavation methodology would need to be prepared to guide the archaeological salvage excavation.
- Following the completion of the archaeological salvage excavation, a report summarising the results would need to be prepared and submitted to the NSW Heritage Council and the heritage library of North Sydney Shire Council.

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