

Loreto Kirribilli

Aboriginal Heritage Due Diligence Report

Final Report

Report prepared for Artazan Property Group Pty Ltd

March 2017



Report Register


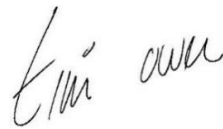
The following report register documents the development and issue of the report entitled Loreto Kirribilli—Aboriginal Heritage Due Diligence Report, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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1.0 Introduction

GML Heritage (GML) Pty Ltd has been engaged by Artazan Property Group Pty Ltd to prepare a Due Diligence Aboriginal Heritage Report for Loreto Kirribilli (the study area).

The report has been prepared as part of an application (Application No. SSD 7919) for a State Significant Development Approval under Part 4 (Division 4.1) of the *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act). The Secretary's Environmental Assessment Requirements (SEARs) were issued on 22 September 2016. The relevant requirements for Aboriginal archaeology are as follows:

10. Aboriginal Heritage

Where relevant, address Aboriginal Cultural Heritage in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

The purpose of this report is to identify whether the study area possesses or has the potential to possess Aboriginal heritage sites, places, objects and/or values, in accordance with the Office of Environment and Heritage (OEH) guidelines for due diligence *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (13 September 2010). This formal process has been used to establish whether there is a *relevant* need to undertake a full Aboriginal heritage assessment in line with requirement 10 of the SEAR's. As such, this report investigates the potential for Aboriginal heritage values (adhering to OEH guidelines for due diligence) but does not provide a significance assessment of any Aboriginal sites, places and/or values. This project does not follow the OEH guidelines for Aboriginal community consultation. Recommendations are provided as to whether further Aboriginal heritage assessment and management will be necessary.

This report was prepared by Jodi Cameron (GML Graduate Consultant) and Sophie Jennings (GML Consultant), with input and review by Dr Tim Owen (GML Senior Associate, Aboriginal Heritage).

1.1 NSW Legislation Relevant to Aboriginal Heritage

In NSW, Aboriginal heritage is principally protected under two Acts:

- the *National Parks and Wildlife Act 1974* (NPW Act); and
- the *Environmental Planning and Assessment Act 1979* (EPA Act).

1.1.1 National Parks and Wildlife Act 1974

The NPW Act provides statutory protection for all Aboriginal objects (consisting of any material evidence of the Indigenous occupation of New South Wales) under Section 90 of the NPW Act, and for Aboriginal places (areas of cultural significance to the Aboriginal community) under Section 84 of the NPW Act. Aboriginal objects and places are afforded automatic statutory protection in New South Wales whereby it is an offence (without the Minister's consent) to harm an Aboriginal object or declared Aboriginal Place.

If this project is declared as SSD, Section 90 of the NPW Act 1974 will have been 'switched off'. However, the definitions and intent of the Act are relevant to this assessment.

The NPW Act defines an Aboriginal object as:

any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

The protection provided to Aboriginal objects and places applies irrespective of the level of their significance or issues of land tenure. Sites of traditional significance that do not necessarily contain material remains may be gazetted as 'Aboriginal Places' and thereby be protected under the NPW Act. However, areas are only gazetted if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is of special significance to Aboriginal culture.

A strict liability offence applies for harm to or desecration of an Aboriginal object or declared Aboriginal Place.¹ The definition of 'harm' includes destroying, defacing, damaging or moving an Aboriginal object or declared Aboriginal Place. The strict liability offence of harming Aboriginal objects has a number of defences. The two defences relevant to the proposed development are the statutory defence of due diligence through complying with an adopted industry code, or compliance with the conditions of an Aboriginal Heritage Impact Permit (AHIP).

1.1.2 Environmental Planning and Assessment Act 1979 (NSW)

The EPA Act is administered by the NSW Department of Planning and provides for environmental planning instruments to be made. These planning instruments guide the process of development and land use while providing for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs). They provide local councils with the framework required to make planning decisions.

Part 4 (Division 4.1) of the EPA Act

Division 4.1—State Significant Development of Part 4—Development Assessment of the EPA Act applies to a development approved by the Minister for Planning (Minister), subject to publicly disclosed advice from the Planning Assessment Commission about state or regional planning significance of the development. The Minister for Planning is usually the consent authority for State Significant Developments (SSD) unless they delegate the function to the Planning Assessment Commission, the Secretary, or to the relevant council if a staged development application is made or the stage of the development ceases to be SSD.

Under Section 89J the projects that fall within ambit of Division 4.1 of the EPA Act do not require authorisations under a number of Acts including:

1(d) an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974.

In accordance with Section 89E the Minister may determine a SSD application by:

a) granting consent to the application with such modifications of the proposed development or on such conditions as the Minister may determine.

Projects approved as SSD under Part 4, Division 4.1 of the EPA Act do not require approvals under the NPW Act, however it is expected that the management of Aboriginal heritage resources be undertaken in accordance with the established guidelines issued by the OEH and best practice as well as any mitigation measures or consent conditions that form part of the SSD approval. The Minister may also include conditions that include the adherence to the NPW Act in which case relevant approvals and permits would need to be obtained prior to the commencement of any ground works with potential to disturb Aboriginal archaeological remains.

1.1.3 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) provides a statutory framework for the determination of development proposals. It provides for the identification, protection and management of heritage items through inclusion in schedules to planning instruments such as Local Environmental Plans (LEPs) or Regional Environmental Plans (REPs). Heritage items in planning instruments are usually historic sites but can include Aboriginal objects and places. The EPA Act requires that appropriate measures be taken for the management of the potential archaeological resource by means consistent with practices and standards adopted in meeting the requirements of the NPW Act.

The study area is located within the North Sydney Council Local Government Area (LGA), and is therefore subject to the North Sydney Local Environmental Plan 2013 (North Sydney LEP 2013). The heritage conservation objectives Clause 5.10 (1) of the North Sydney LEP 2013 are:

- (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.*

The North Sydney LEP 2013 Clause 5.10 (2) Requirements for Consent are as follows:

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.*

Clause 5.10 (7) addresses the requirements for 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.*

Clause 5.10 (8) establishes guidelines in relation to places of Aboriginal significance:

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*

1.2 Approach to Aboriginal Heritage Management

In order to administer the NPWS Act 1974 and EPA Act 1979, the OEH has issued a series of best practice guidelines and policies. The applicability of these depends upon the approval mechanism for a project. The current project will be assessed and granted approval under Part 5 of the EPA Act. Therefore, the approach to the preparation of this document was based on the following current best practice guidelines:

- NPWS Aboriginal Cultural Heritage—Standards and Guidelines Kit (draft 1997);
- DECC, *Guide to Determining and Issuing Aboriginal Heritage Impact Permits* (2009);
- DECC, *Operational Policy: Protecting Aboriginal Cultural Heritage* (February 2009);
- DECCW, *Aboriginal cultural heritage consultation requirements for proponents 2010—Part 6, National Parks and Wildlife Act 1974* (April 2010);
- DECCW, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (13 September 2010);
- DECCW, *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (24 September 2010); and
- the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).

1.3 Due Diligence Approach

The OEH has issued a code of practice guideline that defines a ‘due diligence’ approach to Aboriginal heritage: *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (13 September 2010). This guideline is designed to assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects, and/or Aboriginal Places, and to determine whether they should apply for consent in the form of an AHIP.

Loreto Kirribilli has adopted the *Due Diligence Code of Practice* as a best practice management tool for potential Aboriginal heritage objects, places and values which could be associated with the project.

The *Due Diligence Code of Practice* sets out the reasonable and practicable steps which individuals and organisations need to take in order to:

- identify whether or not Aboriginal objects are, or are likely to be, present in an area;
- determine whether or not their activities are likely to harm Aboriginal objects (if present); and
- determine whether an AHIP application is required—in this instance (noting that Section 90 of the NPW Act will not apply, as the project is assessed as SSD), this would trigger the need for further assessment, as described under requirement 10 of the project SEARs.

Due diligence is a legal concept that describes a standard of care in considering the likely risks a proposed activity may have and any obligations that may apply. In the case of the NPW Act, the OEH has defined due diligence as

*taking reasonable and practical steps to determine whether a person's actions will harm an Aboriginal object and, if so, what measures can be taken to avoid that harm.*²

The steps that are required to follow the due diligence process are:

- searching the Aboriginal Heritage Information Management System (AHIMS);
- checking for landscape features which may indicate the presence of Aboriginal objects;
- strategies to avoid harming Aboriginal objects; and
- desktop assessment and visual inspection to confirm the presence of Aboriginal objects.³

In preparing this report, GML complied with the guidelines set out in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (13 September 2010). The extent of land covered by the due diligence process is described as the study area, see below.

1.4 Description of the Study Area and Context

The study area is located in Kirribilli, a harbourside suburb on Sydney's North Shore (Figure 1.1). The study area encompasses the campus of Loreto Kirribilli (73–89 Carabella Street, Lot 200 DP 1166282). The school campus extends across the full depth of the street block from Carabella Street to Elamang Avenue (Figure 1.2). Residential development is adjacent to the school on its northwestern and southeastern boundaries.

1.5 Due Diligence Process

In accordance with Step 1 of the OEH *Due Diligence Code of Practice* it is identified that the proposed activity will disturb the ground surface of the study area. Therefore, the following due diligence steps are presented in this report:

- Step 2a—Aboriginal Heritage Information Management System (AHIMS) database search;
- Step 2b—the identification of landscape features that indicate the presence of Aboriginal objects;
- Step 3—discussion with respect to the extent of the development footprint;

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- Step 4—desktop assessment and visual inspection; and
- Step 5—further investigation and impact assessment.

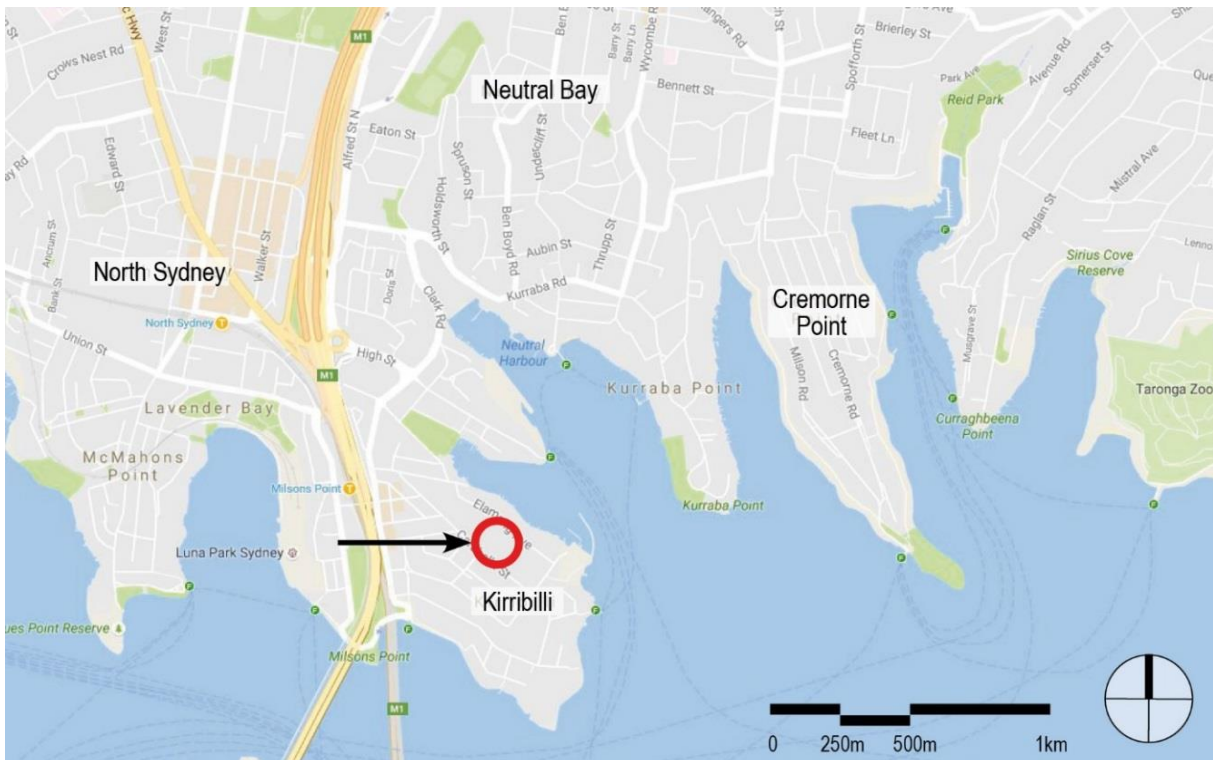


Figure 1.1 Location of the study area within North Sydney. (Source: Google Maps with GML additions, 2017)



Figure 1.2 Study area location on Carabella Street. (Source: Google Earth with GML additions, 2017)

2.0 AHIMS and Environmental Context

2.1 AHIMS Search

An extensive search of the OEH AHIMS database of latitude and longitude from -33.8575, 151.1993 to -33.8367, 151.2323 with a 1km buffer surrounding the study area was undertaken on 31 October 2016 (Appendix A). The results of this search are shown in Table 2.1 and Figure 2.1.

There are currently no registered sites or Aboriginal Places identified within the study area. Surrounding the study area, the search identified 96 recorded Aboriginal sites. Three of the sites have been listed as destroyed (#45-6-1939, #45-6-0030 and #45-6-1615), one has been listed as deleted (#45-6-0665) and two sites have been updated as not an Aboriginal site (#45-6-3081 and #45-6-0825). There are 90 valid registered Aboriginal sites within a 1km buffer of the study area.

Table 2.1 Results of AHIMS Search.

Site Feature	Frequency
Aboriginal Ceremony and Dreaming, Artefact, Shell	1
Aboriginal Ceremony and Dreaming, Burial	1
Art (Pigment or Engraved)	1
Artefact	4
Artefact, Burial, Shelter with Art, Shelter with Midden	1
Artefact, Midden	24
Artefact, Midden, Shelter with Deposit	1
Artefact, Shelter with Art, Shelter with Midden	3
Artefact, Shelter with Deposit	1
Artefact, Shelter with Midden	21
Deleted, Rock Engraving	1
Destroyed, Artefact, Midden	1
Destroyed, Rock Engraving	2
Habitation Structure, Shell	1
Non-Human Bone and Organic Material, Shell	1
Not an Aboriginal Site, Art (Pigment or Engraved)	1
Not an Aboriginal Site, Potential Archaeological Deposit (PAD)	1
Potential Archaeological Deposit (PAD)	5
Potential Archaeological Deposit (PAD), Shell	1
Rock Engraving	9
Shell	9

Site Feature	Frequency
Shelter with Art	6
Total	96

The range of different types of Aboriginal archaeological sites found in and around Sydney Harbour provides scientific evidence that Aboriginal people used this landscape in a range of ways, potentially for a long period of time. However, it is not necessarily closely demonstrative of specific patterns of Aboriginal landscape use. The extremely high level of ground disturbance caused by urban development has most certainly removed, destroyed and/or damaged large amounts of Aboriginal archaeological evidence.

This AHIMS search indicated that sites with artefacts and/or middens constitute the predominant remnants recorded in this area. Fifty-six of the 90 AHIMS sites (62 per cent) contain artefacts, 63 of sites (70 per cent) contain shell or a midden and 68 of sites (75 per cent) contain both artefacts and a midden or shell. These sites are concentrated around the harbour foreshore, in similar locations to the current study area (Figure 2.1). A landform association is demonstrated by the presence of 34% of recorded sites being connected with shelters.

There are three AHIMS sites within approximately 500 metres of the study area (Figure 2.2). AHIMS site #45-6-2168 (RSYS midden) is a midden containing artefacts, and AHIMS sites #45-6-3076 (Adderstone Shelter 2 NSC-082) and #45-6-3077 (Adderstone Shelter 1 NSC-081) are identified as containing shell. The dominance of shell and midden sites surrounding the study area suggest a strong reliance on the harbour and foreshore resources. In general, there is a pattern of landform association between recorded sites and the foreshore or lower foreshore slopes (Figure 2.1). Relatively few sites are recorded on the mid-slopes extending up from the harbour. Sites have been recorded on the ridgelines of the promontory landforms, possibly connected with former Aboriginal walking tracks (which are sometimes connected with Dreaming, creation of song lines). There are also a number of site clusters associated with low lying inlet landforms, potentially the flat or low sloping landforms connected with accessible tidal swampy areas. The nearest area was the swampy flat associated with the water course northwest of the study area, with a creek flowing into Careening Cove—the swampy area is shown in the 1846 parish map (Figure 2.5).

The type of sites recorded fundamentally falls into three categories: those associated with resource (food) procurement, processing and discard; habitation locations (shelters); and art sites, which were associated with wider Aboriginal traditions.

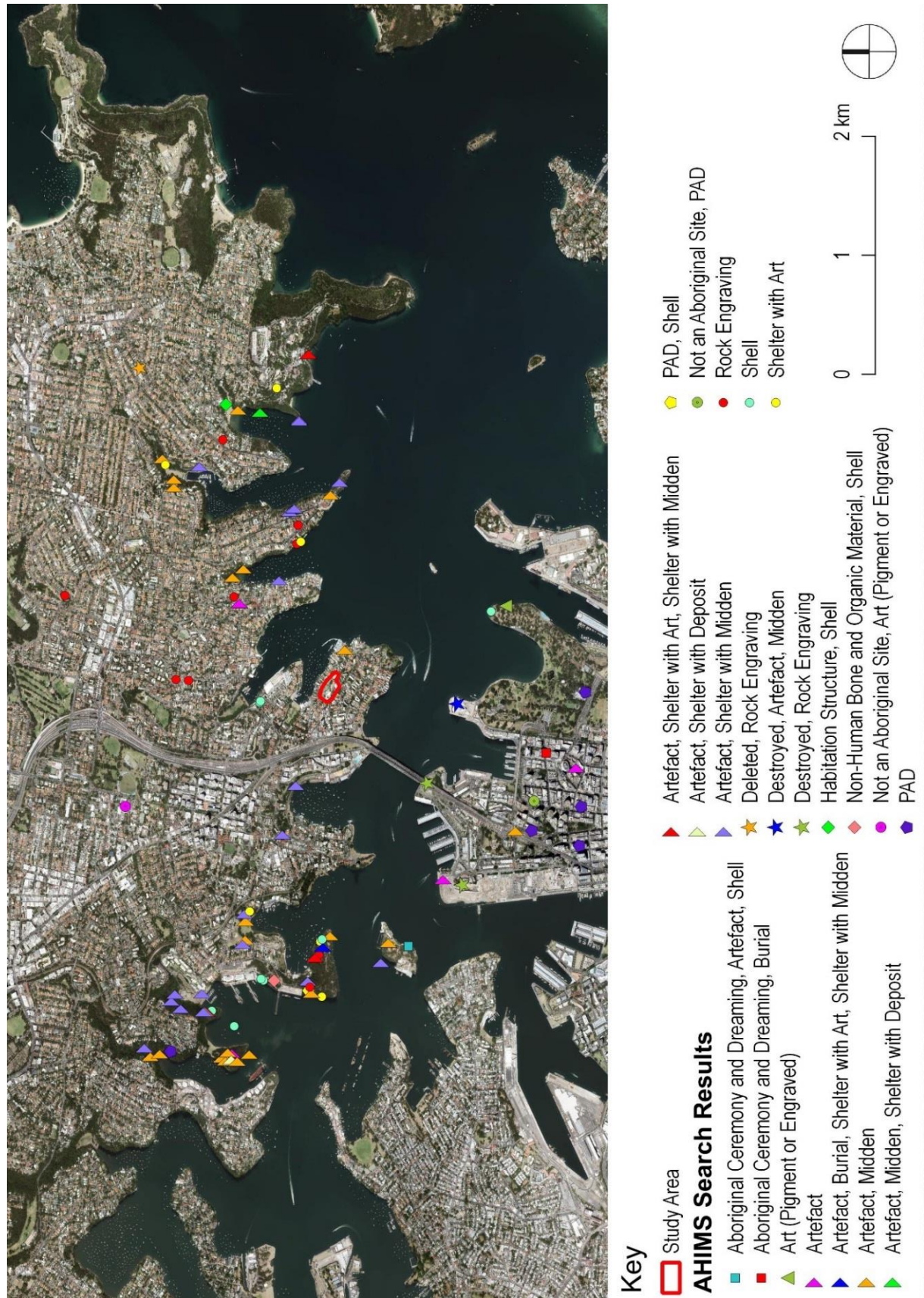


Figure 2.1 Results of the AHIMS search. (Source: NearMap with GML additions, 2016)



Figure 2.2 Detailed AHIMS search results. (Source: NearMap with GML additions, 2016)

2.2 The Local Landscape Context

The purpose of this section is to provide environmental contextual information for use in developing a predictive model of Aboriginal site locations associated with the study area. Interactions between people and their surroundings are of integral importance in both the initial formation and the subsequent preservation of the archaeological record. The nature and availability of resources including water, flora and fauna and suitable raw materials for the manufacture of stone tools and other items had (and continues to have) a significant influence over the way in which people utilise the landscape.

Alterations to the natural environment also impact upon the preservation and integrity of any cultural materials that may have been deposited whilst current vegetation and erosional regimes affect the visibility and detectability of Aboriginal sites and objects. For these reasons, it is essential to consider the environmental context as a component of any heritage assessment.

2.2.1 Geology and Soils

The underlying geology of the study area is the Hawkesbury sandstone, which consists of medium to coarse grained quartz sandstone with minor shale and laminate lenses. Gynea and Hawkesbury soils overlie the Hawkesbury sandstone within the study area (Figure 2.3). The Gynea soil landscape is an erosional landscape, ranging from shallow to moderately deep (30–100cm) soils, with frequent rock outcrops.⁴ The Hawkesbury soil landscape is a shallow (<50cm) colluvial landscape.

2.2.2 Landforms and Landscape Features

Kirribilli is situated on a peninsula in Sydney Harbour, surrounded by water on three sides. A steep topography defines the landscape of the peninsula, with land falling towards the water from a central ridge. Rock outcrops and cliffs are common features of the landscape. The study area is located on the northern slope of the ridge. Across the study area, the land slopes down towards the harbour (from approximately 30m to 10m above sea level).

2.2.3 Hydrology

The availability of water has significant implications for the range of resources available and the suitability of an area for human occupation. There is no source of fresh water within the study area. The study area is approximately 60m from the harbour's edge. The closest source of fresh water to the study area would have been the creek at the head of Careening Cove approximately 350m northwest of the study area (Figure 2.5).

2.2.4 Fauna and Flora

The study area has been cleared of all native vegetation. Prior to clearing in the nineteenth century, the vegetation of the study area would have been a dry sclerophyll open woodland which included red bloodwood (*Eucalyptus gummifera*), yellow bloodwood (*E. eximia*), scribbly gum (*E. haemastoma*), brown stringybark (*E. capitellata*) and old man banksia (*Banksia serrata*).

2.2.5 Relevance to Aboriginal Heritage

The landforms position of the study area is situated between the lower slopes adjacent to the harbour and the upper ridge of the peninsula on which the study area is located. Contrast against the AHIMS pattern suggests this location is undifferentiated, being located between the two major landforms where most sites are located. However, the slope rising from the harbour is not particularly long and may present bedrock exposures suitable for rock art or small shelter structures, where middens, stone artefacts etc were deposited.

In synopsis, the study area does not present a context which could be described as high potential for Aboriginal sites, but conversely the site does hold potential for Aboriginal sites in association with the wider landscape use by Aboriginal people, and perhaps its specific context, if it presented suitable bedrock formations. To further assess this potential (for sites and/or objects) the study area needs to be considered in the context of historical land use.



Figure 2.3 Soil landscapes surrounding the study area. (Source: Google Earth Pro with GML additions, 2016)

2.3 History of Land Use

The following section provides an overview of the historical development at Loreto Kirribilli to assist in understanding the historic phases that have existed in the area's development and to document the physical development of the study area over time. It will assess the correlation between specific building footprints and the recorded disturbance to intact soil horizons and subsurface potential archaeological deposits to provide an overall picture of the study area's land use history.

The history has been informed by a range of primary and secondary sources, including a detailed examination of historic maps and plans, photographs and historic aerials. Use has also been made of the book *A School with Spirit* by Susan Emilsen and Margaret Callaghan, published in 2006.⁵ The section on the Milson Estate also draws upon two previous reports prepared by GML (then Godden Mackay Logan) for the site in 1997⁶ and 2001.⁷

For the purpose of this assessment, low, moderate and high levels of disturbance are defined as follows:

- low disturbance—minimal and/or superficial impact to the landscape which has resulted in little or no disturbance to subsurface remains, characterised by such activities as capping of areas with introduced fill, or construction of roads and pathways;
- moderate disturbance—shallow or localised impacts to the landscape, characterised by excavations for shallow building footings or service trenches; and
- high disturbance—largely disturbed landscape, characterised by such land use impacts as deep building footings (piled foundations, deep slab foundations), basements, or quarrying. High levels of disturbance are likely to have removed Aboriginal archaeological signatures.

2.3.1 The James Milson Estate: 1800–1904

The study area lies on the eastern side of Kirribilli Point on the north side of the harbour opposite Sydney Cove. In 1800, Robert Ryan was granted 120 acres in the Kirribilli area (Figure 2.5). It is uncertain whether this grant included part of an earlier grant (1794) to Samuel Lightfoot, which may have been situated in the Milsons Point area.⁸ This area was later to come into the hands of James Milson. Evidence suggests that Lightfoot's grant was rescinded in the late 1790s and included in Ryan's grant.⁹ Milson always claimed that Ryan's grant was 'one of the abandoned farms at the back of Wollstonecraft's land'¹⁰ but the government was unmoved, particularly as Robert Campbell had purchased Robert Ryan's grant and claimed the land as his own. As the Land Grant Register entry for Lightfoot's grant clearly states that it is situated 'on the north side of the Harbour of Port Jackson, opposite Sydney Cove'¹¹ and as it seems unlikely that, in 1794, a time-expired convict would be granted land next door to a soldier settlement, Milson would appear to have been mistaken. Other circumstantial evidence appears to support this premise.¹²

James Milson arrived in the colony in 1806 and, being a private settler with some capital, set about establishing himself as a farmer and acquiring land. Although there is little substantial evidence of the activities of his early years, it appears that in the early 1820s he commenced leasing some land from Robert Campbell on the foreshore of what is now known as Milsons Point. In 1825, he was granted 50 acres at the rear of Robert Ryan's grant, between Lavender Bay and Careening Cove (Figure 2.5). He also spent considerable time attempting to acquire title to the Ryan grant, but was not successful. Milson appears to have used the North Shore property as a city residence and depot for his farming interests at Castle Hill, Field of Mars and Wollombi, with milk, cattle and produce sold to the city markets and the shipping trade.¹³ Between 1832 and his death in 1872, a number of substantial houses were built on this land for his family. This included three properties built within the Loreto site: Elamang, built in 1851–52 for James Milson Junior; The Hermitage also built for James Junior prior to construction of Elamang; and Coreena, built for son Alfred. Other properties built by Milson include Carabella Cottage built in 1828 at the head of Careening Cove; Brisbane House built in 1831; Wia Wia completed in 1834; and Grantham was built on the high ground as a residence for James Milson himself.

2.3.2 Nineteenth and Early Twentieth Century Development of Kirribilli

Prior to the establishment of the North Shore Steam Ferry Company in 1861 which provided cheap and regular transport across the harbour, Kirribilli Point remained predominantly under-developed with the area mainly settled by merchants and colonial administrators.¹⁴ The provision of affordable

transportation facilitated further development across Kirribilli Point and North Sydney, including the construction of a road network, which included Carabella and Peel Streets, and services such as piped water, gas, schools and churches. However, the site itself remained part of the Milson family estate and the 1890 Sydney Water Board plan (Figure 2.6) shows that much of the site and immediate surrounds remained undeveloped at this time. In addition to the existing Milson family properties only three properties had been added along the Careening Cove foreshore, while in comparison the western side of Kirribilli Point (Pitt Street, Fitzroy Street, Kirribilli Avenue) was becoming considerably built up by the end of the nineteenth century.¹⁵

Following the death of James Milson Jnr in 1903, the Milson estate was subdivided as shown on the 1904 sale plan (Figure 2.7). Excluded from the subdivision were Elamang, Coreena and The Hermitage which retained their original land holdings. Kirribilli remained a popular area during the early twentieth century despite the lack of a fixed harbour crossing with the area described in 1915 as a desirable suburb with many fine residences and streets with the topography providing commanding harbour views.¹⁶ Within the subject site, the subdivision facilitated construction of several new houses including Eversfield in 1904, and a group of three Federation terrace houses (now demolished) around 1905. The desirability of the area during this period also led to an increase in the construction of flats and boarding houses, as well as the conversion of existing properties such as Elamang and Tremayne. Access to the North Shore was improved by the completion of the Sydney Harbour Bridge in 1932.

2.3.3 Development of the Loreto Kirribilli Site: 1907—Present

Towards the end of the nineteenth century, members of the Institute of the Blessed Virgin Mary came to Sydney. Known as Loreto, from the name given to their convents, the nuns had been in Australia since 1875. Elamang was the first section of the current study area to be acquired for the school. In addition to the initial purchase of Elamang, the school steadily expanded throughout the twentieth century through acquisition of adjacent properties. This included three other properties constructed by the Milson Family: The Hermitage, Tremayne and Coreena, along with several Federation houses including Araluen which borders the study area. An extensive building program in the early–mid 1990s resulted in the redevelopment of much of the previously vacant land. The development of the study area as a school is summarised below and shown in Figure 2.4.

Elamang

In 1907, the Institute of the Blessed Virgin Mary purchased Elamang, which at the time was being run as a guesthouse by a Mrs Burton. The Sisters embarked on a building program soon after moving onto the site, which included demolition of the stables and re-use of the stone to extend the house. Further extensions were made in 1921 including a large extension to the east of the building providing a hall with dormitories above (Figure 2.8), and in 1924 a colonnaded two-level verandah was erected around the house. A major addition to Elamang was construction of the new chapel wing in 1929 to replace an existing chapel that had been previously located in the rear rooms of the property, and which was officially opened on 2 August 1930 (Figure 2.9). Construction of Elamang and its additions have been assessed as a moderate disturbance, particularly in the form of terracing to create a level foundation. The building section and subsequent ground disturbance can be seen in Figure 2.17.

The Hermitage

The Hermitage appears to have been built by James Milson for his son James Jnr prior to construction of Elamang, suggesting it likely dates to before 1851. The building is referenced in Mann's 1938 study

of North Sydney,¹⁷ stating that The Hermitage was referred to as the earliest building erected on Kirribilli Point. The Hermitage is purported to be one of the earliest pre-fabricated houses brought to Australia from England in the early–mid nineteenth century and was acquired by Loreto in 1924.¹⁸ The Hermitage comprised two single-storey adjoining buildings (Figure 2.6) and is visible in a c1930 photo of the site, shortly before it was demolished in 1936 (Figure 2.9).¹⁹ On the 1890 plan (Figure 2.6) a laneway leads from Carabella Street to the northeast likely to provide access to The Hermitage as at this time Fitzroy Avenue (now Elamang Avenue) had not been constructed. Although the laneway no longer exists, the alignment of the Junior School building, B-Block and Marian Centre echo its former existence (Figure 1.2). The site of The Hermitage was converted into playing fields and tennis courts shortly after its demolition and remained so until construction of the Centenary Hall, named in honour of the arrival of the Loreto Sisters in Sydney in 1892, was built on the site in 1992 (Figure 2.10 to Figure 2.15).²⁰ This section of the study area has undergone significant development and is therefore assessed as high disturbance (Figure 2.19).

Coreena

Coreena, built for Alfred Milson, comprised a square-plan three-storey sandstone house and single storey outbuilding situated to the northwest of Elamang (Figure 2.6). Coreena was purchased by Loreto in 1922, at which time it was remodelled and renamed as 'St Michaels'.²¹ Photographs of the study area in c1930 (Figure 2.9), 1943 (Figure 2.10) and 1951 (Figure 2.11) do not indicate any additions or extensions to the property and it is likely that any modifications made to Coreena were internal only. Coreena appears to have been demolished in 1959 to facilitate construction of the two-storey Junior School which was opened on the site in 1960 (Figure 2.13).²² The Junior School building was further extended to the west and north in 1973–74 for extra classrooms and a library (Figure 2.15).²³ Construction of the Junior School included significant excavation and terracing which would have likely destroyed any potential sites in the area (Figure 2.19). It has also been assessed as containing high disturbance.

Eversfield

Eversfield was constructed in 1904, following the sale of the Elamang Estate, occupying three blocks 8, 9 and 10 (Figure 2.7) in the northeast section of the study area. Eversfield was purchased by Loreto in 1952 for use as a boarding house until 1968 when an exploding hot water system led to demolition of the building.²⁴ Following demolition of the house, the area remained open ground as visible on the 1972 aerial (Figure 2.13). Construction of the Mary Ward building occupying the southern half of the block commenced in 1979, however major structural problems emerged in 1980 and it was not opened until 1981. The Mary Ward building is visible in the 1986 aerial with the northern half of the block still undeveloped (Figure 2.14). Construction of the single storey carpark immediately north of the Mary Ward building was likely completed as part of the Centenary building program in the late 1980s or early 1990s, with the Music and Performing Arts Centre being added in the late 1990s. Once again, significant excavation has been undertaken in this area, potentially removing any intact soil landscapes and therefore potential Aboriginal archaeological deposits (Figure 2.16). The area has been assessed as containing high disturbance.

St Joseph's Wing

The subdivision of the Elamang Estate in 1903 included three blocks on Carabella Street in the southwest section of the site numbered 14, 15 and 16 (Figure 2.7). Three Federation two-storey houses are known to have been constructed on these plots likely in 1904 or 1905. The houses are

visible in aerial photographs of the site dating to 1943 (Figure 2.10) and 1963 (Figure 2.12). The three properties were acquired by the school in 1965 and were demolished to make way for the 'ultramodern' St Joseph's Wing constructed in the same year.²⁵ Further additions were made to the building in 1970 including an additional floor to accommodate the library and art rooms, and in 1972 a wing was constructed linking the building to the chapel which facilitated construction of a new science room to the uppermost level.²⁶ While levelling and ground disturbance would have been undertaken during each phase of development in this section of the study area, the section drawing identifies significantly less disturbance than found in other parts of the study area (Figure 2.18). Therefore, this section of the current study area has been assessed as moderate disturbance.

Tremayne, Marian Centre and B-Block building

Tremayne house was built at the northwest end of the study area and is first shown on the 1890 Sydney Water Board Plan (Figure 2.6). Limited information is available about the property, although it is likely to have been built by either Alfred or Arthur Milson as the land remained within the Milson family estate until 1903.²⁷

In 1920 the Young Women's Christian Association (YWCA) purchased Tremayne for use as a hostel, and it was officially opened as a permanent residence on 17 April. The news article describes the property as containing a tennis lawn, garden, and 'flat roof promenade', this likely referring to the platform shown on the 1890 plan.²⁸ Subsequently, in July 1938 the YWCA constructed a new hostel immediately south of the earlier Tremayne house and fronting onto Carabella Avenue which was opened by Lady Huntingfield.²⁹ The later nineteenth-century Tremayne house was demolished shortly after the opening of the new hostel building in 1938. On the 1943 aerial, the site of the earlier Tremayne is visible as open ground, likely in use as a tennis court, and appears to have remained as such until the early 1960s when the B-Block building was constructed (Figure 2.10).

The Tremayne Hostel was sold off by the YWCA in 1978 due to increasing maintenance costs and was renovated for conversion into a private hotel. The building was subsequently purchased by Loreto Kirribilli in 2010, and renamed the Marian Centre. Between 2010 and 2011 the Marian Centre and B-Block underwent adaptive re-use to convert the former hotel into an educational facility with ancillary residential use. The renovations entailed only internal modifications to the buildings.³⁰

Although not confirmed, it is likely that the former garden area to the north of B-Block was purchased by Loreto Kirribilli in 1978. An aerial photograph from 1986 shows that this part of the site remained open ground, possibly tennis courts, until the gymnasium building was constructed as part of the Centenary Building program in the early 1990s. As seen in the section drawing (Figure 2.20), significant terracing and deep excavation has been undertaken in this section of the study area. The extreme disturbance would most likely have removed all soil landscapes and associated archaeological potential. B-Block, the Marian Centre and the gymnasium have all been assessed as containing high disturbance.

Roads, Infrastructure and Landscaping

The internal road pattern has remained static being established by the early grants and development, with continuity and addition to reflect historical subdivision and consequent development. Road construction is likely to have stripped topsoil to the underlying bedrock or the basal clay and should be considered a high impact. Infrastructure and service trenches are likely to be present throughout the study area—again these will have removed all soils capable of supporting an Aboriginal archaeological signature and are high disturbance features. The creation of sports courts required

levelling the ground surface and/or the importation of fill. In the context of the study area this was likely a high impact activity and is likely to have removed any extant archaeological signature below the area of the court.

Landscaping associated with the houses and gardens was often superficial, using existing soils and bedrock features sympathetically or incorporating these into new designs. Landscaping and creation of historical gardens can be considered to have low to moderate impact.



Figure 2.4 Phases of development across the study area. (Source: GML, 2016)



Figure 2.5 Detail of the c1846 parish map. (Source: SLNSW c012680001, with GML additions, 2016)

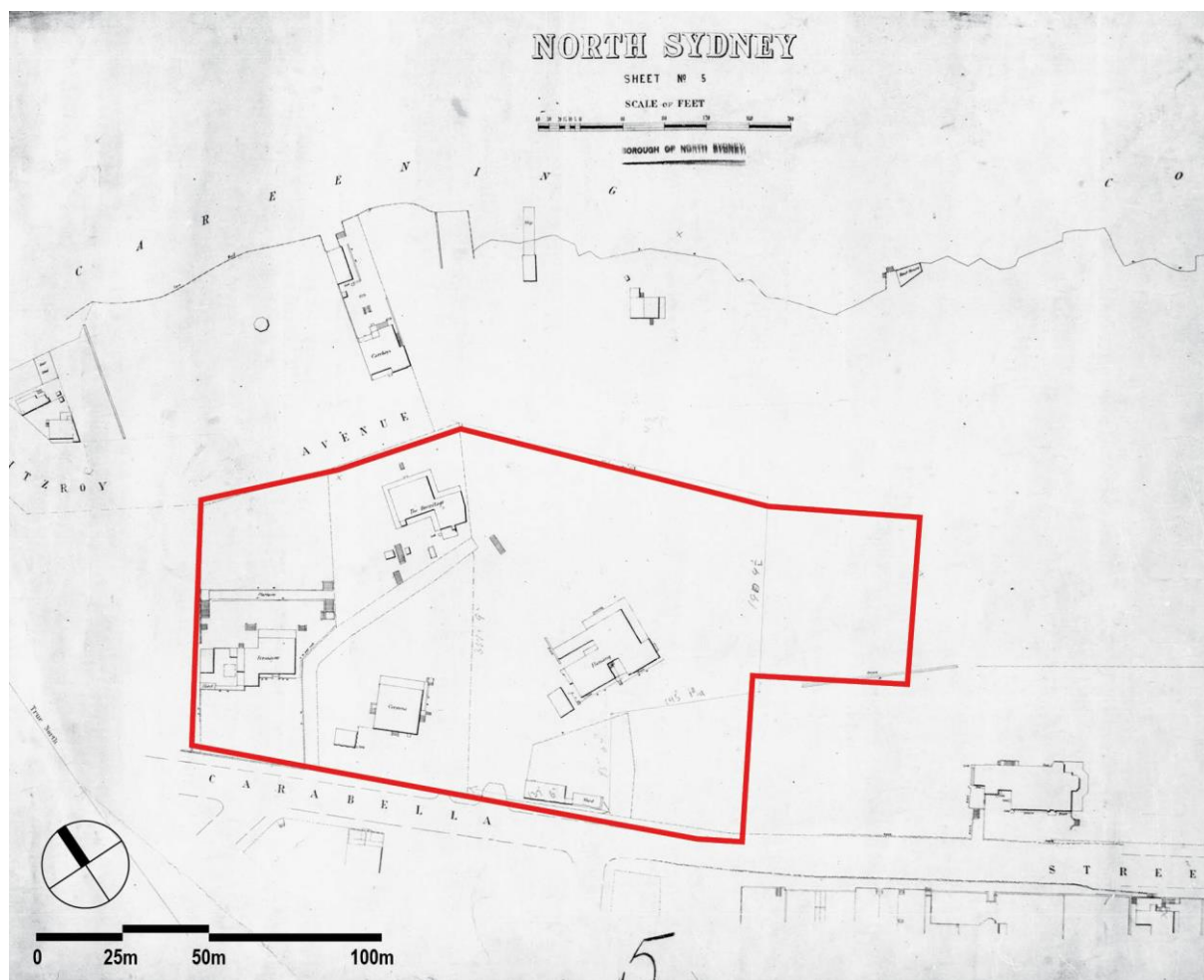


Figure 2.6 Detail of 1890s block plan of the area, showing development on the subject site at the time. The houses Elamang (plus stables), Coreena (now the location of the Junior School), Tremayne (now the location of B-Block) and The Hermitage are on the area covered by the school campus today. (Source: File 000005, Sydney Water Board Collection, Local Studies Collection, Stanton Library, with GML additions, 2016)

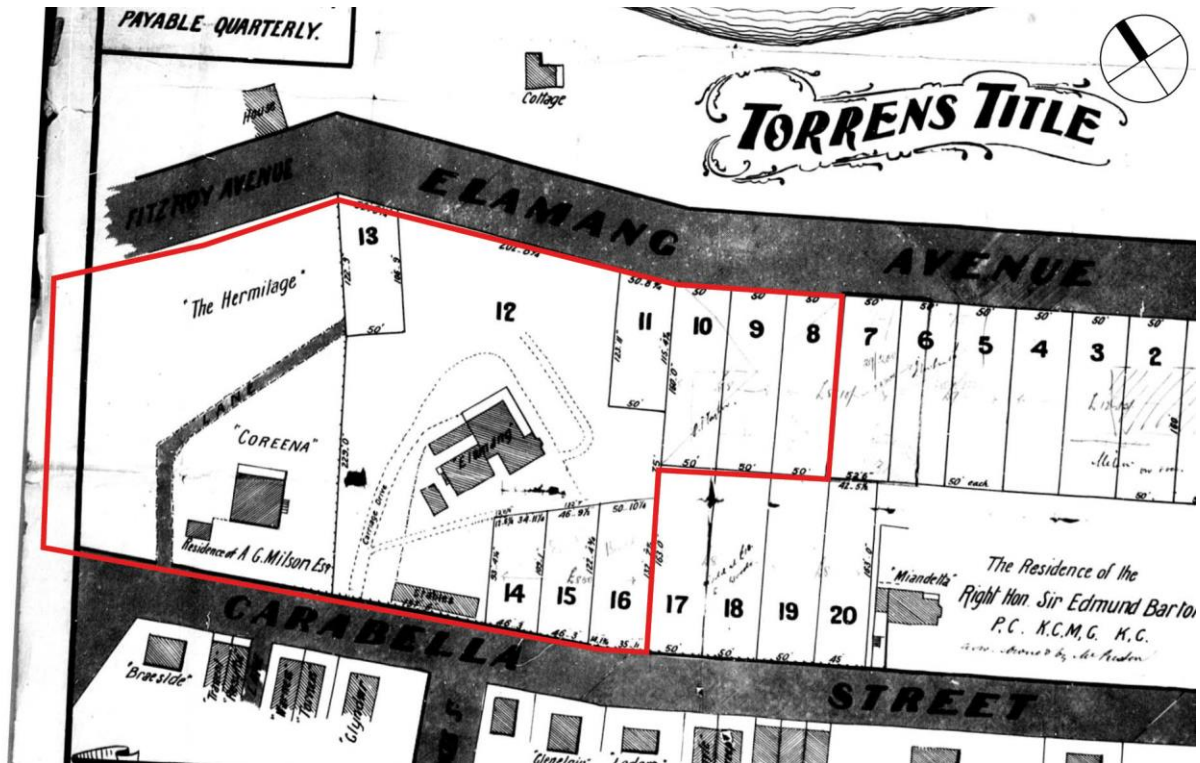


Figure 2.7 Detail of the 1903 estate sale plan. (Source: Stanton Library, with GML additions, 2016)



Figure 2.8 View of Elamang from the east in 1923 after the Hall and Dormitory extension. (Source: Loreto School Archive)

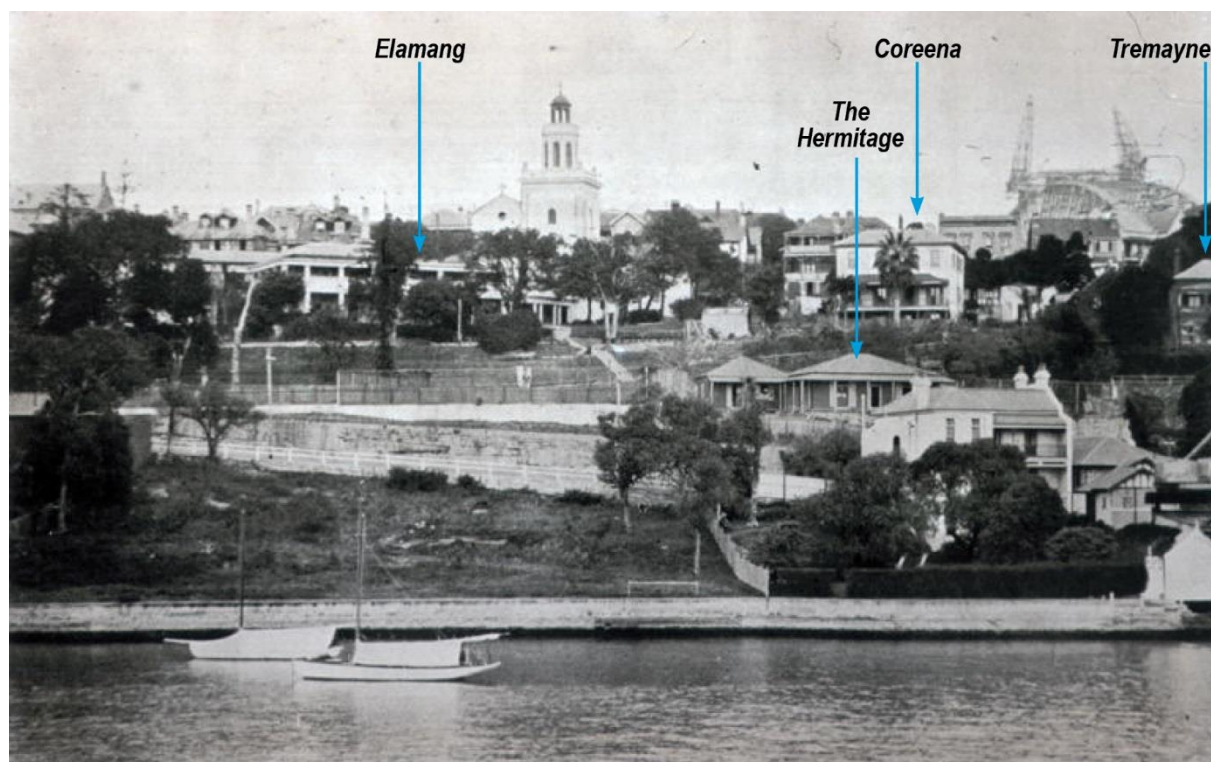


Figure 2.9 Photograph of the study area, c1930. (Source: North Sydney Council with GML additions, 2016)



Figure 2.10 1943 aerial. (Source: SIX Maps with GML additions, 2016)



Figure 2.11 1951 aerial. (Source: NSW LPI with GML additions, 2016)

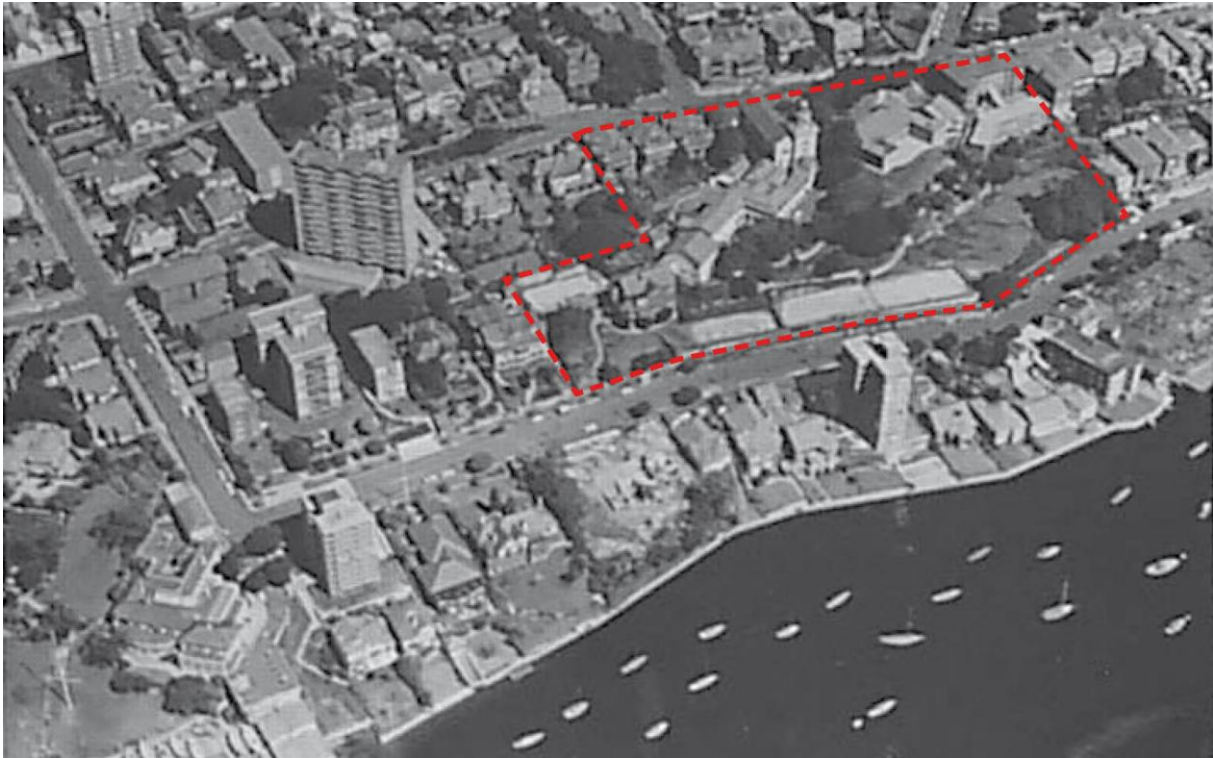


Figure 2.12 1963 aerial. (Source: NSW LPI with GML additions, 2016)

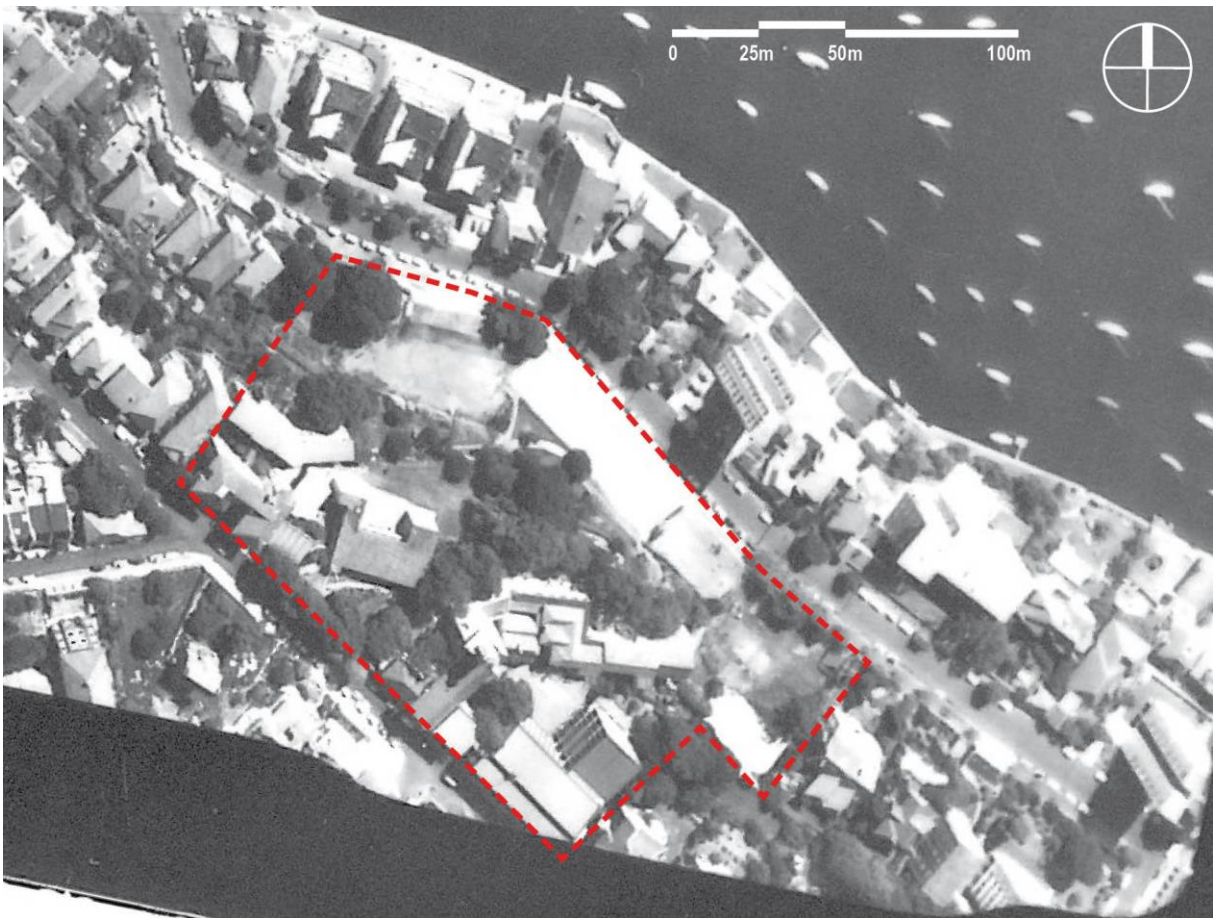


Figure 2.13 1972 aerial. (Source: NSW LPI with GML additions, 2016)



Figure 2.14 1986 aerial. (Source: NSW LPI with GML additions, 2016)