

Cover Image: Detail Drawing and Image of the wall to be reconstructed. (Source: Hayball Architects)

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344

ABN: 16 002 247 565

Nominated Architects
Andrew Duffin: Reg No. 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence.

This document remains the property of NBRS & PARTNERS Pty Ltd.
The document may only be used for the purposes for which it was produced.
Unauthorised use of the document in any form whatsoever is prohibited.

ISSUED	REVIEW	ISSUED BY
28 November 2021	Final Issue	Samantha Polkinghorne
30 November 2021	Final Issue V01 - Landscape added	Samantha Polkinghorne

CONTENTS

1.0	INTRODUCTION	1
1.1	Methodology	1
1.2	Site Location	1
1.3	Heritage Management Framework	2
1.4	Authorship	2
1.5	Limitations.....	2
1.6	Copyright	2
2.0	PHYSICAL EVIDENCE	3
2.1	Site Context – the surrounding context	3
2.2	School Context – Monte.....	3
2.3	Heritage Status.....	5
2.4	Significance of the Subject Site	6
2.5	Significance of Items in the Close Vicinity.....	6
3.0	THE PROPOSAL.....	7
4.0	ASSESSMENT OF HERITAGE IMPACT.....	9
4.1	Introduction.....	9
4.2	Discussion of Potential Heritage Impacts	9
4.3	Evaluation of the Guidelines of the NSW Heritage Division.....	10
4.4	Heritage Objectives of the <i>North Sydney LEP 2013</i>	11
4.5	Heritage Guidelines of the <i>North Sydney DCP 2013</i>	11
5.0	CONCLUSION.....	11
6.0	APPENDIX A – DOCUMENTARY EVIDENCE.....	12
6.1	Pre-European History	12
6.2	Development of North Sydney	13
6.3	Summary of the Development of the site	16

LIST OF FIGURES

Figure 1: Aerial map with the school campus highlighted in yellow. The location of the proposed new building is circled in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)	2
Figure 2 - Street map with the location of the proposed new building is circled in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)	2
Figure 3 - Diagram showing the approved development area edged in the red dashed line and the area of wall that is the subject of this HIS in the solid red line along Miller Street. The coloured shading identifies those buildings noted in the history, and the stars indicate those items which have noted historic value. (Source: Six Maps NBRS overlay)	4
Figure 4 - View towards the corner of Berry and Miller Streets. The McQuoin Building rises above the brick fence, with the multi storey residential development fronting the Pacific Highway to the west.....	5
Figure 5 – View of the main entry to school campus with the Chapel building to the right hand side of the driveway, and the site of the new building to the left.....	5
Figure 6 - Excerpt from the North Sydney LEP 2013 heritage map. Heritage items are shown brown and the McLaren Street Conservation Area (CA 19) is hatched red. (Source: North Sydney LEP 2013, Heritage Map HER_002A)	5
Figure 7 – View across the site with the areas of the proposed external changes clouded red. There are no significant changes to the scale, bulk or form of the approved school building. (Source: Hayball Architects)	8
Figure 8 – View across the site with the areas of the proposed external changes clouded red. There are no significant changes to the scale, bulk or form of the approved school building. (Source: Hayball Architects)	8
Figure 9 - The section and plan landscape drawings, with the modified areas clouded in red. (Source: Spackman Mossop Michaels).....	10
Figure 10: Extract of Willoughby Parish Map showing land set aside for the town of St Leonards. (Source: Willoughby Parish Map, Sheet Reference 2. NSW Land Registry Service, Historical Land Records Viewer HLRV).	14
Figure 11: Walker Street in 1897, showing the “business portion of Walker, from its intersection with Berry-street to Junction and Blue streets.” (Source: The Suburbs of Sydney – II. – North Sydney, Australian Town and Country Journal, 29 May 1897, 27).....	15
Figure 12: Extract of map showing Lavender Bay, Milsons Point North Sydney. Showing the Lots owned by William Burton and Hastings Elwin. (Source: Map showing Lavender Bay, Milsons Point, North Sydney [North Sydney Subdivision Plans], State Library of New South Wales. Call number Z/SP/N11/150. File number 6636269).	16
Figure 13: Montrose Estate. (Source: Montrose Estate [North Sydney Subdivision Plans], State Library of New South Wales. Call number Z/SP/N11/16. File number FL6622750).	17

Figure 14: Extract from 1890 Block Plan showing Masalou and other buildings on the subject site.
(Source: Sydney Water Board Maps, Stanton Library)..... 18

Figure 15: Subject site c1903-1904. (Source: Melvin Vaniman, Panorama of Sydney from a balloon, 1904,
State Library of New South Wales. File number FL1132563). 19

Figure 16: 'Group of Scholastic buildings, Convent and Chapel, at Monte Sant' Angelo' (Source: Freeman's
Journal, 14 January 1932, 25). 19

Figure 17: Aerial photograph showing the subject site in 1943. (Source: NSW LRS, SIX Maps).....20

S4.55 MODIFICATION - HERITAGE IMPACT STATEMENT

1.0 INTRODUCTION

NBRSARCHITECTURE has been commissioned by Monte Sant Angelo Mercy College (the Applicant) to prepare this Heritage Impact Statement (HIS) to accompany a Section 4.55 (1A) modification to State Significant Development (SSD) approval 10393; to be lodged with the Department of Planning Industry and Environment (DPIE).

As part of the detailed design development (for construction), minor internal and external changes are proposed. The majority of the proposed changes are internal and are considered to be minor. The external changes relate to the design of the rooftop space and the reconfiguration of the mechanical plant room. The changes are all contained within the existing approved envelope of the new building.

None of the changes have a physical or visual impact on the heritage conservation area, nor the individually listed heritage items on the campus, or in the vicinity.

Details of the proposed modifications have been prepared by Hayball Architects.

1.1 METHODOLOGY

This concise Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

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

1.2 SITE LOCATION

Monte Sant Angelo Mercy College (Monte) is located at 128 Miller Street North Sydney; the site is bounded by Angelo Street to the west, Miller Street to the east, Berry Street to the south and primarily McLaren Street to the north.



Figure 1: Aerial map with the school campus highlighted in yellow. The location of the proposed new building is circled in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

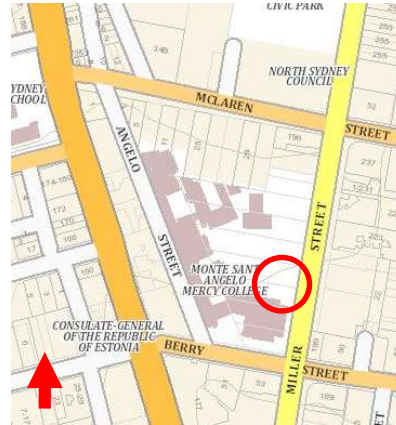


Figure 2 - Street map with the location of the proposed new building circled in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.3 HERITAGE MANAGEMENT FRAMEWORK

The whole of the school site is listed as an item of local heritage significance on Schedule 5 of the *North Sydney Local Environmental Plan (LEP) 2013* as Monte Sant Angelo Group, item number I0894; (including item numbers I0895, I0896 and I0897) and is in the close vicinity of listed items I0901 and I0904 immediately across Miller Street to the east.

The northern portion of the school site sits within the southern edge of the McLaren Street Conservation Area (CA 19) and contains a number of individually listed items which address McLaren Street.

Other heritage listed items in the wider vicinity of the subject site are visually and physically separated from the site by intervening development and roadways.

1.4 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, using research and a history written by Dr Martina Muller, Historian, all of **NBRS**ARCHITECTURE.

1.5 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment.

This report only addresses the relevant planning provisions that relate to heritage.

1.6 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 PHYSICAL EVIDENCE

2.1 SITE CONTEXT – THE SURROUNDING CONTEXT

Monte Sant Angelo Mercy College is located in the North Sydney Council local government area. It is directly to the north of the North Sydney CBD, which is the major commercial center of North Sydney.

Monte is located approximately 3.5km north of the Sydney CBD, 500 meters north of North Sydney Railway Station. Victoria Cross Metro Station is currently under construction diagonally opposite the school at the south-eastern corner of Miller Street and Berry Street, as well as an entrance to the north-east on the corner of McLaren Street. Miller Street runs along the eastern boundary of the Site which provides a major bus corridor to the North Shore and Northern Beaches.

2.2 SCHOOL CONTEXT – MONTE

The historical growth of the school community is reflected in the range of architectural styles across the campus, comprising early residences adapted for school use alongside those that have been purpose built for educational uses. There is no distinct architectural character that could describe the school as a whole, rather, the place is characterised by buildings which are clearly historic sitting side by side modern and contemporary buildings and infill development. Interspersed between and linking the various buildings are landscaped courtyards which function as learning as well as gathering spaces.

Those buildings that make up the historic school precinct, consisting of the Chapel, Masalou, Mercy Hall and the O'Regan building all sit on the high part of the site and to the north of the main entry drive. Those buildings which are individually heritage listed are marked with a white star in the diagram below. The approved development is located on an open space currently occupied by sports courts; an area which sits lower than the entry drive.

The brick boundary wall is easily identifiable as belonging to the school, and acts to visually identify and encompass the school along Miller Street. The actual construction date of the fence has not been able to be verified, however the brick character, design of the wall and the visually apparent cement content of the mortar suggests it is in the order of 70 to 80 years old.

A detailed history of the development of the school campus is included at Appendix A of this report.



Figure 3 - Diagram showing the approved development area edged in the red dashed line and the area of wall that is the subject of this HIS in the solid red line along Miller Street. The coloured shading identifies those buildings noted in the history, and the stars indicate those items which have noted historic value. (Source: Six Maps NBRs overlay)

2.2.1 CONTEXT & VIEWS FROM THE PUBLIC DOMAIN

The following images of the school are taken from the public domain. Primary views of the campus are from Miller Street.



Figure 4 - View towards the corner of Berry and Miller Streets. The McQuoin Building rises above the brick fence, with the multi storey residential development fronting the Pacific Highway to the west.



Figure 5 – View of the main entry to school campus with the Chapel building to the right hand side of the driveway, and the site of the new building to the left.

The primary school frontage is to Miller Street; it comprises a face brickwork wall with vehicular and pedestrian entry points. The main school entry is signified by the sandstone pillars and wrought iron gates which provide access to the internal road leading up to the circular drive enclosing a lawn known as the Holy Grass.

2.3 HERITAGE STATUS

The subject property is listed as an item of local heritage significance on Schedule 5 of the *North Sydney Local Environmental Plan (LEP) 2013* as Monte Sant Angelo Group, item number I0894. There are no items included on the State Heritage Register on the site, or in the vicinity of the site.

The group listing on the LEP heritage map (Figure 6) includes item numbers I0895, I0896 and I0897, whilst these don't have separate listings on Part 1 of Schedule 5, they are likely to identify The Chapel, Mercy Hall and Masalou. O'Regan is noted as a complementary building to the rest in the statement of significance.

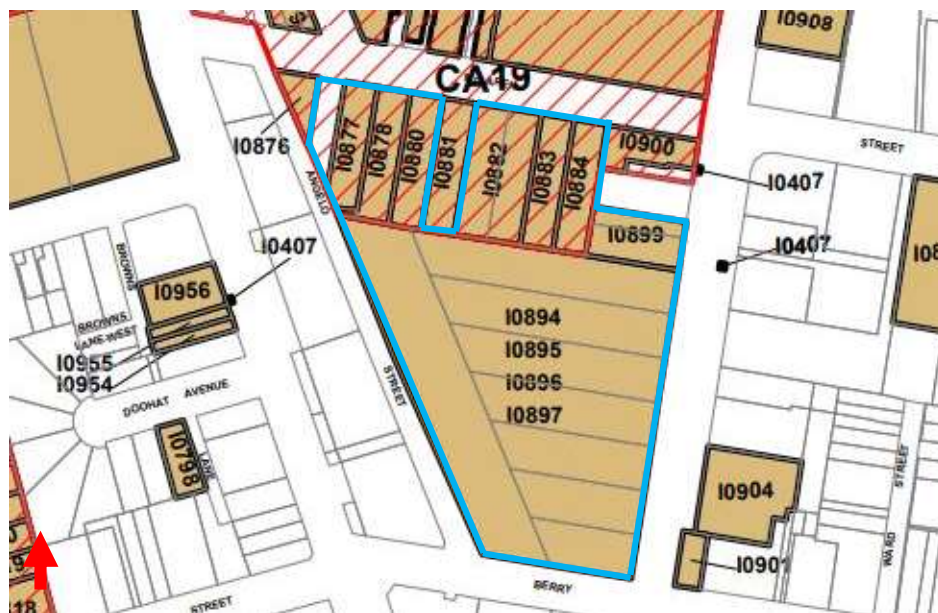


Figure 6 - Excerpt from the North Sydney LEP 2013 heritage map. Heritage items are shown brown and the McLaren Street Conservation Area (CA 19) is hatched red. (Source: North Sydney LEP 2013, Heritage Map HER_002A)

2.4 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for the Monte Sant Angelo Group, 128 Miller Street, North Sydney, is sourced from the NSW Heritage Database, reference number 2180844:

Important regional private school since the 1880s. Contains a significant early mansion as its central building. Chapel and Mercy Hall are both fine buildings from the turn of the century. O'Regan House is a complementary building to the rest and respectable in its own right. The group, all in sight of each other, form an impressive precinct.



The site has not to date been the subject of a Conservation Management Plan, however the buildings on the site are recognised and protected through their listing on the *North Sydney Local Environmental Plan*, both individually when warranted and as a group for its significance as a school site.

2.5 SIGNIFICANCE OF ITEMS IN THE CLOSE VICINITY

The school campus is in the close vicinity of the following locally listed items:

Item: I0901 The Rag & Famish Hotel
199 Miller Street, North Sydney

The following Statement of Significance for The Rag and Famish Hotel, 199 Miller Street, North Sydney, is sourced from the NSW Heritage Database, reference number 2180852:

A very good example of a two storey Hotel in the Federation Free Classical style set on a prominent corner location. Important local hotel with antecedents to the mid-nineteenth century. Associated by tradition with prominent local pioneer and founder of the hotel, Charles Bullivant. Interesting example of its style. The last surviving traditional hotel in the commercial centre. Important and prominent streetscape item.

Item: I0904 Commercial Building
201 Miller Street, North Sydney

The following Statement of Significance for the Commercial Building, 201 Miller Street, North Sydney, is sourced from the NSW Heritage Database, reference number 2181331:

An example of a highly integrated office tower in the Twentieth Century International style of considerable quality and distinctive detailing, contributing much to the urban streetscape of this high-rise area.

An office block of considerable quality and distinctive details, contributing much to the urban streetscape of this high-rise area. It was controversial when first opened for opened for its unusual and prominent colour and finish.

These items are located on the western side of Miller Street, directly across from the approved school development.

3.0 THE PROPOSAL

SSD 10393 was approved by DPIE on 9 October 2020 for demolition works and the construction of a new four storey Sports and Science building (Scientia Building). Subsequent to this approval, a section 4.55 (1A) modification was approved for demolition and reconstruction of additional portions of the Miller Street brick wall, amongst other minor internal and external design and landscaping changes.

This Section 4.55 [1A] modification is the result of further design refinement during the construction phase and involve a series of minor internal changes and external changes relating to the roof top space and the reconfiguration of the mechanical plant room.

Overall, the changes are considered minor, with the majority of changes being internal. Those that are visible to the public domain are considered to have either no impact, or a positive contribution to the quality and amenity of the building.

The proposed changes are described in more detail in the summary provided by Urbis below.

PROPOSED INTERNAL MODIFICATIONS:

Level 0 –

- *Column realignment. No changes are proposed to the number of car parking spaces.*
- *Reconfiguration of the services and comms room.*
- *Fire hose relocation.*

Level 1 –

- *Extension to the fitness room*
- *Additional storage under stair 5.*
- *Realignment of columns.*
- *Fire hydrant relocation.*
- *Internal design changes to room layout.*

Level 2 –

- *Enclosure for main switch board.*
- *Column realignment.*
- *Reduced ceiling heights.*
- *Amend the design of car park roller door to suit the air louvre above.*
- *Configuration of mechanical center plant room.*
- *Internal design changes to room layout.*

Level 3 –

- Internal design changes to room layout.
- Geometry of presentation of stairs.
- An additional water feature.
- Grated drainage. (running track)

Level 4 –

- Internal design changes to room layout.

Level 5 –

- Internal design changes to room layout.

Level 6 –

- Relocate and reconfigure the plant room to accommodate the exhaust vents for science lab.
- Relocate accessibility bathroom.
- Reconfigure the outdoor social area.
- Enlarge the outdoor seating area.
- Enclosure to the south eastern corner of the rooftop to allow storage of sports equipment.
- Redesign of the roof top pergola.
- Vertical garden on the wall of Stair 2 facing northern side of the building.
- Extension of stair 1 roof over the sink area.

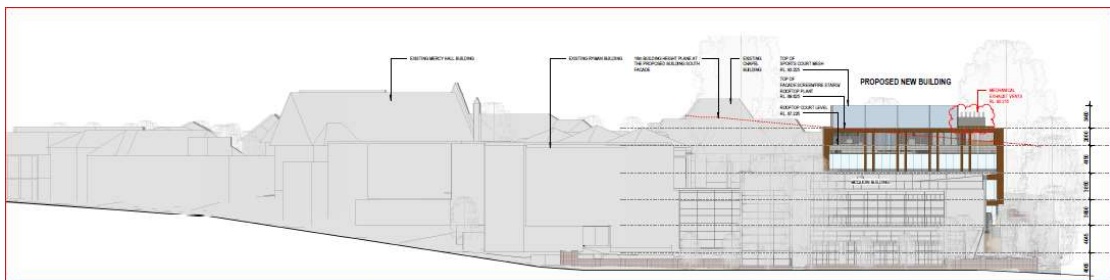


Figure 7 – View across the site with the areas of the proposed external changes clouded red. There are no significant changes to the scale, bulk or form of the approved school building. (Source: Hayball Architects)

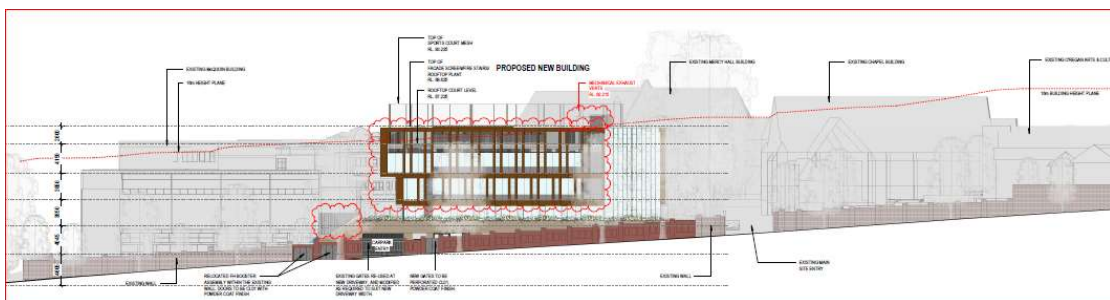


Figure 8 – View across the site with the areas of the proposed external changes clouded red. There are no significant changes to the scale, bulk or form of the approved school building. (Source: Hayball Architects)

4.0 ASSESSMENT OF HERITAGE IMPACT

4.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *North Sydney Local Environmental Plan (LEP) 2013*, the *North Sydney Development Control Plan (DCP) 2013* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

4.2 DISCUSSION OF POTENTIAL HERITAGE IMPACTS

The following commentary discusses in detail the external modifications to the approved design in terms of potential heritage impacts.

There are no (positive or negative) heritage impacts arising from the internal changes; for this reason, they are not discussed further in detail here.

4.2.1 EXTERNAL MODIFICATIONS

The proposed facade changes described in the Level 6 summary above will have no physical impacts on the heritage significance of the site, nor the individual heritage buildings nor their setting.

These changes respond to design and operational issues that have arisen during the construction phase of the project.

4.2.2 DISCUSSION OF ROOFTOP CHANGES

The following selected excerpts discussing the roof top changes have been sourced from information provided by Urbis¹.

The main purpose of this modification is to reconfigure the rooftop design, increase the useable green space area and improve outdoor learning quality for staff and students.

Detailed design development of the mechanical plant required the relocation of the plant room near the northern lift core for servicing efficiency. The proposed plant room has been enlarged and is predominantly set back, concealed behind the building facade. The material of the mechanical plant room enclosure is unchanged from the approved.

The proposed exhaust vents for the science lab project 750mm from the top of the lift shaft. This is required to enable the use of specific chemicals needed for experimentation and to satisfy Australia Standard requirement.

The proposed vents are lower in height when compared to the sports court mesh and are screened by the street tree, so they are not readily visible from Miller Street.

These works are clearly associated with the approved Scientia Building and have been designed to achieve an improved design; there are no heritage impacts arising from these external works.

These external modifications are acceptable in heritage terms.

¹ Urbis, *Pre-modification Application Meeting Request – Mod 2 – SSD 103939 Scientia project, S2.1, p3*

4.2.3 LANDSCAPE MODIFICATIONS

Modifications to the landscape design are in response to further design refinement. The works include a more detailed design response to the stepped link between the Holy Grass, a landscaped area of heritage significance that forms part of the heritage precinct, and the Wildflower Garden. These changes do not adversely impact the heritage significance of the precinct, rather they support the connectivity across the school linking the new development with the more established parts of the campus.



Figure 9 - The section and plan landscape drawings, with the modified areas clouded in red. (Source: Spackman Mossop Michaels)

4.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed internal and external modifications to the design of the Scientia Building do not physically or visually impact the heritage significance of the site, nor any understanding or appreciation of the important historic buildings in the heritage precinct, or the heritage items in the vicinity.
- The proposed changes will support an improved educational outcome.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- There are no aspects of the proposed modifications that would detrimentally impact the heritage significance of the Monte Sant Angelo Mercy College site.

4.4 HERITAGE OBJECTIVES OF THE NORTH SYDNEY LEP 2013

The proposed modifications are considered to be acceptable, from a heritage perspective, for the following reasons:

- The internal and external modifications to the approved design are minor and do not result in any adverse physical or visual heritage impacts.
- There are no changes to the views to and from the existing heritage items on Miller Street.
- Views of the historic buildings from both the public domain and from inside the school are retained and conserved.
- There will be no adverse impact on the established heritage significance of the *McLaren Street Conservation Area*, or the locally listed heritage items on the site or in the vicinity.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *North Sydney LEP 2013*, which are:

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,

4.5 HERITAGE GUIDELINES OF THE NORTH SYDNEY DCP 2013

The *North Sydney DCP 2013* supports the *North Sydney LEP 2013* by providing additional objectives and development standards for heritage listed properties and properties within Heritage Conservation Areas.

4.5.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *North Sydney DCP 2013* that relate to heritage and are set out in the following DCP Sections;

Part B Development Controls

13 Heritage and Conservation

5.0 CONCLUSION

The proposed modifications to SSD approval 10393 for a new sports and science building at

Monte Sant Angelo Mercy College are minor and have been brought about by further design refinement during the construction phase of the project.

The minor internal changes will have no physical or visual impacts on the significance of the place.

The minor external changes proposed for level 6 and the exterior of the building are a minor refinement to the existing design, brought about by a more detailed understanding of the operations of the place. There are no significant alterations to the form, scale or architectural presentation and character of the approved new school building.

The proposed landscaping modifications are the result of further design refinement and support a more effective connectivity between the historic precinct, the Holy Grass in particular, and the new Scientia Building.

The proposed design changes contained in this s4.55 modification submission are consistent with the heritage objectives of the *North Sydney LEP 2013* and the *North Sydney DCP 2013*.

In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this Section 4.55 modification application.



Samantha Polkinghorne
Director
NBRSARCHITECTURE

6.0 APPENDIX A – DOCUMENTARY EVIDENCE

6.1 PRE-EUROPEAN HISTORY

Prior to the arrival of the First Fleet in 1788, the area surrounding what would become North Sydney was inhabited by the Cammeragal clan.² Whether the Wallumedegal clan who also

² North Sydney Council, 'North Sydney's Aboriginal Past'. Online, available to download at: https://www.northsydney.nsw.gov.au/Council_Meetings/Policies_Plans/Plans_of_Management/Aboriginal_Heritage (Accessed 22 January 2020).

occupied the 'opposite shore', extended as far east as North Sydney has been debated.³ These clans or bands have been described as belonging to the Guringai (Kuring-gai) language group, however there is no evidence that the name Guringai related to the inhabitants of the North Sydney area at the time of European colonisation.⁴

The Cammeraigal are one of about 29 clan groups in Sydney known collectively as the Eora Nation. The word Eora means 'here' or 'from this place' and local Aboriginal people used the word to describe to the British where they came from.⁵ The word was subsequently used to define the Aboriginal people themselves and is still proudly used by Aboriginal people in Sydney.

The foreshore areas of the lower North Shore contain various cultural sites of Aboriginal significance, including middens, axe grinding grooves, carved trees, rock arrangements and rock shelters as well as large caves with hand stencils and drawings.⁶ The name of the suburb 'Kirribilli' is derived from 'kiaribili', believed to be an Aboriginal word for a good fishing spot.⁷

6.2 DEVELOPMENT OF NORTH SYDNEY

North Sydney was first surveyed by Sir Thomas Mitchell in 1828. However, Mitchell's plan for the area was discarded and it was resurveyed in 1836.⁸ The township of St Leonards was formally gazetted in 1838 and forty-eight half-acre building allotments were offered for purchase by application. The basic road structure of the town centre was laid out in the traditional 10-chain grid, with Berry, Mount, Blue and Lavender Streets running east-west and Miller and Walker streets running north-south.

After 1843 there were occasional sales of Crown lots, with substantial sales especially to the north and north-east of the St Leonards Reserve. Churches were first built in the 1840s and 1850s. The Anglican St Thomas' was first built in 1843 and then replaced with a grand Gothic church in 1884. The Jesuits established St Mary's in 1856, the Methodists established a church in 1863 and the Presbyterians built St Peter's in 1844 and rebuilt it in 1866. Subdivisions in the late 1850s and 1860s provided allotments of varying sizes, encouraging the building of both cottages and terraces as well as villas and mansions.

³ Ian Hoskins, *Aboriginal North Sydney. An Outline of Indigenous History* (North Sydney: North Sydney Council, 2007) 6.

⁴ Aboriginal Heritage Office, 'Filling a void: A review of the historical context for the use of the word 'Guringai' (North Sydney: Aboriginal Heritage Office, 2015).

⁵ Anita Heiss and Melodie-Jane Gibson, 'Aboriginal People and Place', *Barani: Sydney's Aboriginal History*. Online: <https://www.sydneymarani.com.au/sites/aboriginal-people-and-place/> (Accessed 20 January 2020).

⁶ Ian Hoskins *Aboriginal North Sydney* (2007), 8-9.

⁷ Ian Hoskins *Aboriginal North Sydney* (2007), 7.

⁸ This and the following is based on: Michael Jones, *North Sydney 1788-1988* (Sydney: Allen & Unwin, 1988). Leonie Masson, 'North Sydney', *Dictionary of Sydney* (2010). Online: https://dictionaryofsydney.org/entry/north_sydney (Accessed 22 January 2020). Margaret Park, 'Milsons Point', *Dictionary of Sydney* (2008). Online: https://dictionaryofsydney.org/entry/milsons_point (Accessed 22 January 2020).

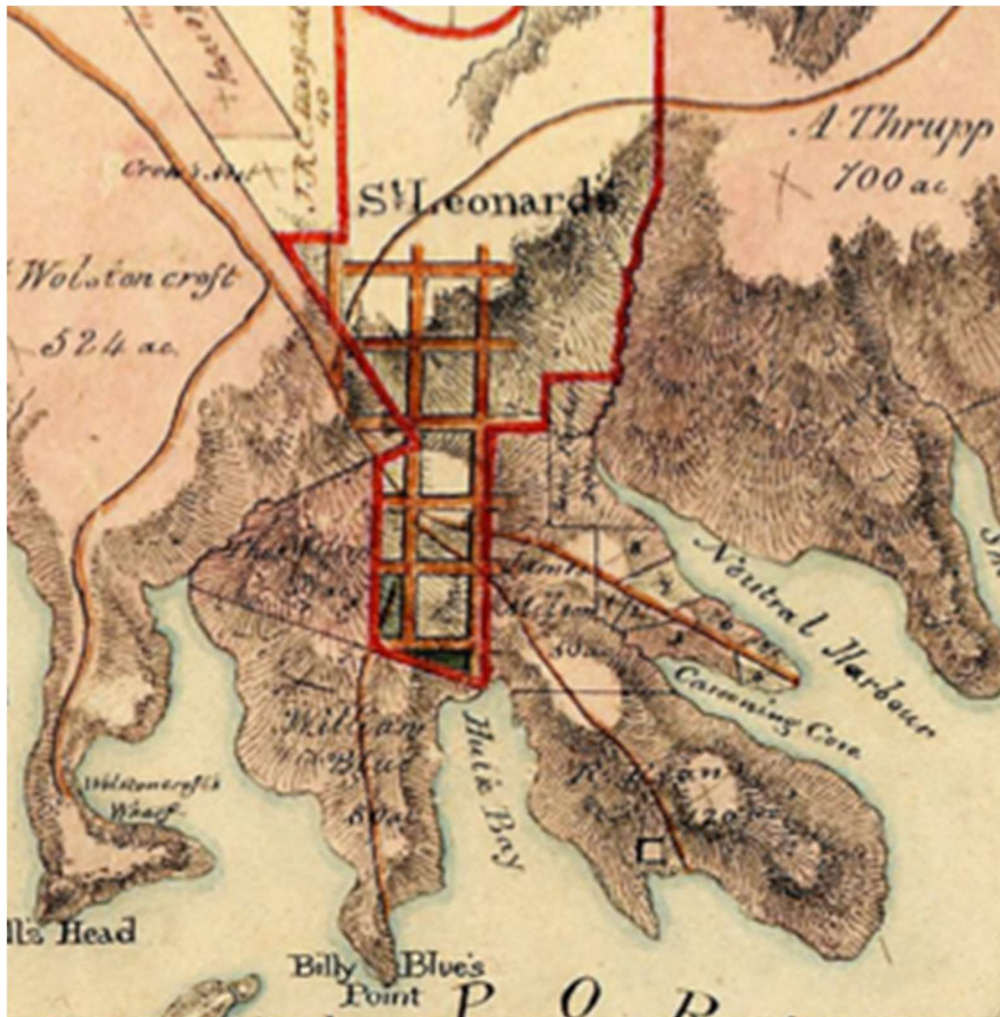


Figure 10: Extract of Willoughby Parish Map showing land set aside for the town of St Leonards. (Source: Willoughby Parish Map, Sheet Reference 2. NSW Land Registry Service, Historical Land Records Viewer HLRV).

Local government was first formed in the area in 1869 when the borough of St Leonards was established to administer the growing township and provide utilities. Educational institutions were also established as the population expanded. The North Sydney Superior Public School (later the Greenwood Hotel) was constructed in Miller and Blue streets in 1878 and expanded over time, eventually creating North Sydney Girls' in 1914, North Sydney Boys' High Schools in 1912 and North Sydney Demonstration School in 1932. Religious schools were also established locally, including Monte Sant' Angelo Convent in Miller Street, SCEGS Shore in Blue Street and Wenona School in Walker Street.

In the mid-1880s the intersection of Miller and Mount Streets and Lane Cove Road was the commercial and civic centre of the township. The development of the town centre accelerated with the construction of the cable tramway from Ridge Street to the ferry wharf at Milsons Point via Miller and Alfred Streets. The Post Office, Court House and Police Station complex were designed by government architect James Barnet and opened in 1886. Opposite this complex were the former School of Arts and nearby the Masonic Hall. Business flourished and banks, public buildings and shops were built in Miller, Mount and Walker streets.

In 1890 three smaller local boroughs, East St Leonards, St Leonards and Victoria, amalgamated to form North Sydney Council. The name of North Sydney was adopted by the aldermen of the newly consolidated borough in 1890. It was proposed by Alderman Clark who successfully made the argument that it would give the new borough more prestige and therefore power to borrow money.⁹

In 1893, the railway line was extended to Milsons Point, providing another connection with the city.

In the late nineteenth century the population of North Sydney was a combination of professional and commercial people, skilled tradesmen and labourers. The medical fraternity established itself around Miller Street between Berry and Ridge Streets and this area became known as the 'Macquarie Street of the North Shore'. The area surrounding St Leonards Park, south from Ridge Street to Berry Street between Miller and Alfred Streets, became an upper-middle-class neighbourhood, home to prominent businessmen, politicians and doctors who built grand Victorian and Federation houses on large blocks.



Figure 11: Walker Street in 1897, showing the "business portion of Walker, from its intersection with Berry-street to Junction and Blue streets." (Source: *The Suburbs of Sydney – II. – North Sydney*, *Australian Town and Country Journal*, 29 May 1897, 27).

With the construction of the Sydney Harbour Bridge in 1932, Lane Cove Road was extended to the Bradfield Highway, enabled by the resumption and demolition of Junction Street and the North Sydney Methodist church on the Blue Street intersection. The Lane Cove Road was also widened and renamed the Pacific Highway in 1932 and the Victoria Cross intersection created. In 1926 the North Sydney town hall had been relocated to Dr Capper's Federation house at the corner of Miller and McLaren streets.

The Depression meant building stalled in North Sydney in the 1930s, land values dropped and population levels remained static. As the Depression eased, development focused on rebuilding. New Art Deco style hotels replaced older hotels, garages and public buildings replaced earlier buildings. Large Federation and Victorian houses were converted into boarding houses, with verandahs and balconies enclosed and servants' quarters converted into flats. The population declined across the suburb and municipality after World War II.

The low land prices in North Sydney, compared to the Sydney central business district, lured several companies to build large headquarters. In 1957 the Miller Street headquarters of the Mutual Life and Citizens Assurance Company (MLC Limited) opened. It was the first high-rise office bloc in North Sydney and marked the beginning of the 1960s building boom, in which North Sydney was promoted as the 'Twin City' to Sydney. Cheap rents encouraged

⁹ John Griffin, *North Sydney Diamond Jubilee Souvenir & Programme* (North Sydney Municipal Council, North Sydney, 1928), 33.

smaller companies to lease office space. Insurance, advertising, computing and banking businesses were attracted to North Sydney. In the late 1960s almost 500 houses and shops were demolished in North Sydney to make way for the Warringah Expressway which opened in 1968. The expressway cut the suburb in half and forced many long-time residents out. The investment and building in North Sydney in this period were so extensive that residents began to object to the extent of development in the area and a number of resident action groups were formed and the State Planning Commission attempted to limit further growth in 1973.

Development boomed again in the early 1980s when companies were encouraged to build high-rise office towers in the formerly low-rise Victorian and Federation shopping centre, as far north as McLaren Street. However, dissatisfaction with the council over development and plans for a new civic centre in the late 1970s, led to the replacement of two-thirds of the councillors at the 1980 elections. The new Council focused on reviving a sense of community and civic heart within the suburb. This included new street signs, bus shelters, colour schemes for public buildings, paving and street furniture, as well as rebuilding North Sydney Oval and Stanton Library. The North Sydney Heritage Study was released in 1982, a Precinct Committee system for citizen participation was released in 1982 and the new Local Environment Plan was gazetted in 1989. In the late twentieth century and into the twenty-first century development pressure has continued in the area and balancing commercial development with environmental quality is a complex ongoing task for North Sydney.

6.3 SUMMARY OF THE DEVELOPMENT OF THE SITE

6.3.1 EARLY OWNERSHIP AND INFORMATION ON THE RELEVANT SUBDIVISIONS

The subject site is at North Sydney in the Municipality of North Sydney, Parish of Willoughby, County of Cumberland. The block today bounded by McLaren Street to the North, Miller Street to the East, Berry Street to the south and Angelo Street to the West, was portion 7 of the area planned as the township of St Leonards, see *Figure 12*. In 2019 much of this block forms part of Monte Sant' Angelo Mercy College. However, it was originally divided into 10 lots, see *Figure 12*. Lots 1 to 7 were transferred to Hastings Elwin on 19 March 1844.¹⁰ Lots 8 to 10 were transferred to William Westbrook Burton in 1844.¹¹

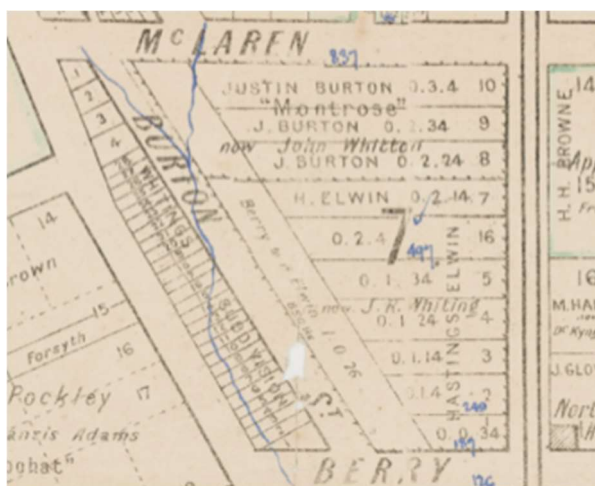


Figure 12: Extract of map showing Lavender Bay, Milsons Point North Sydney. Showing the Lots owned by William Burton and Hastings Elwin. (Source: Map showing Lavender Bay, Milsons Point, North Sydney [North Sydney Subdivision Plans], State Library of New South Wales. Call number Z/SP/N11/150. File number 6636269).

¹⁰ Certificate of Title Vol. 14862 Fol. 83. NSW Land Registry Services. Primary Application 56287. NSW Land Registry Services, 3.

¹¹ Certificate of Title Vol. 1393 Fol. 757. NSW Land Registry Services.

Hastings Elwin sold his property to James Norton, who sold it to Henry Marsh. When Marsh came into financial difficulties, Francis Lord, son of wealthy emancipist Simeon Lord, became the owner of the land in 1855.¹² Francis Lord built a substantial house on the property and named it Masalou after his three daughters Mary, Sarah and Louisa.¹³

Mother M. Ignatius McQuoin had arrived in Sydney from Liverpool on 15 November 1865. She founded the Sisters of Mercy North Sydney and set up a convent in 1873 in a timber cottage on the corner of West and Carlow Streets.¹⁴ There was demand for boarders and their school opened in 1875.¹⁵ As the school expanded, Mother Ignatius McQuoin searched for larger premises. Francis Lord's property was a suitable site, but Lord did not want to sell to the Sisters of Mercy.¹⁶ George Whiting purchased the property from Francis Lord on behalf of the Sisters of Mercy and transferred the property to them.¹⁷

Lots 8 to 10 of the original subdivision facing McLaren Street, which had been owned by William Westbrook Burton, were resubdivided and advertised for sale in 1907 as the Montrose Estate, Development Plan 5030, see Figure 13.¹⁸



Figure 13: Montrose Estate. (Source: Montrose Estate [North Sydney Subdivision Plans], State Library of New South Wales. Call number Z/SP/N11/16. File number FL6622750).

¹² Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 75.

¹³ Office of Environment and Heritage: Heritage Places and Items, 'Monte Sant' Angelo Group'. Online: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2180844> (Accessed 12 January 2020).

¹⁴ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 7. Monte Sant' Angelo Mercy College, 'Our History'. Online: <http://www.monte.nsw.edu.au/about-monte/our-history/> (Accessed 10 January 2020).

¹⁵ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 7.

¹⁶ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 8.

¹⁷ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 8.

¹⁸ Montrose Estate [North Sydney Subdivision Plans], State Library of New South Wales. Call number Z/SP/N11/16. File number FL6622750.

6.3.2 SUMMARY OF THE DEVELOPMENT OF BUILDINGS AT THE SITE

After securing the property in 1878, the Sisters of Mercy altered the house Masalou to create classrooms and sleeping accommodation, before the school opened in July 1879.¹⁹ By the end of 1879 a new school house had also been erected.²⁰ Further additions and improvements were carried out to Masalou building in 1887, including a new wing at the back of the convent to accommodate boarders, see *Figure 14*.²¹

The 1890's Block Plan below shows a driveway winding out to Miller Street. The diagram alongside the image at *Figure 13* indicate a formal entry made up of pillars and gates. It is reasonable to assume that the current sandstone pillars and gates at the main school entry date from this time.

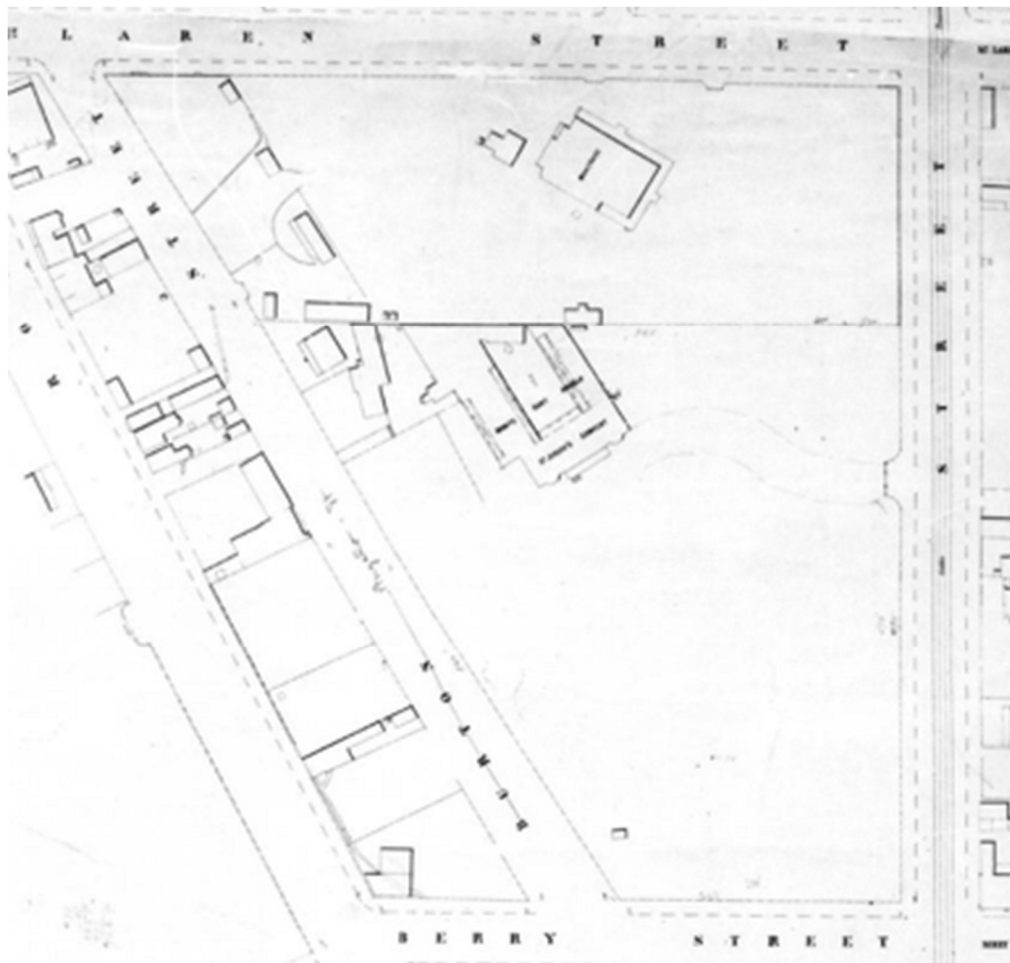


Figure 14: Extract from 1890 Block Plan showing Masalou and other buildings on the subject site. (Source: Sydney Water Board Maps, Stanton Library).

¹⁹ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 9.

²⁰ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 11.

²¹ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 13.



Figure 15: Subject site c1903-1904. (Source: Melvin Vaniman, *Panorama of Sydney from a balloon, 1904*, State Library of New South Wales. File number FL1132563).

Mercy Hall was under construction from June 1905 and opened in March 1906, sitting to the west of Masalou.²² In 1914 the school's chapel was constructed to the east of Masalou, replacing an earlier chapel constructed in 1883.²³



Figure 16: 'Group of Scholastic buildings, Convent and Chapel, at Monte Sant' Angelo' (Source: *Freeman's Journal*, 14 January 1932, 25).

In 1917 Mr and Mrs Maurice O'Regan of Maryborough purchased the house at 192 Miller Street and donated it to the school.²⁴ It was named O'Regan. The Middle School or Clement Block was constructed in 1939 to accommodate the growing numbers of student.²⁵

²² Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 18.

²³ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 32.

²⁴ Monte Sant' Angelo Mercy College, 'Historical Buildings'. Online: <http://www.monte.nsw.edu.au/about-monte/our-history/historical-buildings/>. Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 36.

²⁵ Monte Sant' Angelo Mercy College, 'Our History'. Online: <http://www.monte.nsw.edu.au/about-monte/our-history/> (Accessed 10 January 2020).



Figure 17: Aerial photograph showing the subject site in 1943. (Source: NSW LRS, SIX Maps).

A new science building built in brick was opened in July 1954.²⁶ The Trustees of the Sisters of Mercy North Sydney purchased Lots 7 and 8 of the Montrose Estate, Development Plan 5030, in 1963, which included a substantial two-storey Federation building renamed Stormanston.²⁷ A new classroom building, Lawrence Hall, was completed in 1965. In 1966 a new building described initially as the Science Block, later described as Ryman building, was completed.²⁸ In the same year the Sisters of Mercy also acquired Bermondsey Lodge on McLaren Street, which had been Lot 5 of the Montrose Estate.²⁹

A number of new buildings and wings were built after 1975, including, a new library to the south of Mercy Hall, an additional wing named Baptista at the north-western end of the Middle School block and a new block named Treanor to the west of and parallel to Lawrence Hall. It has been assumed that these buildings were built after 1975 because their construction is not mentioned in Mary Baptista Rankin's *The History of Monte Sant' Angelo College North Sydney* which was published in 1975. Rankin's book contains a campus plan, presumably current in 1975, which has been compared to a contemporary campus plan.³⁰

In the late twentieth century, after 1975, the Sisters of Mercy acquired several properties fronting McLaren Street, to the north of their original purchase of land. These lots were formerly part of the Montrose Estate. They included the buildings which have become known

²⁶ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 49.

²⁷ Certificate of Title Vol.1836 Fol.172. NSW Land Registry Services.

²⁸ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*, 56.

²⁹ Certificate of Title Vol.1959 Fol.157. NSW Land Registry Services.

³⁰ Mary Baptista Rankin, *The History of Monte Sant' Angelo College North Sydney*. Monte Sant' Angelo Mercy College, 'Campus Plan', (c2019).

as Kinsmore Business Centre, Callaghan Cottage, Casey Cottage, Geary House and Coolock House. With the exception of the Kinsmore Business Centre, these buildings are all part of the McLaren Street Group of buildings which are described on the State Heritage Inventory as 'A fine group buildings which contains individually interesting examples of Federation architecture which taken together form an important period streetscape.'³¹ They contribute to the McLaren Street Conservation Area listed in the North Sydney Council Local Environmental Plan.³²

In the first two decades of the twenty-first century several substantial buildings were constructed on the Monte Sant' Angelo Mercy College campus. The McQuoin Centre, a sporting complex and swimming pool fronting Berry Street and Miller Street, opened in 2002.³³ Catherine McAuley Place, an 'innovative learning precinct', was built to the north west of the Middle School or Clement block on Angelo Street, opening in August 2007.³⁴ The O'Regan Arts Centre and Cultural Common was built to the north of the Chapel and adjoining the house O'Regan, opening in 2014.³⁵

The diagram at Figure 11 describes the pattern of development of the major buildings across the site. It shows that the oldest buildings on the site, those that sit on the highest part of the campus, predated the school's occupation, and were at different times purchased and adapted for the school's needs. The lower portion of the site, to the south, was generally open and used for sports fields and playing areas. A wave of new development occurred during the 1960s and 1970s, and again between 2000 and 2014.

³¹ Office of Environment and Heritage: Heritage Places and Items, 'McLaren Street Group'. Online: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2180856> (Accessed 12 January 2020).

³² Office of Environment and Heritage: Heritage Places and Items, 'McLaren Street Conservation Area'. Online: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2186362> (Accessed 12 January 2020).

³³ Catherine Alcock, 'School Design: In the Learning Precinct', Teacher: *The National Education Magazine*, Dec 2008, 25. Online: <https://search.informit-com-au.ezproxy.sl.nsw.gov.au/documentSummary;dn=504965875091509;res=IELAPA> (Accessed 17 January 2020).

³⁴ Monte Sant' Angelo Mercy College, 'Foundation'. Online: <http://www.monte.nsw.edu.au/~wwwmonte/community/foundation/>.

³⁵ 'The Opening and Blessing of the O'Regan Arts and Cultural Common', *Monte Gazette*, December 2014, 4.

