

Loreto Kirribilli Masterplan and Stage 1 Works

Heritage Impact Assessment Statement

Report prepared for Loreto Kirribilli

July 2017



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Report Register

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Cover Image: Loreto Kirribilli Chapel building, as viewed from Carabella Street, c1930. (Source: Stanton Library David Earle Local Studies Collection, file CT0\CT072000)

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1.0 Introduction

1.1 Preamble

Loreto Kirribilli is preparing a State Significant Development Application for the development of Loreto campus. The development of the site will be staged and it is envisaged that the stages will take place over a period of up to 50 years. GML Heritage Pty Ltd (GML) has been engaged by Artazan Property Group (APG) on behalf of Loreto Kirribilli to provide a range of heritage and historical archaeological services in relation to the proposed development.

The intent of the master plan is to update the current campus towards a more future focussed learning environment and to resolve a number of major accessibility and amenity issues across the campus. The existing building stock ranges from the existing heritage buildings of the original estate, concrete and masonry cellular teaching blocks from the 1960s and 1970s through buildings developed post 1990's.

For the purposes of the Masterplan the site has been divided into five precincts, each with a different character:

- Campus Core;
- Western Precinct;
- Southern Precinct;
- Eastern Precinct; and
- Northern Precinct.

Stage 1 of the Master plan comprises of the demolition of Block B and the construction of a new Learning Hub to support a STEaM curriculum. The Learning Hub interfaces with the existing Gymnasium, providing access to the Gymnasium via a new lift and stairs as well as additional teaching space comprising of a new Learning Studio, Weights Area, relocated Change Rooms, new Storage and Outdoor Learning Area.

This stage also includes two of the vertical connectors, one location in the Northern Precinct adjacent to the existing Centennial Hall and the Science Block and one in the Eastern Precinct, connecting Joseph and the Chapel. This connector enables the Chapel building to be fully accessible.

This Heritage Assessment and Impact Statement (HAIS) assesses the potential heritage impacts of the proposed development on the built heritage items within the Loreto Kirribilli school site and heritage items in the vicinity, as well as potential subsurface archaeological remains.

This project has been designated a State Significant Development (SSD 7919) and the Secretary's Environmental Assessment Requirements (SEARs) were issued on 22 September 2016. The relevant requirements for heritage are as follows:

9. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual.

- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

This HAIS addresses SEARs requirement 9.

1.2 Site Identification

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

The location of the site and extent of existing structures are detailed in Figures 1.1 and 1.2.

1.3 Summary of Heritage Listings

The following is a summary of heritage listings pertinent to the development.

Table 1.1 Heritage Listings Pertinent to the Development.

Heritage Item	Description	Significance	Register
Elamang	73–83 Carabella Street The listing includes the whole of the Loreto Kirribilli campus, except for the Marian Centre and B-Block (only recently purchased by the school). The listing highlights Elamang, the bell tower, chapel and presbytery as being noteworthy.	Local	North Sydney LEP 2013 #I0204

There are several heritage items in the vicinity. Those most relevant to this project are listed in Table 1.2.

Table 1.2 Heritage Listings in the Vicinity of the Development.

Heritage Item	Description	Significance	Register
Araluen 71 Carabella Street	Arts and Crafts style house	Local	North Sydney LEP 2013 #I0203
Fairhaven 69 Carabella Street	Arts and Crafts style house	Local	North Sydney LEP 2013 #I0202
Vandura 10 Elamang Avenue	Federation Queen Anne style house	Local	North Sydney LEP 2013 #I0214
29 Elamang Avenue	Two-storey Victorian house	Local	North Sydney LEP 2013 #I0216
17 Elamang Avenue	Federation brick house	Local	North Sydney LEP 2013 #I0215
Doondi 8 Elamang Avenue	Federation house	Local	North Sydney LEP 2013 #I0213
58 Carabella Street	One of a pair of Federation semi-detached houses	Local	North Sydney LEP 2013 #I0199

Heritage Item	Description	Significance	Register
56 Carabella Street	One of a pair of Federation semi-detached houses	Local	North Sydney LEP 2013 #I0198
54 Carabella Street	Arts and Crafts style house	Local	North Sydney LEP 2013 #I0197
Burnleigh 48 Carabella Street	Mid-Victorian house set on terraced site	Local	North Sydney LEP 2013 #I0196
44 Carabella Street	44 Carabella Street Late-Victorian house	Local	North Sydney LEP 2013 #I0195
42 Carabella Street	One of a pair of semi-detached Victorian townhouses	Local	North Sydney LEP 2013 #I0194
40 Carabella Street	One of a pair of semi-detached Victorian townhouses	Local	North Sydney LEP 2013 #I0193

The development site is adjacent to a Heritage Conservation Area, as follows.

Table 1.3 Heritage Conservation Area adjacent to the Development.

Heritage Conservation Area	Significance	Register
Careening Cove Conservation Area	Local	North Sydney LEP 2013 #CA10

1.4 Methodology and Terminology

This HAIS has been prepared in accordance with the principles outlined in the *NSW Heritage Manual* guidelines for the preparation of Statements of Heritage Impact (NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, first edition, 1996). It is also consistent with the relevant principles and guidelines of *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).

The terminology used in this report is consistent with the *NSW Heritage Manual* and the definitions provided in Article 1 of the Burra Charter for the following words: place, cultural significance, fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation and compatible use.

This HAIS has regarded the relevant heritage planning controls contained in the following documents:

- North Sydney Local Environmental Plan (LEP) 2013;
- North Sydney Development Control Plan (DCP) 2013;
- *Heritage Act 1977* (NSW) (Heritage Act); and
- *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act).

The following documents have been referenced in the preparation of this report:

- Loreto School Kirribilli, Alterations to the Administration Building and Proposed Music Centre—Assessment of Heritage Impacts, by Godden Mackay, January 1996;
- Loreto Kirribilli, Proposed Performing Arts Centre, Assessment of Heritage Impacts, by Godden Mackay Heritage Consultants, July 1997;

- Loreto School Kirribilli, Administration Building and Chapel, Photographic Archival recording, by Godden Mackay Logan, March 2001;
- North Sydney Heritage Study Review 1993, by Godden Mackay Pty Ltd in association with Conybeare Marrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, July 1993 (revised November 1993);
- 'From Milson to Medium Density, A Walking Tour of Kirribilli', by North Sydney Council, 2003; and
- *A School With Spirit: Loreto Kirribilli*, by Susan Emilsen and Margaret Callaghan, Allen & Unwin, 2006.

GML acknowledges the assistance of Julianne Liddicoat, Loreto Kirribilli Archivist, in accessing historical images and information used in this report, and Richard Schilling, Property Manager at Loreto Kirribilli, for providing access to the school campus.

1.5 Limitations

There is no existing Conservation Management Plan (CMP) for Loreto Kirribilli. The heritage assessment of items within the school campus included in this HAIS report is based on the statements of significance included in the heritage listing citation, site inspections and historical research, and does not include any comparative analysis with other similar properties. A comprehensive heritage assessment of the heritage items has not been undertaken or commissioned to date.

Site inspections were undertaken by Anna Simanowsky of GML on 1 and 28 November 2016, and by Anna Simanowsky and Sophie Jennings on 6 December 2016. All photographs of the school and its surrounding area were taken on those dates.

1.6 Author Identification

This report has been prepared by Anna Simanowsky, GML Senior Consultant. The archaeological assessment has been prepared by Sophie Jennings, GML Consultant (Archaeology), who also prepared the historical overview. This report has been reviewed by Catherine Forbes, GML Senior Consultant and Acting Manager of Heritage Places.

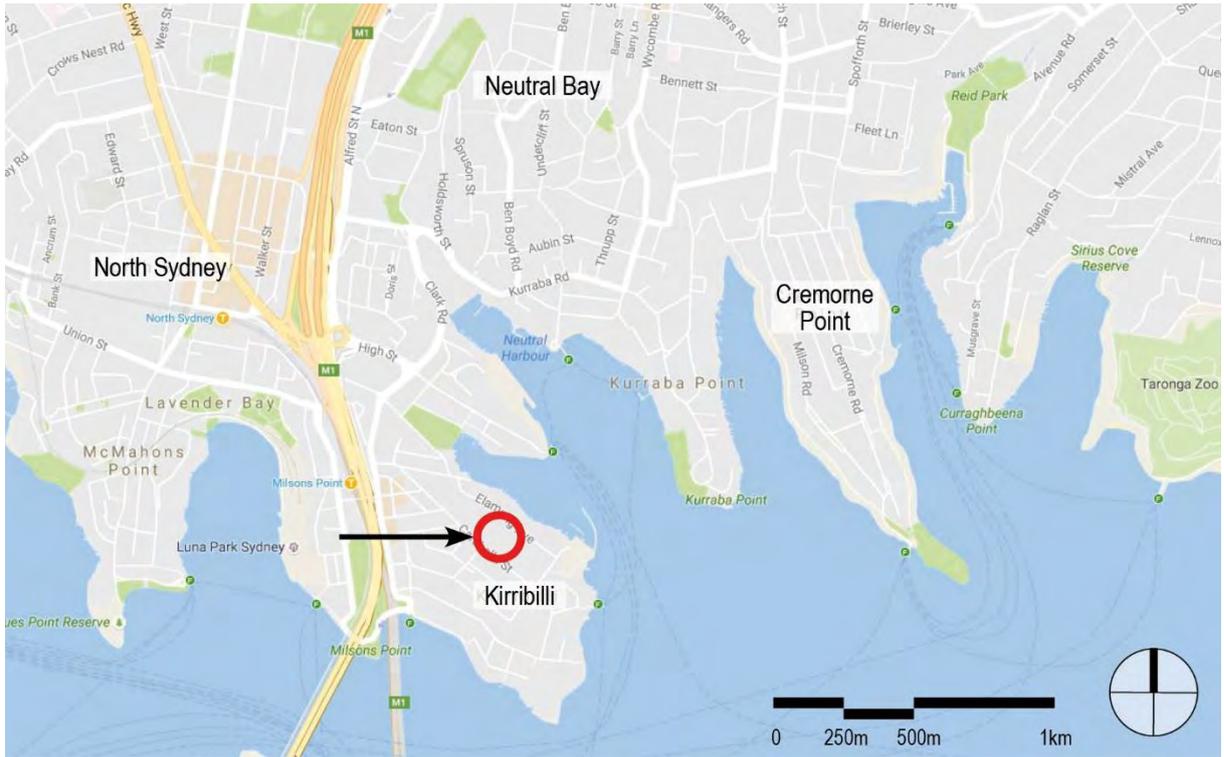


Figure 1.1 Location of the subject site, indicated in red. (Source: Google Earth with GML annotations)



Figure 1.2 The subject site is outlined in red. (Source: Google Earth with GML annotations)

2.0 Site History

2.1 Introduction

The following section provides an overview of the historical development at Loreto Kirribilli (the subject site) to assist in understanding the historic phases that have existed in the site's development, and to document the physical development of the subject site over time.

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 by Susan Emilsen and Margaret Callaghan *A School With Spirit: Loreto Kirribilli* published in 2006.¹ The section on the Milson estate also draws upon two previous reports prepared by GML for the site in 1997² and 2001.³

2.2 History Prior to 1800

Aboriginal people have occupied Sydney's North Shore for thousands of years; radiocarbon dating of archaeological material from Cammeray proves Aboriginal occupation of the area from at least 5800 years ago. Two Aboriginal Clans occupied the North Shore of Sydney in 1788, when the First Fleet arrived in Sydney Cove: the Cammeragal and the Wallumedegal, who were part of the larger Kurringai Tribe. Boundaries were not clearly defined, but Governor Phillip noted that the Cammeragal (sic) occupied the 'north-west part of this harbour', and Wallumedegal the 'opposite shore'.⁴

Within their discrete areas the clans had various camp sites which were used depending on the season, availability of food or other requirements. There do not seem to have been any permanent villages or camp sites. Sandstone rock shelters which lined waterways were used for shelter, and various types of huts made of bark and branches were also constructed for shelter.⁵ The clans fished, hunted and harvested food from the surrounding bush, and with local resources abundant there was no need to travel far from their traditional lands. The clans developed a complex cultural life, with distinct languages and customs and a rich spirituality.⁶

By the early 1800s the Aboriginal population of the area had been dramatically reduced by diseases such as smallpox, syphilis and influenza.⁷ Those that survived were displaced from their traditional lands. As a result, by the 1860s Aborigines were noted to be only occasional visitors to the North Shore area.⁸

2.3 The James Milson Estate: 1800–1904

The site 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. 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.⁹ 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.¹⁰ Milson always claimed that Ryan's grant was 'one of the abandoned farms at the back of Wollstonecraft's land'¹¹ 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'¹² 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.¹³

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. 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.¹⁴ 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 Jnr; The Hermitage, also built for James Jnr 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.

2.4 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 underdeveloped with the area mainly settled by merchants and colonial administrators.¹⁵ 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 2.3) 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 have been added along the Careening Cove foreshore, while in comparison the western side of Kirribilli Point (Pitt Street, Fitzroy Street, Kirribilli Avenue) is becoming considerably built up by the end of the nineteenth century.¹⁶ Following the death of James Milson Jnr in 1903, the Milson estate was subdivided as shown on the 1903 sale plan (Figure 2.4). 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.¹⁷ 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.

2.5 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. At the invitation of Cardinal Moran, they came to Sydney in 1892, and rented an old colonial house, Aston Hall, in Avoca Street, Randwick. The need for another convent led to an unsuccessful search in Randwick, after which the nuns decided to accept an invitation to cross the harbour and settle in the North Shore. The first site occupied in 1901 was a Victorian villa called Kanimbla, in Fitzroy Street, Kirribilli. Kanimbla, with its lack of a playground, necessitated a move to a

two-storey building called Fern Hill not far away in Pitt Street. From 1902 to 1908, Fern Hill was Loreto, a school for day scholars and a small group of weekly boarders who came from Randwick.

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. Further extensions were made to the building as the number of students gradually expanded in the first half of the twentieth century, including construction of the chapel with its Italianate tower in 1929–30 (discussed further in Section 2.5.2). 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 of which Araluen is the only surviving example. An extensive building program in the early–mid 1990s resulted in the redevelopment of much of the previously vacant land.

2.6 History and Development of Individual Buildings within the Study Area

The following sections provide an overview of the development of individual buildings within the site that were purchased at various times during the twentieth century by the Loreto school commencing with Elamang which was purchased in 1907.

2.6.1 Elamang and the Chapel Building

James Milson Jnr built 'Elamang' in 1851–52 upon his marriage to Mary Ann Elizabeth Grimes, who eventually died there in 1864. In 1869 James was remarried to Ann Stewart, who died in 1888. The rate books that begin for the area in 1869 show James Milson as the owner and occupier of the house from 1869 until his death in 1903. The house between these dates is listed as having either two storeys with 14 rooms or two storeys with 12 rooms. In 1903–1904, the Milson family still owned Elamang, although it was occupied by Florence Williams. In 1904, the year following the death of James Milson Jnr, the Milson property was subdivided (see subdivision plan Figure 2.4) and ownership of Elamang was passed to George Powell. The subdivision plan (Figure 2.4) shows the layout of the house and outbuildings including the layout of carriageways to the west and south of the house, and the stables building situated along the Carabella Street frontage.

Shortly after purchasing Elamang, the Sisters embarked on a building program which included demolition of the stables and re-use of the stone to extend the house. A photo of Elamang dated to c1905–1906 shows the property prior to its redevelopment by the school (Figure 2.5). Further additions were made in 1921 including a large extension to the east of the building providing a hall with dormitories above (see Figure 2.6), and in 1924 a colonnaded two-level verandah was erected around the house (Figure 2.5). A major addition to Elamang was the construction of the new chapel building 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 1930.¹⁸ The new chapel, designed by Roarty and Roarty Architects, two Sydney-based brothers who worked extensively on projects within the Catholic community,¹⁹ included the distinctive Italianate style belltower and St Aloysius Verandah (Figures 2.7, 2.8). The works also included the re-roofing of Elamang to match the new chapel wing. These additions, culminating with construction of the chapel, resulted in a transformation of the original residence which was absorbed into the larger building complex. A c1.8m high cement-rendered wall was also erected along the Carabella Street frontage around this time (Figure 2.7).

In 1954 Elamang was further expanded with a two-storey building, designed by architects Burns and Maloney, added to the northeast. This wing included an extension to the assembly hall on the top floor and additional amenities on the ground floor.²⁰ A covered walkway linking the recently purchased

Eversfield (purchased by Loreto in 1952) with the existing facilities was also added during this work program. More recent work to the chapel wing included construction of a balcony linking to St Joseph's in 1972, upgrading the toilet block in 1996 and extensive restoration of the stained-glass chapel windows in 1999.

The grounds of Elamang to the north of the school buildings remained open ground for most of the twentieth century—the 1943, 1951, 1972 and 1986 aerial photographs show the area occupied by a row of tennis courts. The Science Building replaced the tennis courts as part of the Centenary Building program in the early 1990s (Figures 2.10–2.13).

2.6.2 Coreena (Renamed St Michael's) and Junior School

Coreena, built for Alfred Milson, comprised a square-plan three-storey sandstone house and single storey outbuilding situated to the northwest of Elamang (1890 plan, Figure 2.3). Coreena was purchased by Loreto in 1922, at which time it was remodelled and renamed St Michael's.²¹

Photographs of the site 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 1960.²² The Junior School building was further extended to the west and north in 1973–74 for extra classrooms and a library.²³ Since that time the Junior School has been further altered and extended (Figure 2.20).

2.6.3 The Hermitage and Centenary Hall

Dating the construction of The Hermitage is difficult with available sources offering conflicting information. The property 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. This is further supported by a reference in Mann's 1938 study of North Sydney²⁴ stating that The Hermitage was referred to as the earliest building erected on Kirribilli Point. The Hermitage, also known as 'Hottens' after its last owner, is purported to be one of the earliest prefabricated houses brought to Australia from England in the early–mid nineteenth century and was acquired by Loreto in 1924.²⁵ The Hermitage comprised two single-storey adjoining buildings (Figure 2.3—1890 plan) and is visible in a c1930 photo of the site, shortly before it was demolished in 1936 (Figure 2.9).²⁶ On the 1890 plan (Figure 2.3) 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 (see Figure 2.16). The site of The Hermitage was converted into playing fields 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 1992.²⁷

2.6.4 Eversfield (14 Elamang Avenue), Mary Ward Building, Music and Performing Arts

Following the sale of the Elamang estate, Eversfield was constructed in 1904 occupying three blocks marked '8', '9' and '10' on Figure 2.4 in the northeast section of the site. The house was built by architect Walter Newman for Mr PT Taylor, and in 1930 was the residence of Mrs CP Toms, after whom the house later became known (Figure 2.17).²⁸ Eversfield was subsequently purchased by Loreto in 1952 for use as a students' boarding house until 1968 when an exploding hot water system led to demolition of the building.²⁹ Following demolition of the house, the area remained open ground as visible on the 1972 aerial photograph (Figure 2.13).

The Mary Ward building was designed by Kevin J Curtin & Partners Architects, and constructed by Hughes Brothers builders. Kevin Curtin (1925–1996) was Principal of Kevin J Curtin & Partners, which he established in 1953. His affiliation with the Catholic Church led to commissions for over 50 new churches and chapels, and more than 200 school projects during the course of his career, and for this work he was awarded a Papal Medal. He also carried out major civic developments in NSW regional cities, including Broken Hill, Dubbo, and Bankstown in Western Sydney.³⁰ Curtin's Bankstown Civic Centre—Council Chambers (1963) and Town Hall (1973)—are listed as items of local heritage significance.

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 (Figure 2.18). The Mary Ward building is visible in the 1986 aerial with the northern half of the block still undeveloped.

Construction of the single storey carpark with tennis court on the roof, immediately north of the Mary Ward building, was likely completed as part of the Centenary building program in the early 1990s, with the Music and Performing Arts Centre added in the late 1990s. The garbage room, a single storey slate-roofed building situated in the northeast corner of the site, and visible on the 1943 aerial, is likely contemporary to the former Eversfield property.

2.6.5 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' on Figure 2.4. 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 (Figure 2.19).³¹ 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.³²

2.6.6 Tremayne, Marian Centre + B-Block

Tremayne House was built at the northwest end of the site and is first shown on the 1890 Sydney Water Board Plan (Figure 2.3). 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 1903.³³ The 1890 water board plan shows Tremayne located in the southern half of a block of land that extends the full length of the site between Carabella Street and Elamang Avenue (marked as Fitzroy Avenue on Figure 2.3). Comparison of the layout of Tremayne with Coreena suggests that the former is also likely to have started out as a square-plan building with a verandah along the northern façade, with the wing on the western side of the building added at a later date. The short flights of stairs visible at each corner of the house suggest that the lowest level of the house may have been cut into the steep slope of the site, and like Coreena the house was at least two or likely three storeys. To the north of the house a 'platform' traverses the width of the property with a flight of steps at each end likely indicative of terracing of the garden to make use of the steeply sloping land. Tremayne is partially visible in a photo c1930 looking towards Elamang from Careening Cove.³⁴

In 1920 the Young Women's Christian Association (YWCA) purchased Tremayne for use as a hostel, which 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.³⁵ Subsequently, in July 1938 the YWCA constructed a new hostel building (currently known as the Marian Centre) immediately south of the earlier Tremayne House and fronting onto Carabella Avenue, which was opened by Lady Huntingfield.³⁶ 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 2.12). An aerial photo of the site from 1972 (Figure 2.13) indicates that the later nineteenth century ‘platform’ in the northern part of the block had been removed or remodelled and it is likely that this occurred as part of construction of the B-Block.

The Tremayne Hostel was sold by the YWCA in 1978 due to increasing maintenance costs and was renovated for conversion into a private hotel (Figure 2.14). 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.³⁷

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.

2.7 Site Timeline

Table 2.1 provides a summary timeline of the history of the site since 1800. A diagram showing the phases of development of the site for the school’s existing buildings can be seen in Figure 2.1.

Table 2.1 Site Timeline.

Year	Event
1800	Robert Ryan granted 120 acres at Kirribilli.
1825	James Milson granted 50 acres between Lavender Bay and Careening Cove.
Pre–1851	The Hermitage likely built prior to construction of Elamang.
1851/52	Elamang constructed by James Milson Jnr, who occupied the house until his death in 1903.
1858–1871	Robert Campbell took over large portions of Milson’s estate and subdivided the land. Likely this is when the road layout around the site was established.
1850s–60s	Coreena and Tremayne constructed on the Milson estate.
1903	James Milson Jnr dies and Elamang is purchased by George Powell. Elamang converted to a guest house. Milson estate subdivided.
1904	Three Federation terraces built at 73, 75 and 77 Carabella Street. Eversfield built at 14 Elamang Avenue, designed by architect Walter Newman.
1907	Elamang purchased by Institute of the Blessed Virgin Mary (Loreto).
c1910	Araluen built at 71 Carabella Street. Designed by James Peddle of Peddle Thorp & Walker (now PTW Architects).
1911/12	St Anthony’s dormitory was built on the second floor of Elamang. Old Stone Stables transformed into classrooms. Asphalt-covered path constructed to connect these rooms to Elamang.
1920	YWCA purchases Tremayne for use as hostel; officially opened on 17 April 1920.
1920/21	Two wooden shed lavatories outside rear of Elamang demolished and the old trunk room fitted out with new facilities. New extension built consisting of new hall and dormitory.
1922	Loreto School acquires neighbouring Coreena, which is renamed St Michael’s.

Year	Event
1921	Chapel (located in rear rooms of Elamang at this time) remodelled, new sacristy and confessional built. Hall, with dormitory above connecting with that over the chapel, built to the east of Elamang.
1924	Balcony built along full length of front of Elamang. Iron lace pillars replaced with concrete pillars.
1924	Loreto School acquires The Hermitage (Hottens).
1929/30	The chapel building constructed including St Aloysius Verandah, and is opened in 1930. Elamang and additions up to 1930 re-roofed to match new chapel building. Stables demolished. Rough stone wall of music/storerooms at front of Elamang cement rendered. Old Chapel converted into boarders' dining room, and old refectory as a domestic science/sewing room.
1932	Sydney Harbour Bridge opens.
1936	The Hermitage demolished.
1938	New hostel building (now Marian Centre) opened by YWCA to south of existing Tremayne which is demolished shortly after completion of the new building.
1952	Eversfield purchased by Loreto School and used as a boarders' house. Renamed St Mary's building.
1954	Two-storey building designed by Burns and Maloney Architects added to northeast of Elamang.
1959/60	Coreena demolished. Two-storey Junior School building opened on the site in 1960.
1960s	B-Block constructed in the early 1960s.
1965	Loreto Kirribilli purchased and demolished three Federation terraces at 73, 75 and 77 Carabella Street. St Joseph's Wing is built on the site of the former terraces in the same year.
1968	Eversfield demolished after boiler explosion damages house.
1970	Additional storey built on St Joseph's Wing to accommodate a library and art rooms.
1972	A balcony built to link St Joseph's Wing to the chapel allowing a large new science wing to be added to the uppermost level.
1973/74	Junior School extended to the west and north for extra classrooms and a library, as well as extensive renovation of sporting facilities.
1975	Loreto School purchases Araluen. Used as a music house, and then as a Sisters' residence from 1980.
1978	Tremayne Hostel (Marian Centre) sold by YWCA and converted to private hotel.
1979–81	Mary Ward building constructed on former site of Eversfield.
Early 1990s	Single storey carpark built to the north of Mary Ward building, with rooftop tennis court.
1992	Centenary buildings opened including Centenary Hall, gymnasium and Science Building. Centenary Hall named for the occasion of the first arrival of the Loreto sisters in Sydney in 1892. Junior School building also extended.
1999	Music and Performing Arts Centre constructed on top of single storey carpark adjacent to Mary Ward building.
2010	Loreto School purchases Tremayne Private Hostel which is renamed as Marian Centre and B-Block. Converted to use as educational facility.

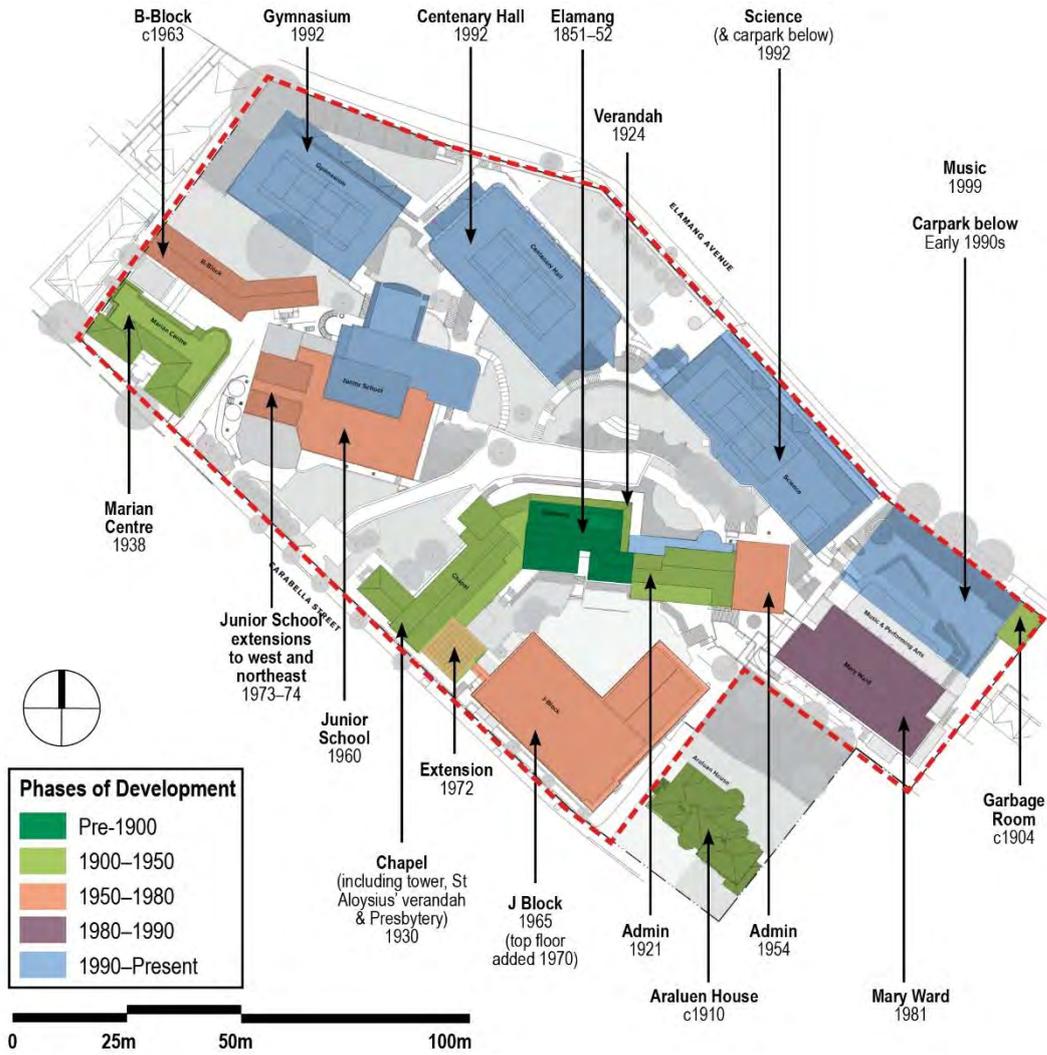


Figure 2.1 Diagrammatic summary of the dates of construction of the buildings on the Loreto Kirribilli campus. (Source: fjmt, with GML overlays and annotations)

2.8 Figures



Figure 2.2 St Leonards Parish map c1840, with the approximate location of the Loreto Kirribilli campus marked in red. (Source: SLNSW ref. c012680001 with GML overlay, 2017)



Figure 2.3 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 overlay, 2017)

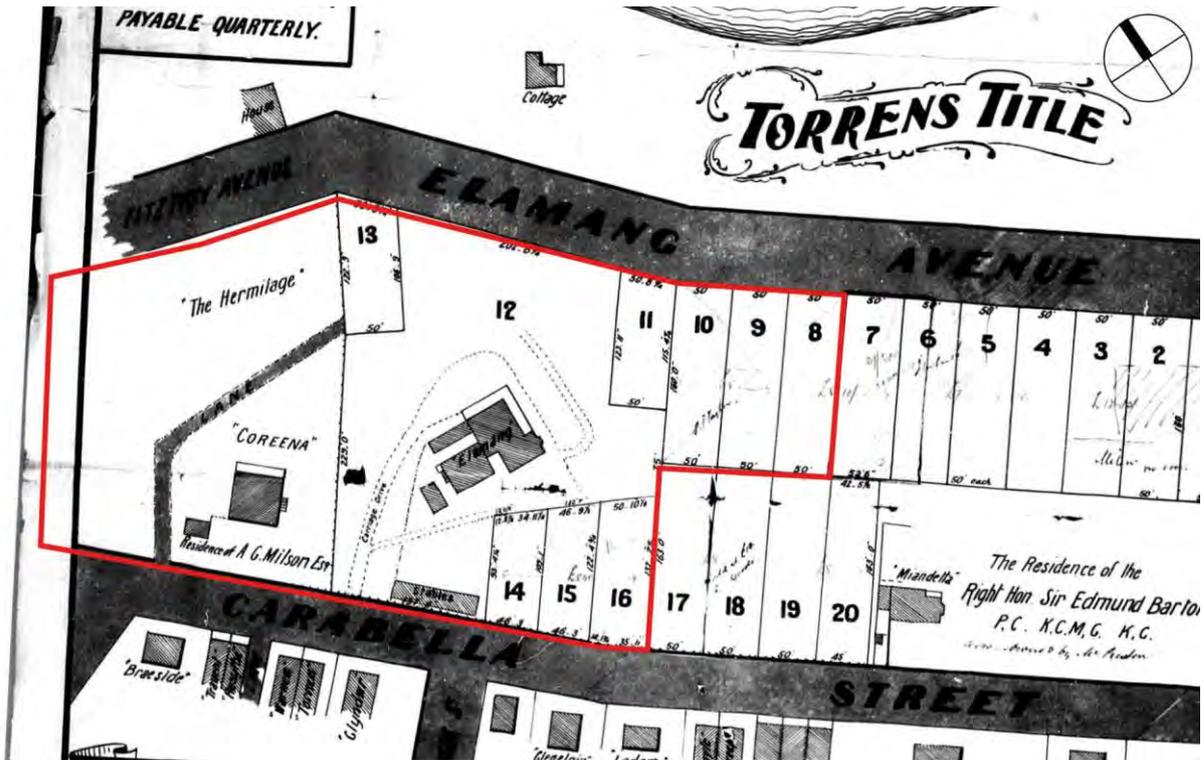


Figure 2.4 Elamang estate sale plan, 1903. (Source: File SP0/SP0266, Local Studies Collection, Stanton Library with GML overlay, 2017)



Figure 2.5 View towards the northeastern façade of Elamang house, c 1905–1910. (Source: File P00/P00581, Local Studies Collection, Stanton Library with GML overlay, 2017)



Figure 2.6 View of Elamang house from the north taken in 1923 after the hall and dormitory extension; the building façade visible at the right-hand side of the image is the same as Figure 2.4. (Source: Loreto Kirribilli School Archives)



Figure 2.7 View of Loreto Kirribilli Chapel building, as viewed from Carabella Street, c1930. (Source: File CT0\CT072000, Stanton Library David Earle Local Studies Collection)



Figure 2.8 Photo taken during construction of the chapel showing the St Aloysius' Verandah located on the eastern side of the building, c1930. (Source: Loreto Kirribilli School Archives)

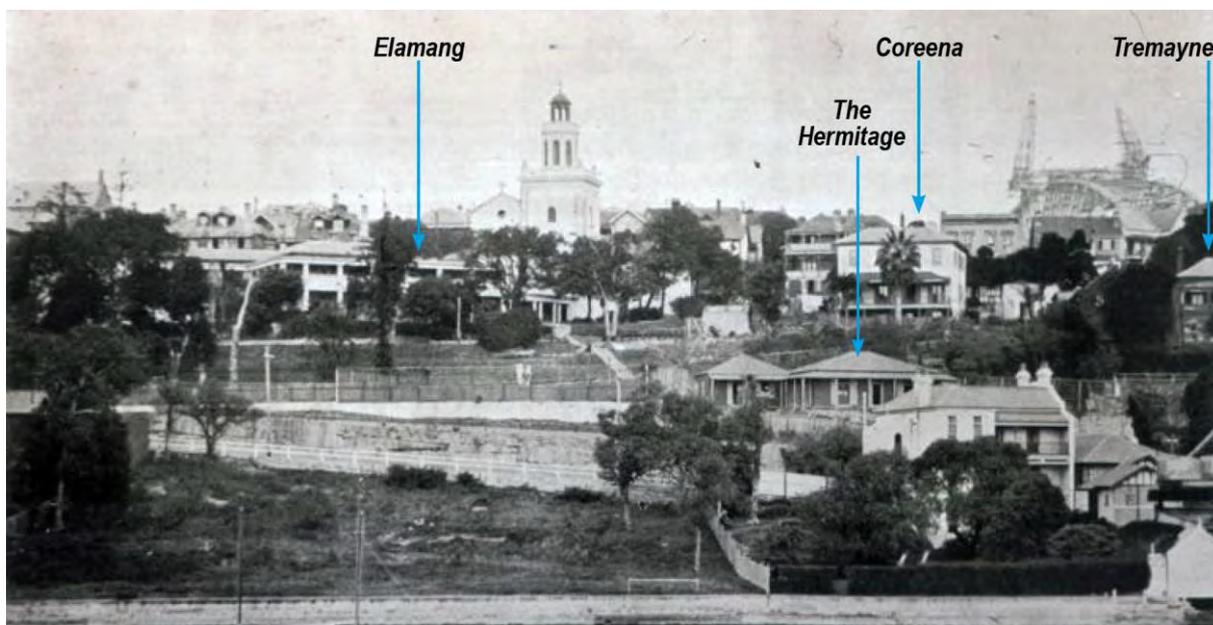


Figure 2.9 View across Careening Cove towards the subject site, c1930–1931: visible from left to right (as indicated) are Elamang House and Chapel, The Hermitage, Coreena, and Tremayne. (Source: File CT0/CT073000, Local Studies Collection, Stanton Library with GML overlay, 2017)



Figure 2.10 1943 aerial photo. (Source: NSW LPI with GML overlay, 2017)



Figure 2.11 1951 aerial photo. (Source: NSW LPI with GML overlay, 2017)



Figure 2.12 Aerial view of the site from the northeast, 1963. (Source: File 001/00119401, Local Studies Collection, Stanton Library with GML overlay, 2017)

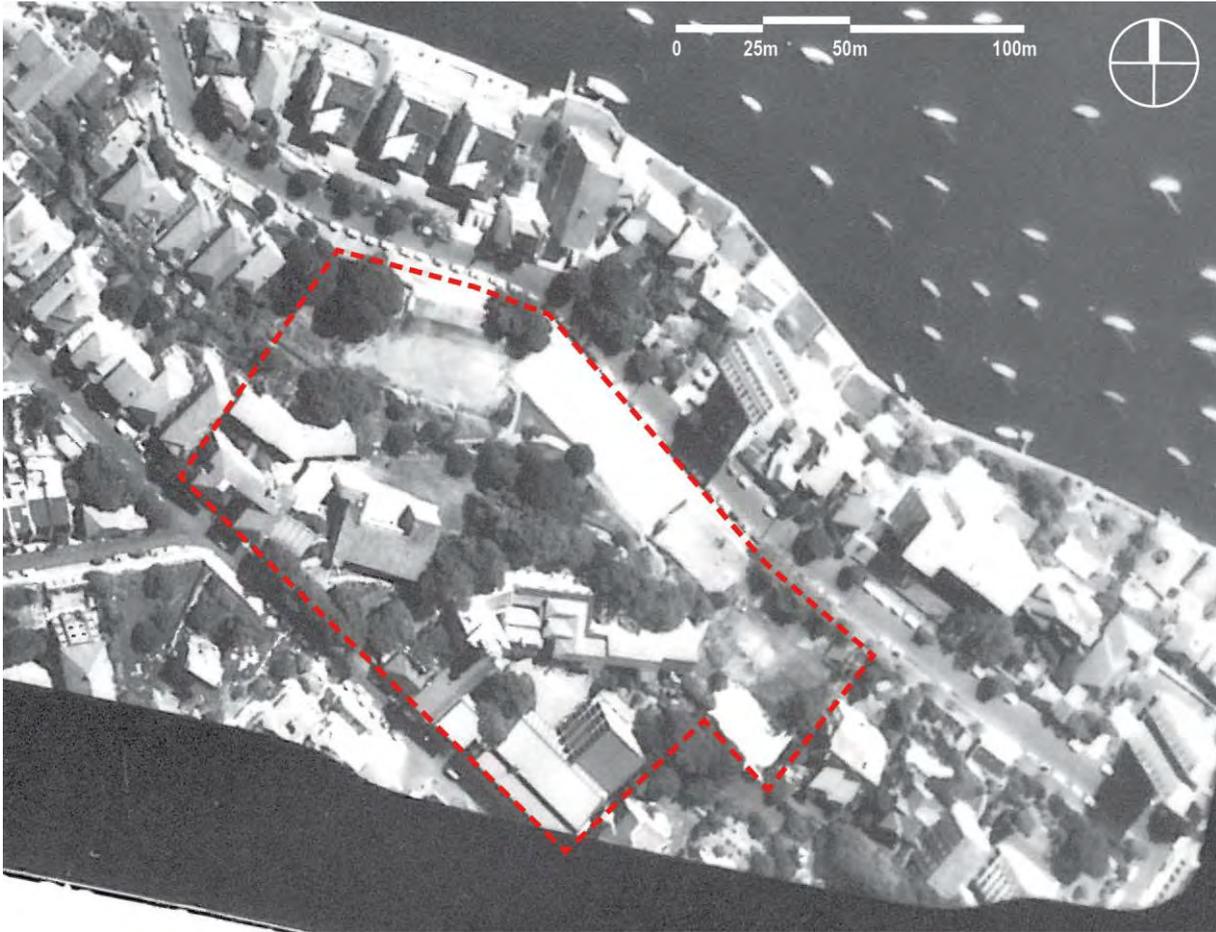


Figure 2.13 1972 aerial photo. (Source: NSW LPI with GML overlay, 2017)



Figure 2.14 View of Tremayne Private Hotel from Carabella Street, c. 1982. (Source: File C07/C0753, Local Studies Collection, Stanton Library)



Figure 2.15 2000 aerial photo. (Source: Google earth with GML overlay, 2017)



Figure 2.16 2016 aerial photo. (Source: Google Earth with GML overlay, 2017)



Figure 2.17 Eversfield (now demolished) in 1930. The north-eastern gable of the addition to Elamang can be seen on the right. (Source: *Building: the magazine for the architect, builder, property owner and merchant*, Vol. 47 No. 278 [12 October 1930, p 137], viewed 15 November 2016 <<http://nla.gov.au/nla.obj-347250510>>)



Figure 2.18 1997 photograph of the northern elevation of the Mary Ward building. The tennis court roof on the carpark roof would later be replaced with the Music and Performing Arts building. (Source: GML)



Figure 2.19 St Joseph's in the late 1960s, prior to the addition of an extra floor in 1970. (Source: Emilsen and Callaghan, *A School With Spirit*, Allen & Unwin, 2006, p 141)



Figure 2.20 2002 photograph of the school. The original 1960 brickwork building of the Junior School can be seen. In the background the Marian Centre and B-Block are visible. Centennial Hall is partly visible in the foreground. Source: Emilsen and Callaghan, *A School With Spirit*, Allen & Unwin, 2006, p 141)

2.9 Endnotes

- 1 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin, Crows Nest.
- 2 GML Heritage, Loreto School, Kirribilli, Proposed Performing Arts Centre—Assessment of Heritage Impacts, report prepared for Leffler Simes Pty Ltd Architects, July 1997.
- 3 GML Heritage, Loreto School, Kirribilli—Administration Building & Chapel, report prepared for Leffler Simes Pty Ltd Architects, March 2001.
- 4 North Sydney Heritage Centre, *North Sydney heritage Leaflet 1 North Sydney's Aboriginal Past*, viewed 9 March 2017 <<http://www.northsydney.nsw.gov.au>>.
- 5 **North Sydney Council, 'Aboriginal Shelters'**, viewed 9 March 2017 <<http://www.athomeinnorthsydney.com.au>>.
- 6 **Aboriginal Heritage Office, 'A Brief Aboriginal History'**, viewed 9 March 2017 <<http://www.aboriginalheritage.org>>.
- 7 **Aboriginal Heritage Office, 'A Brief Aboriginal History'**, viewed 9 March 2017 <<http://www.aboriginalheritage.org>>.
- 8 North Sydney Heritage Centre, *North Sydney heritage Leaflet 1 North Sydney's Aboriginal Past*, viewed 9 March 2017 <<http://www.northsydney.nsw.gov.au>>.
- 9 Godden Mackay Pty Ltd in association with Conybeare Morrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, North Sydney Heritage Study Review 1993, Part 1, Vol 1, p 29.
- 10 Godden Mackay Pty Ltd in association with Conybeare Morrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, North Sydney Heritage Study Review 1993, Part 1, Vol 1, p 29.
- 11 Godden Mackay Pty Ltd in association with Conybeare Morrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, North Sydney Heritage Study Review 1993, Part 1, Vol 1, p 29.
- 12 Godden Mackay Pty Ltd in association with Conybeare Morrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, North Sydney Heritage Study Review 1993, Part 1, Vol 1, p 29.
- 13 Godden Mackay Pty Ltd in association with Conybeare Morrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, North Sydney Heritage Study Review 1993, Part 1, Vol 1, p 29.
- 14 Godden Mackay Pty Ltd in association with Conybeare Morrison and Partners, Tony Brassil, Robert Irving and Christopher Pratten, North Sydney Heritage Study Review 1993, Part 1, Vol 1, p 29.
- 15 **Hoskins, I 2008, 'Kirribilli', Dictionary of Sydney**, viewed 26 October 2016 <<http://dictionaryofsydney.org/entry/kirribilli>>.
- 16 North Sydney 1890 Water Board Plans Sheet 5 and Sheet 6, viewed 25 November 2016 <<http://www.photosau.com.au/StantonMaps/scripts/home.asp>>.
- 17 **Hoskins, I 2008, 'Kirribilli', Dictionary of Sydney**, viewed 26 October 2016 <<http://dictionaryofsydney.org/entry/kirribilli>>.
- 18 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 67.
- 19 **'Mr. M.S. Roarty', The Catholic Weekly**, 27 January 1944, viewed 24 November 2016 <<http://trove.nla.gov.au/newspaper/article/146494706>>; **'Architectural Exhibition by The New South Wales Chapter of the Royal Australian Institute of Architects', 7–12 March 1938**, viewed 24 November 2016 <<http://nla.gov.au/nla.obj-83357571/view?searchTerm=roarty+architect&partId=nla.obj-83357636#page/n0/mode/1up>>. Roarty and Roarty Architects are listed in this document.
- 20 **'Accommodation Problems Overcome at Kirribilli Loreto Girls' School', The Catholic Weekly**, 16 December 1954, viewed 24 November 2016 <<http://trove.nla.gov.au/newspaper/article/146798493>>.
- 21 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 67.
- 22 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, pp 129, 141.
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- 24 **Mann, GVF 1938, 'Municipality of North Sydney: history and progress from the earliest settlement 1788–1938', Municipal Council of North Sydney**, North Sydney, p 34.
- 25 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 66.
- 26 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 93.
- 27 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 200.
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- 29 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 109.
- 30 **Barnard, J 1996, 'Departures— Kevin Joseph Curtin, 1925–1996', Architecture Australia archives**, viewed 30 November 2016 <<http://architectureau.com/articles/departures/>>.
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- 32 Emilsen, S and Calaghan, M 2006, *A School with Spirit: Loreto Kirribilli*, Allen & Unwin: Crows Nest, p 141.
- 33 **Mann, GVF 1938, 'Municipality of North Sydney: history and progress from the earliest settlement 1788–1938', Municipal Council of North Sydney**, North Sydney, p 70.
- 34 North Sydney Council, ref. CT0/CT073000.

- ³⁵ 'YWCA New Home', *Sunday Times*, 21 March 1920, viewed 24 November 2016 <<http://trove.nla.gov.au/newspaper/article/120519500>>.
- ³⁶ 'A Y.W.C.A. Hostel', *The Methodist*, 30 July 1938, viewed 24 November 2016 <<http://trove.nla.gov.au/newspaper/article/155351680>>, p 12.
- ³⁷ Corell Connect, 'Loreto Kirribilli Project in Kirribilli, NSW' viewed 10 November 2016 <<http://www.cordellconnect.com.au/public/project/ProjectDetails.aspx?uid=579022>>.

3.0 Contextual Analysis

3.1 Description of the School's Surroundings

3.1.1 Kirribilli

Loreto Kirribilli is located in the suburb of Kirribilli, on Sydney's lower North Shore. Kirribilli is situated on a peninsula in Sydney Harbour, surrounded by water on three sides. The landscape of the peninsula is defined by a steep topography, with land falling towards the water from a central ridge. Rock outcrops and cliffs are common features of the landscape, and sandstone block retaining walls have been utilised throughout the area to manage the topography. Kirribilli is primarily a residential suburb, and includes a range of building types from high-rise residential flat buildings to large detached houses with expansive gardens. However, several schools, churches and other non-residential establishments are interspersed throughout the suburb.

The Careening Cove Conservation Area is located to the northwest of the school, and extends to the school's northwestern boundary. For further details of this conservation area refer to Section 4.0 of this report.

3.1.2 Carabella Street

The main entrances to the school are located on Carabella Street. Carabella Street is a quiet tree-lined street used by local vehicular traffic. The steep topography of the area is reflected in the sandstone retaining walls and hewn sandstone cliffs that exist on the southwestern side of the street, with dwellings sited high above the street (Figure 3.1). Dwellings and buildings on the northeastern side of the street are at grade with the street level, or sited lower than the street. A high rendered and painted masonry wall marks much of the school's boundary along Carabella Street (Figure 3.2).

Located adjacent to the school on Carabella Street on its northeastern boundary is the residential flats building Malvern (111 Carabella Street). Malvern is a three-storey face brick building with pitched roofs, dating from the early twentieth century. Malvern is not heritage listed, although it is located within the Careening Cove Conservation Area (Figure 3.3). Araluen House (71 Carabella Street) is located adjacent to the school campus on its southern corner. Araluen House is a large detached two-storey residence. Araluen House has a local heritage listing; refer to Section 4.0 of this report for further details.



Figure 3.1 Looking southeast along Carabella Street outside of the school. (Source: GML, November 2016)



Figure 3.2 Looking northwest along Carabella Street, along the school's boundary which is defined by a rendered and painted masonry wall. (Source: GML, December 2016)



Figure 3.3 Residential flat building Malvern, adjacent to the school on Carabella Street. (Source: GML, November 2016)



Figure 3.4 Araluen House, adjacent to the school on Carabella Street. The driveway on the left is part of the school's campus. (Source: GML, November 2016)

3.1.3 Elamang Avenue

Elamang Avenue is a quiet residential street used primarily by local vehicular traffic (Figure 3.5). The built environment of the street is characterised by low-rise development, much of it residential consisting of large detached houses or small apartment blocks. The school has a secondary elevation onto Elamang Avenue, which gives access to the school's carpark. For much of the school's boundary along Elamang Avenue, hewn sandstone cliffs and sandstone retaining walls separate the school campus from the street. The school's buildings are a prominent feature of the streetscape of Elamang Avenue, with those close to the property boundary highly visible from the street (Figure 3.6).

Adjacent to the school on its northwestern side on Elamang Avenue is Waterford (22 Elamang Avenue), a three-storey residential flat building, with basement parking. Waterford is not heritage listed, although it is located within the Careening Cove Conservation Area (Figure 3.7). Adjacent to the school on its southeastern side on Elamang Avenue is Vanduara (10 Elamang Avenue) (Figure 3.9). Vanduara is a large detached residence. Vanduara has a local heritage listing; refer to Section 4.0 of this report for further details.

Properties on the northeastern side of the street are generally built lower than the street, with only their roofs or upper floors visible from the street. The exception is the medium-rise apartment block—Squadron Tower—at 21 Elamang Avenue, which is prominent as the only structure of such height in the vicinity (Figure 3.8).



Figure 3.5 Looking southeast along Elamang Avenue from opposite the school. (Source: GML, November 2016)



Figure 3.6 Looking northwest along Elamang Avenue. The school's Science Building can be seen on the left. (Source: GML, November 2016)



Figure 3.7 The residential property Waterford adjacent to the school on its northwestern side on Elamang Avenue. The large fig tree on the left is located adjacent to the school's gymnasium. (Source: GML, November 2016)



Figure 3.8 View of Elamang Avenue from the school's chapel tower. The residential tower at 21 Elamang Avenue, opposite the school, is a prominent part of the local streetscape and is at odds with the predominantly low scale development in the street. (Source: GML, November 2016)



Figure 3.9 Vandura, as seen from Elamang Avenue. (Source: GML, November 2016)

3.2 The Loreto Kirribilli Campus

Loreto Kirribilli is located on the northeastern side of the Kirribilli peninsula, occupying a large central portion of the street block bounded by Carabella Street, Elamang Avenue, Willoughby Street and Peel Street. There is a distinct topographical fall across the school's site, from Carabella Street—the high point—to the lower Elamang Avenue. This affords the school expansive views across Careening Cove towards Neutral Bay. The school campus has been thoroughly developed, with little unused space.

The built environment of the campus is defined by masonry buildings with large footprints, two to five storeys in height, with courtyards and small gardens interspersed between the buildings. The buildings of the campus vary in age and character, from Elamang (1851) to more contemporary structures. Rooftops of several of the school's buildings are used as outdoor roof terraces or sports courts, to maximise use of space. Stairs are a feature of the site, used throughout the campus to manage the significant level change across the site. The chapel tower, substantially taller than other structures on the campus, is a landmark of the area.

The Francis-Jones Morehen Thorp (fjmt) masterplan for the school defines the campus as four precincts—Western, Southern, Eastern and Northern Precincts—and Campus Core (Figure 3.10). The character and features of the school campus are described by these precinct, as follows.

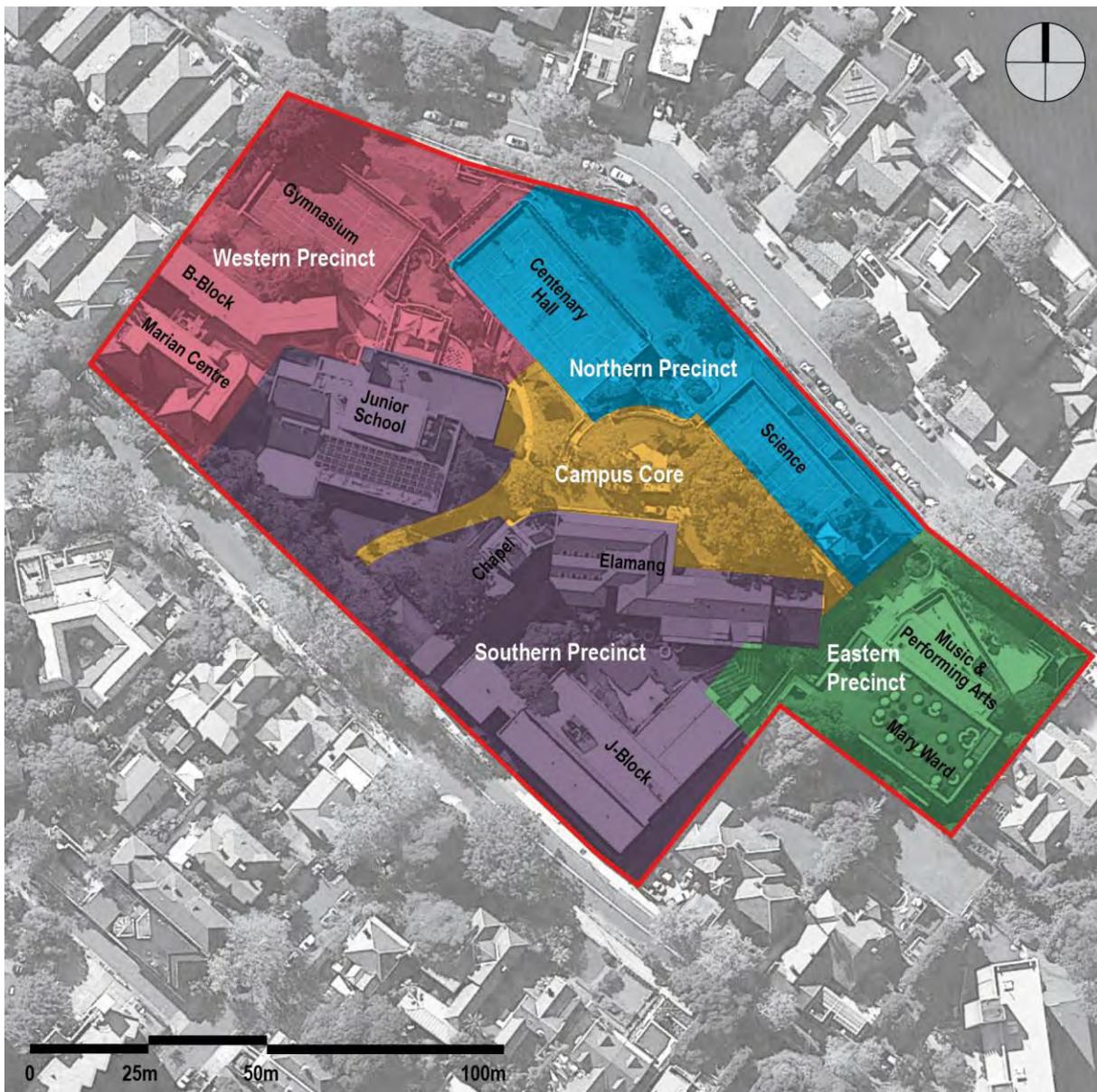


Figure 3.10 The precincts of the school, as defined in the fjmt masterplan. (Source: Google Earth with GML overlay)

3.2.1 Western Precinct

The Western Precinct is located alongside the northwestern boundary of the school, and extends from Carabella Street to Elamang Avenue. The precinct encompasses three detached buildings, these being the Marian Centre, B-Block and the gymnasium. Also included in the Western Precinct is the northernmost wing of the Junior School, known as the Gonzaga Barry Centre (GBC). The precinct also encompasses the landscaped spaces between and around these buildings.

The Marian Centre

The Marian Centre, together with B-Block, was purchased by the school in 2010. Originally built as a YWCA hostel in 1938, the building was used as a private hotel from the 1970s, during which time balconies and a lift were added to the northeastern side of the building. In recent years the building has been altered internally by the school for educational use, and adjacent outdoor areas have been modified to integrate the building into the school campus. The building's Carabella Street elevation remains largely intact (Figures 3.11, 3.13).

The Marian Centre is located close to the school's Carabella Street boundary. The building has three storeys on its Carabella Street elevation and five to its rear (northeastern elevation), one storey built into the roof space on that side. Walls are cream speckled face brick with dark brick horizontal bands as decorative features: the building's architecture is Art Deco influenced. Roofs are hipped and tiled. Windows are timber framed and generally double hung in configuration. The main entrance to the building (facing Carabella Street) is centrally located and features marble bands inset into the brickwork and as lining to the reveals around the doorway (Figure 3.13). To the sides and rear of the building a single storey extension at the top of the building can be clearly seen (Figure 3.14). Concrete verandahs at the rear of the building, a lift, and the concrete ramp at the front of the building are also recent additions.

The building's interior has been thoroughly altered from the original. The interior is contemporary, and reflects its use as part of the school (Figure 3.12).

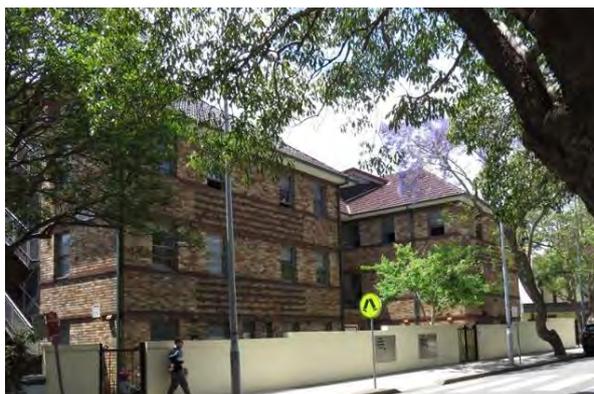


Figure 3.11 The Marian Centre, as seen from Carabella Street. The street-front elevation of the building is largely intact. (Source: GML, November 2016)



Figure 3.12 The Marian Centre, typical interior. (Source: GML, November 2016)



Figure 3.13 The entrance to the Marian Centre from Carabella Street. (Source: GML, November 2016)



Figure 3.14 The Marian Centre, as viewed from the east. The top floor later addition can be seen. The lift shaft (later addition) is rendered and painted grey. (Source: GML, November 2016)

In 2010 a timber deck was constructed between the Marian Centre and B-Block, as part of works to the buildings carried out by the school. Adjacent is concrete paving, part of which is a suspended slab.

Sandstone Retaining Walls Between the Marian Centre and B-Block

Sandstone block retaining walls are located between the Marian Centre and B-Block, in the undercroft below the timber deck and suspended slab and adjacent to the southeast. The walls vary in height—between 600mm and 2400mm approximately—and consist of roughly rectangular sandstone blocks with mortar joints, some of which have deteriorated. The location of these walls corresponds with retaining walls shown on an 1890s block plan, from when the house Tremayne stood in the location where B-Block is now situated (Figures 3.15, 3.16). Considering the location of the walls and their physical attributes it can be assumed that these are the same retaining walls shown on the 1890s plan, which have survived despite the demolition of the Tremayne in the 1920s. In recent years the retaining walls have been altered and adjusted—partially demolished to allow for new paving, decks and stairs, or replaced/reinforced with brickwork walls—but sections of the sandstone walls remain intact (Figures 3.17, 3.18).



Figure 3.15 Excerpt from the 1890s block plan with the retaining walls around the house Tremayne highlighted in red. (Source: File 000005, Sydney Water Board Collection, Local Studies Collection, Stanton Library, with GML overlay, 2017)

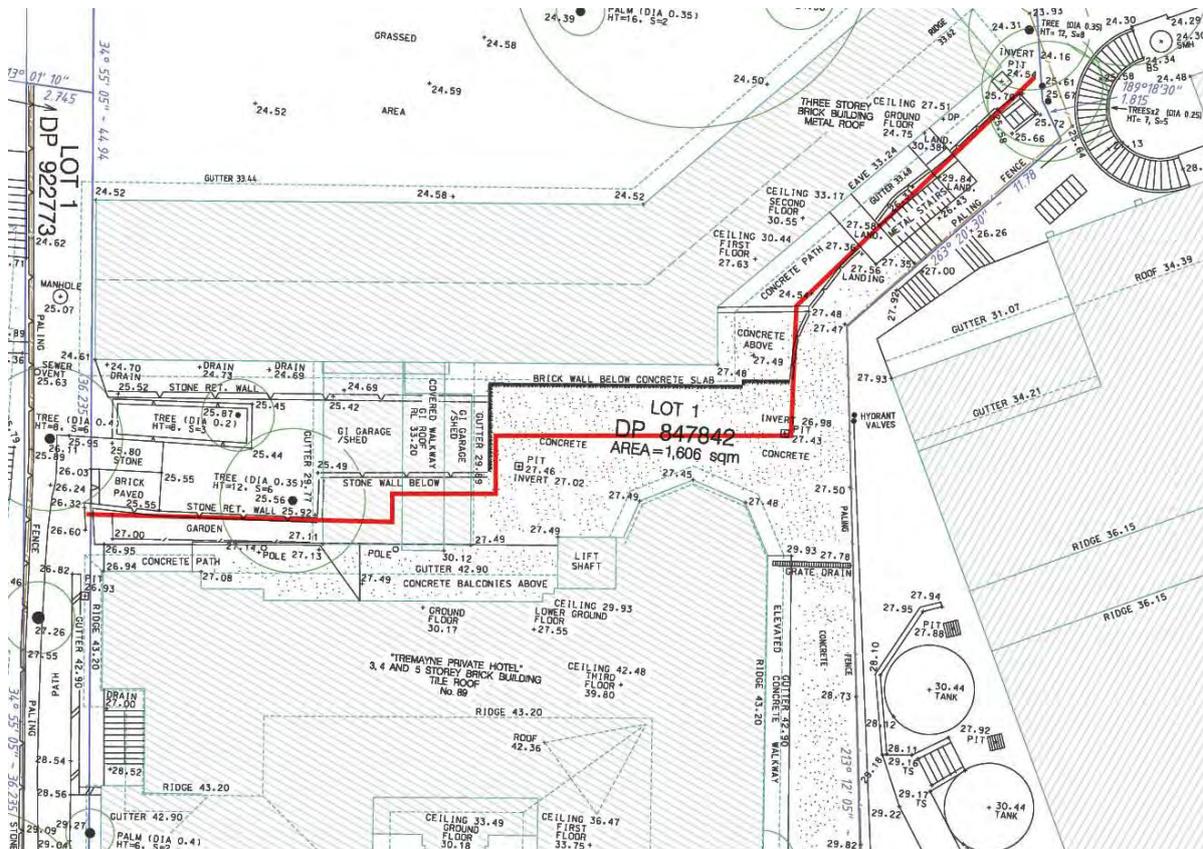


Figure 3.16 A recent survey of the area showing current location of retaining walls near B-Block. The red lines are the retaining walls on the 1890s block plan overlaid on the survey, which can be seen to closely correspond to the location of existing sandstone retaining walls. (Source: Hammond Smeallie and Co Pty Ltd, Plan Showing Detail and Spot Levels Taken Over Lot 1 in DP 847842 & Lot 1 in DP 922773 Tremayne Private Hotel, dated 10 September 2009, with GML overlay)



Figure 3.17 The sandstone retaining walls located between the Marian Centre and B-Block. This higher section of the retaining walls is largely intact. (Source: GML, November 2016)



Figure 3.18 The sandstone retaining walls located below the concrete paving slab and timber deck between the Marian Centre and B-Block. (Source: GML, November 2016)

B-Block and Surrounding Landscape

B-Block is located to the rear (northeast) of the Marian Centre. B-Block, constructed c1963, is a three-storey building with red face brick external walls and a flat metal deck roof. It is a simple utilitarian building, with no applied decoration (Figures 3.19, 3.20). Aluminium framed double-hung windows punctuate the brickwork walls at regular intervals, though in some instances these windows have recently been replaced with aluminium-framed glazed doors. There are also some larger steel-framed fixed glass windows on its southwestern elevation. Interiors are utilitarian, with rendered masonry walls and vermiculite ceilings. There are no cornices, skirtings or any decorative features internally (Figure 3.22). The top floor of B-Block is connected to the Marian Centre by a concrete walkway (Figure 3.21).



Figure 3.19 B-Block, northeastern elevation. The rear elevation of Malvern can be seen on the right. (Source: GML, December 2016)



Figure 3.20 B-Block, as viewed from the Marian Centre. (Source: GML, November 2016)



Figure 3.21 B-Block as viewed from the Marian Centre. The timber deck between the buildings can be seen on the left. The raised walkway on the right connects to the Marian Centre. (Source: GML, November 2016)

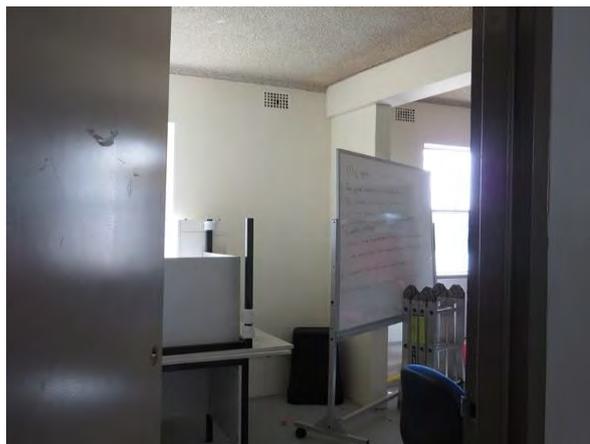


Figure 3.22 B-Block, typical interior. (Source: GML, November 2016)

There is an area of open lawn to the immediate northeast of B-Block, between B-Block and the gymnasium (Figure 3.23). The ground is relatively flat close to B-Block, but begins to fall away roughly midway between the buildings. There is a retaining wall—with sections made of concrete blockwork and sandstone blocks—that runs across the area (Figure 3.23). The inconsistencies in the sandstone blocks suggest that the sandstone has been salvaged from elsewhere. A large jacaranda tree is the only tree of significance in this area. The tree does not appear in the 1943 aerial of the site.

A lapped-board timber paling fence runs along the school's northwestern boundary. The area between the boundary and the Marian Centre and B-Block contains gardens landscaped with low shrubs and small trees. A stone flagged path runs parallel to the boundary in this zone (Figure 3.24).

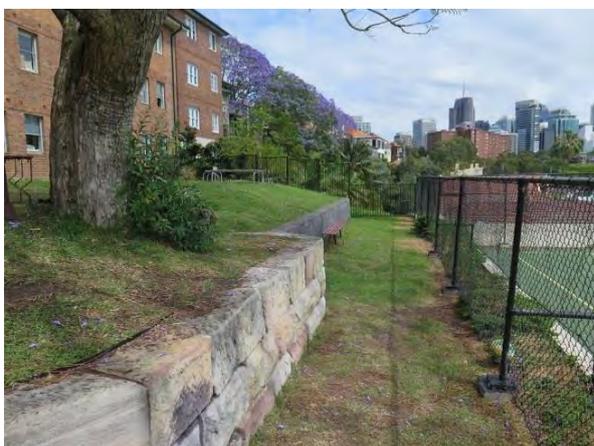


Figure 3.23 The open grassed area between B-Block and the gymnasium. The trunk of the large jacaranda and sandstone block retaining wall can be seen in the foreground. The sports fencing that surrounds the roof of the gymnasium can be seen on the right. (Source: GML, November 2016)



Figure 3.24 The landscaped zone between the school's boundary and the Marian Centre and B-Block, with stone flagged paths. (Source: GML, November 2016)

The Gymnasium and Surrounding Landscape

The gymnasium was designed by Leffler Simes Architects, and officially opened in 1992. The building is located in the northern corner of the campus, close to the school's Elamang Avenue boundary. The building primarily consists of a double-height gymnasium space, with ancillary spaces adjacent (Figures 3.28, 3.29). The building is partly subgrade, with its rooftop sports court able to be accessed

from the adjacent ground level on its southwestern side: the extent of excavation that was required in its construction is evident in the cut sandstone wall that can be seen from the service corridor on the southwestern side of the building (Figures 3.25, 3.30). The building is concrete framed, with rendered masonry walls. A single-storey verandah extends across the central part of its northeastern side with double sets of circular columns along its front edge. The red tiled roof over the verandah features three regularly spaced gables. Powder coated aluminium-framed windows and doors open onto the verandah from the gymnasium (Figures 3.26, 3.27).



Figure 3.25 The rooftop sports court of the gymnasium. The large fig tree near the school's boundaries can be seen behind the building on the left. (Source: GML, November 2016)



Figure 3.26 The northeast elevation of the gymnasium (facing Elamang Avenue). A single storey verandah runs along most of the length of the building. (Source: GML, November 2016)



Figure 3.27 Aluminium-framed glazed doors open from the gymnasium to the verandah. (Source: GML, November 2016)



Figure 3.28 The large gymnasium space within the building. (Source: GML, November 2016)



Figure 3.29 The gymnasium space within the building. (Source: GML, November 2016)

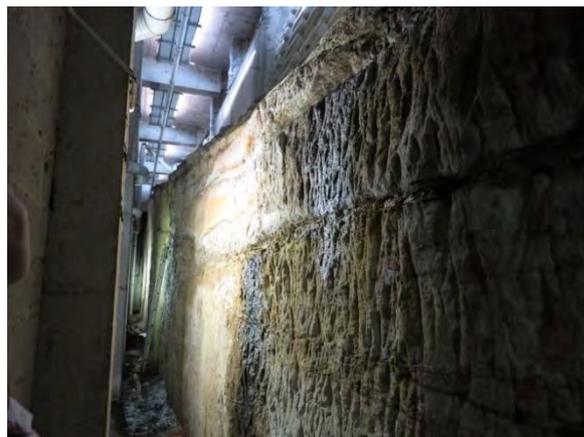


Figure 3.30 The Services corridor that runs along the southwest side of the building. The degree of excavation of sandstone that was required to construct the building is evident. (Source: GML, November 2016)

A small landscaped area exists between the gymnasium and the school's Elamang Avenue boundary. The land within this area falls quickly away from the gymnasium towards the property boundary, and is landscaped with some small trees, lawns and low shrubs (Figure 3.31).

There is an unused strip of land between the gymnasium and the school's northwestern boundary. This land slopes steeply up from the building towards a high mesh fence located on the boundary. A large mature fig tree located in the northern corner of this area (close to Elamang Avenue) is the only notable landscape element in this area (Figure 3.32).

The land adjacent to the building on its southeastern side consists of concrete terraces and stairs. The undercroft areas are enclosed with masonry walls, rendered and painted to match adjacent buildings (Figures 3.33 and 3.34).