

STATEMENT OF HERITAGE IMPACT

ST ALOYSIUS' COLLEGE MASTERPLAN AND DESIGN CONCEPT



St Aloysius' College Junior School
Burton Street
MILSONS POINT NSW 2060

9 FEBRUARY 2018



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**STATEMENT OF HERITAGE IMPACT: ST ALOYSIUS' COLLEGE
MASTERPLAN AND DESIGN CONCEPT
St Aloysius' College Junior School, 29 Burton Street Kirribilli NSW
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1.0 INTRODUCTION

1.1 BACKGROUND

St Aloysius' College has prepared a Masterplan for its three sites comprising:

- Junior School, 29 Burton Street Kirribilli;
- Middle School, 47 Upper Pitt Street Kirribilli; and
- Senior School, 1-5 Jeffreys Street Kirribilli.

The St Aloysius' College Redevelopment project has been designated a State Significant Development (SSD 8669) by the Minister for Planning. The Secretary's Environmental Assessment Requirements (SEARs) were issued on 28 August 2017, identifying both general requirements and key issues to be addressed in an Environmental Impact Statement (EIS) for the staged development.

This Statement of Heritage Impact has been prepared to, in part, address Heritage Issues (Key Issue 10) set out in the SEARs for Application SSD 8669. The relevant SEARs heritage requirements are:

- *The EIS should identify any listed or potential heritage items within the development area. If any listed or potential heritage items, including archaeological resources, are likely to be affected, a heritage Impact (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual.*

A separate archaeological assessment has been prepared to satisfy the archaeological requirements of the Environmental Impact Assessment.

This statement relates specifically to Stage 1 Works (Masterplan and Concept Approval) for St Aloysius' College Junior School, 29 Burton Street, Kirribilli NSW 2060.

1.2 SITE LOCATION

St Aloysius' College Junior School is located at 29 Burton Street, Kirribilli and is described as Lot 1 in DP 830667 (Parish of Willoughby, County of Cumberland) by documents held by the NSW Land Titles Office. It is bounded to the north by Burton Street, to the east by Crescent Place, to the south by Bligh Street and to the west by Humphrey Place. The surrounding area is predominately single and two-storey development including residential, commercial, community and educational uses dating from the late nineteenth and twentieth centuries.

The immediate area is characterised by one and two-storey residential development, with some commercial development located to the west of the subject site. The southern side of Bligh Street includes several single-storey garage buildings built to their respective boundaries with Bligh Street, and the Kirribilli Community Centre.

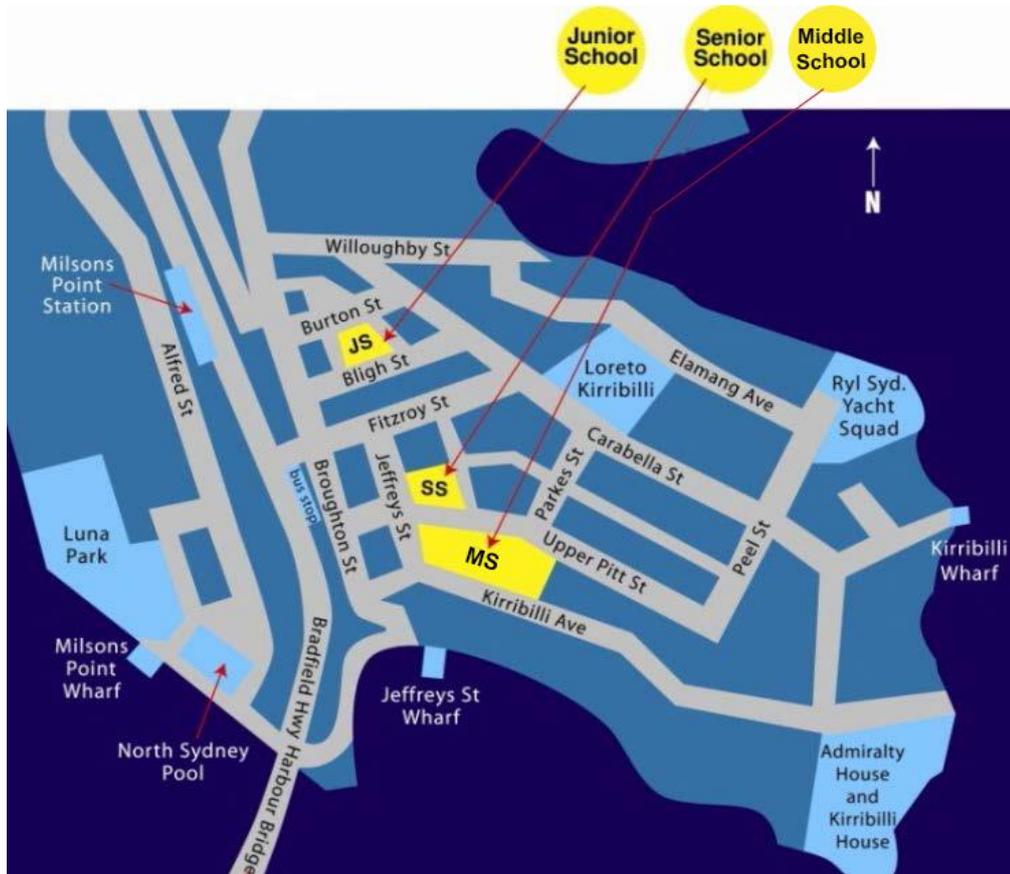


Figure 1 - Sketch showing the location of St Aloysius' Junior School and its location relative to the Senior and Middle School sites.
Source: www.staloyusius.nsw.edu.au, Annual Report 2016, p5, amended by NBR, January 2017).



Figure 2 - Plan showing the suburban context of St Aloysius' College Junior School.
Source: SIX Maps, accessed 22/10/2017.

1.3 METHODOLOGY

This report follows the guidelines set out in the *Statements of Heritage Impact* document produced by the NSW Heritage Office and Department of Urban Affairs & Planning. 1996, revised 2002.

1.4 AUTHORSHIP

This report was prepared by Pam Jeffery, Senior Heritage Consultant, and Léonie Masson, Historian, both of **NBRS**ARCHITECTURE. Illustrations used throughout this report were prepared by NBRSARCHITECTURE unless otherwise noted.

1.5 ACKNOWLEDGEMENTS

The authors of this report gratefully acknowledge the assistance of the staff of St Aloysius' College for providing access to historical records and archival material relating to the history of the Junior School site and buildings.

2.0 HISTORICAL CONTEXT

2.1 SUMMARY HISTORY

In 1800 Robert Ryan was granted 120 acres of land on Sydney Harbour stretching from Hulk Bay (Lavender Bay) to Careening Cove. Robert Ryan came to Australia on the first fleet as a marine private on board the *Prince of Wales*. It would appear that he co habituated with Frances Williams, a convict on board the *Prince of Wales* as on 16 July 1789 the daughter of Robert Ryan and Frances Williams was christened Sarah Williams.¹



Figure 3 - Extract from Parish Map No. PMap MN05 No. 14061301 showing the 120 acres granted to Robert (Source: NSW Land and Property Information)

By the 1830s, Ryan's land was in the ownership of Robert Campbell, merchant. Upon his death in 1846, the estate at Kirribilli/Milsons Point was inherited by his six surviving children. Subdivision of the land began soon after and in 1854 John, Robert and Ann Sophia Campbell sold over one acre of land to Arthur Jeffreys, a London barrister.

¹ Cobley J., *Crimes of the First Fleet Convicts*, Sydney, 1970 p71

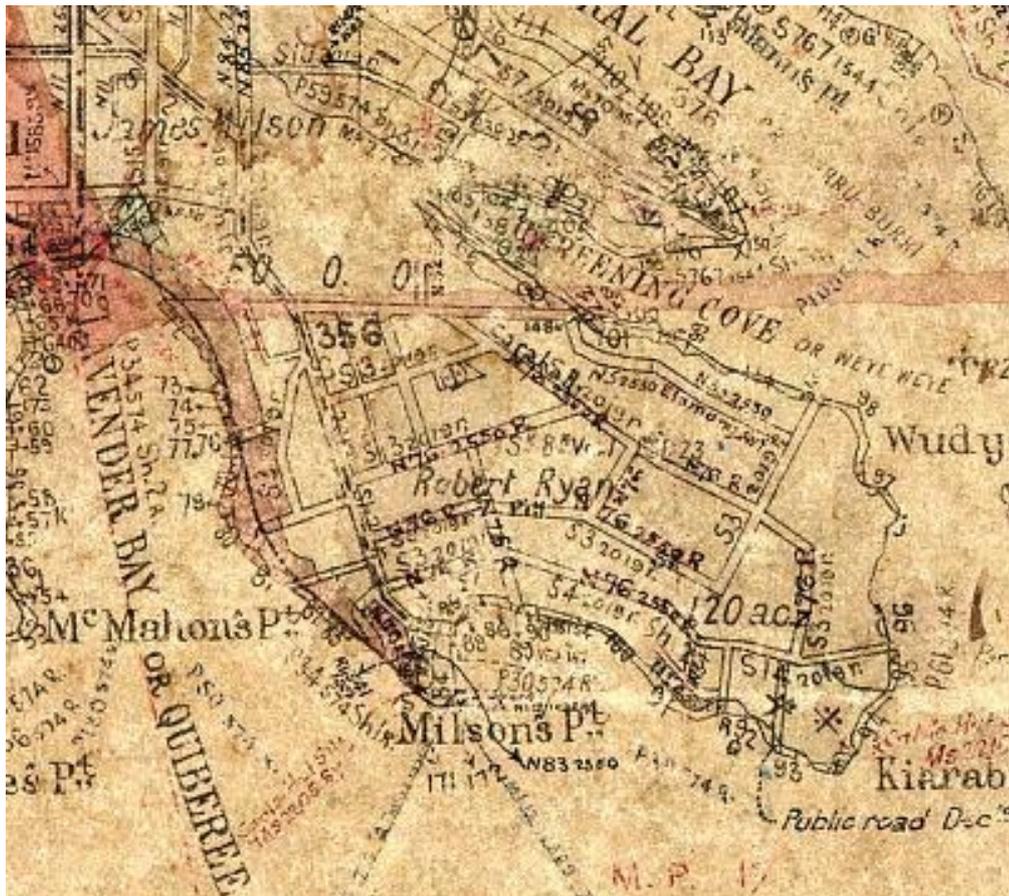


Figure 4 - Extract from Parish Map No. PMap MN05 No. 14019101 showing and early subdivision of Robert Ryan's original grant. (Source: NSW Land and Property Information)



Figure 5 - Detail from showing pattern of land development in Milsons Point and Kirribilli. (Source: NLA,

By 1873, Jeffreys had taken up permanent residence in Sydney and purchased additional land from the Campbell Estate. Both of these parcels of land were brought under the Real Properties Act in 1873 with a Certificate of Title issued at Volume 382 Folio 145.

Figure 6 shows the two parcels of land held by Jeffreys, including the location of Henry Bligh's residence *Trelawney* and the proposed location of Bligh Street. In 1885, Jeffrey's Estate was subdivided into around 100 residential lots and offered for auction sale (Figure 12). Sales were slow and by 1905 around half of the allotments remained unsold (Figure 13).

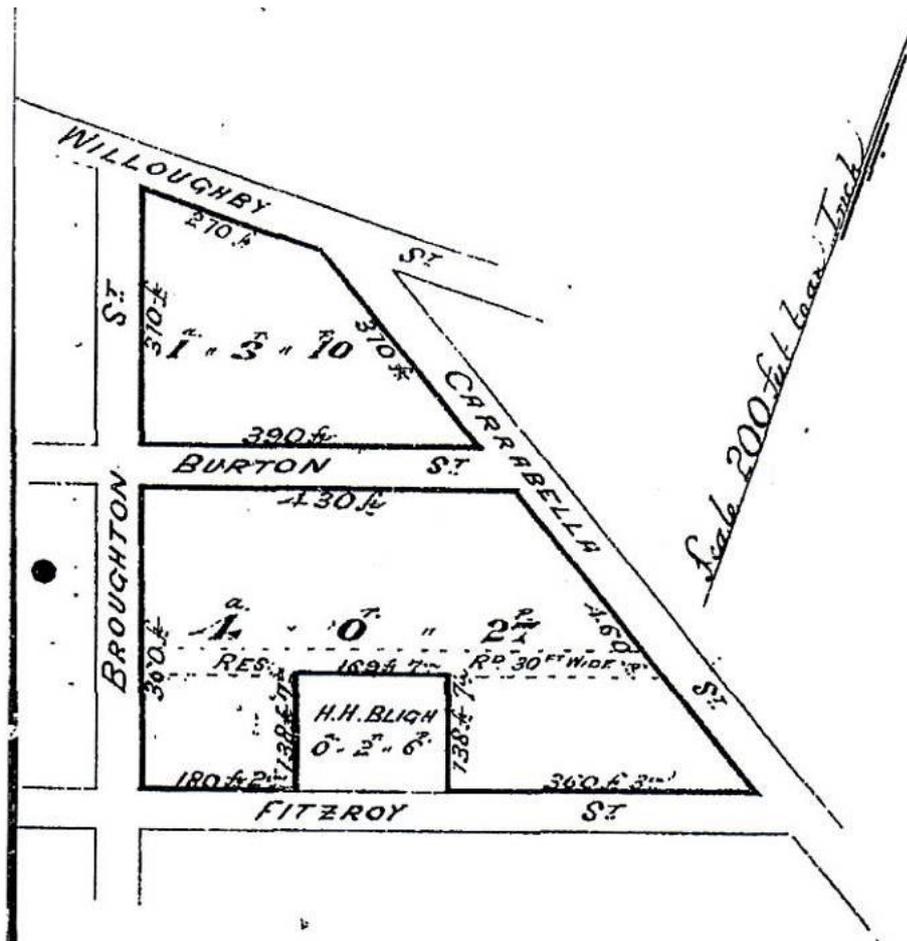


Figure 6 – Block plan accompanying Certificate of Title Vol 382 Folio 145. (Source: NSW Land and Property Information)

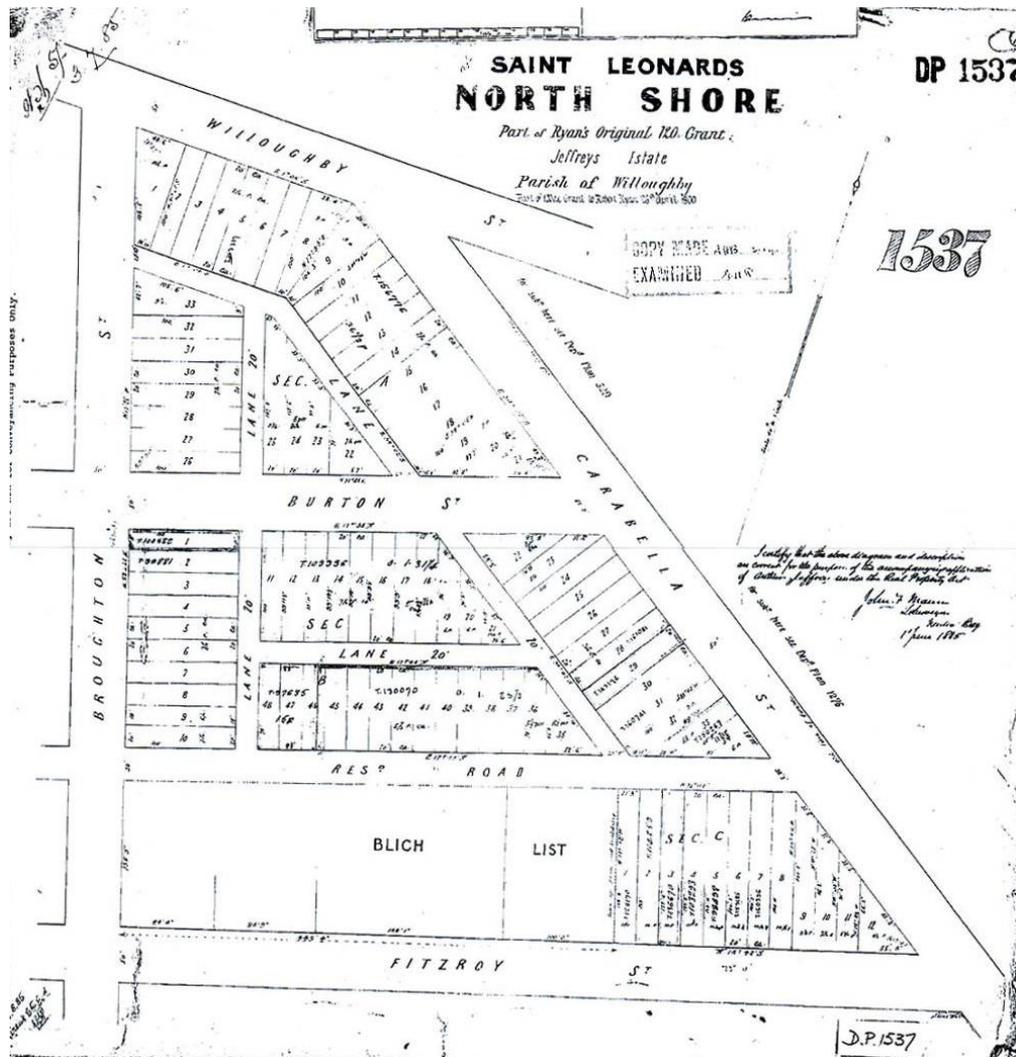


Figure 7 - DP 1537 showing the subdivision of Jeffrey's land, 1885. (Source: NSW Land and Property Information)

In 1878, 59 residents of Kirribilli and Milsons Point petitioned the Council of Education, for "the want of a school at Milsons Point... [St. Leonards Public School in Blue Street, North Sydney] is nearly a mile distant and barely large enough for the present requirements of that rapidly extending suburb".

By 1885, the St. Leonards Public School enrolments had increased from 400 to over 1000, and an Education Department inspector recommended that there were enough children to support a good-sized school at Milsons Point. The following year, the Department chose a site in Burton Street and purchased Lots 11 to 21 of Section B of the Jeffreys Estate for the sum of £2150. The "East St. Leonards" school was originally designed for two departments, primary and infants, and for an average attendance of 350. Government Architect, William Kemp, designed the school which was completed on 1 April 1887 and opened for students on 11 April 1887. The school site was bounded to the north by Burton Street and laneways to its east, south and west.

The original school building was designed by William Edmund Kemp, the architect for the Department of Public Instruction and built by Fallick & Kendall. The building, designed in the

Victorian Italianate style, was a freestanding two-storey cream brick structure with a three-storey square tower contained in a returning corner.

The extent of development on the school site by 1891 is shown on this Sydney Water Detail Survey (Figure 8). Also shown are two pairs of semi-detached houses located across the lane to the south on Lots 46 to 44.

By 1909, development across the lane on Lots 35 to 43 was complete and the sites contained a further four pairs of semi-detached cottages (Figure 15).

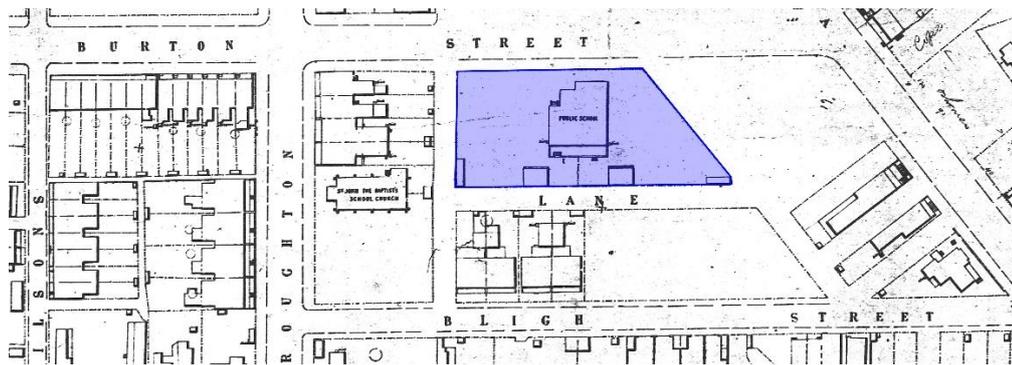


Figure 8 – Extract from Detail Survey North Sydney Sheet 7, 1891 showing extent of Milsons Point Public School shaded purple. (Source: North Sydney Heritage Centre Stanton Library)

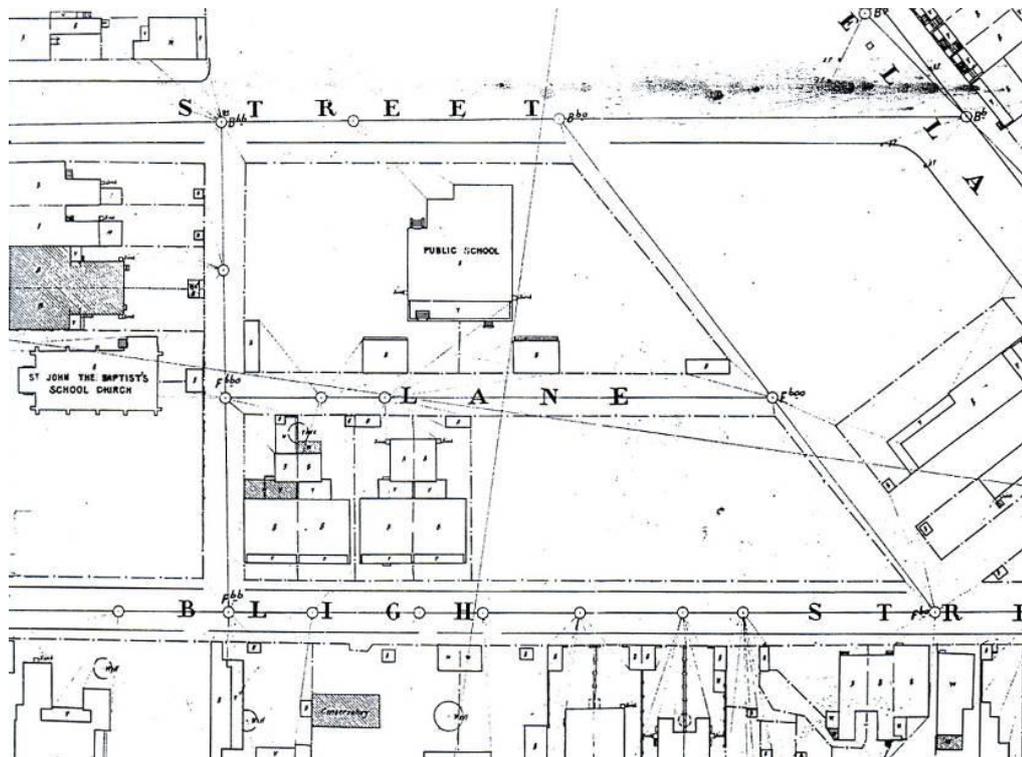


Figure 9 - Extract from PWDS North Sydney Sheet 7 showing the extent of the site of Milsons Point Public School in 1891. Additions since 1891 indicated by cross-hatching. (Source: Sydney Water /WaterNSW Historical Research Facility)



Figure 10 - Children in the lower first class Milsons Point Public School, ca1909. (Source: North Sydney Heritage Centre Stanton Library, LH REF PF1608/1)

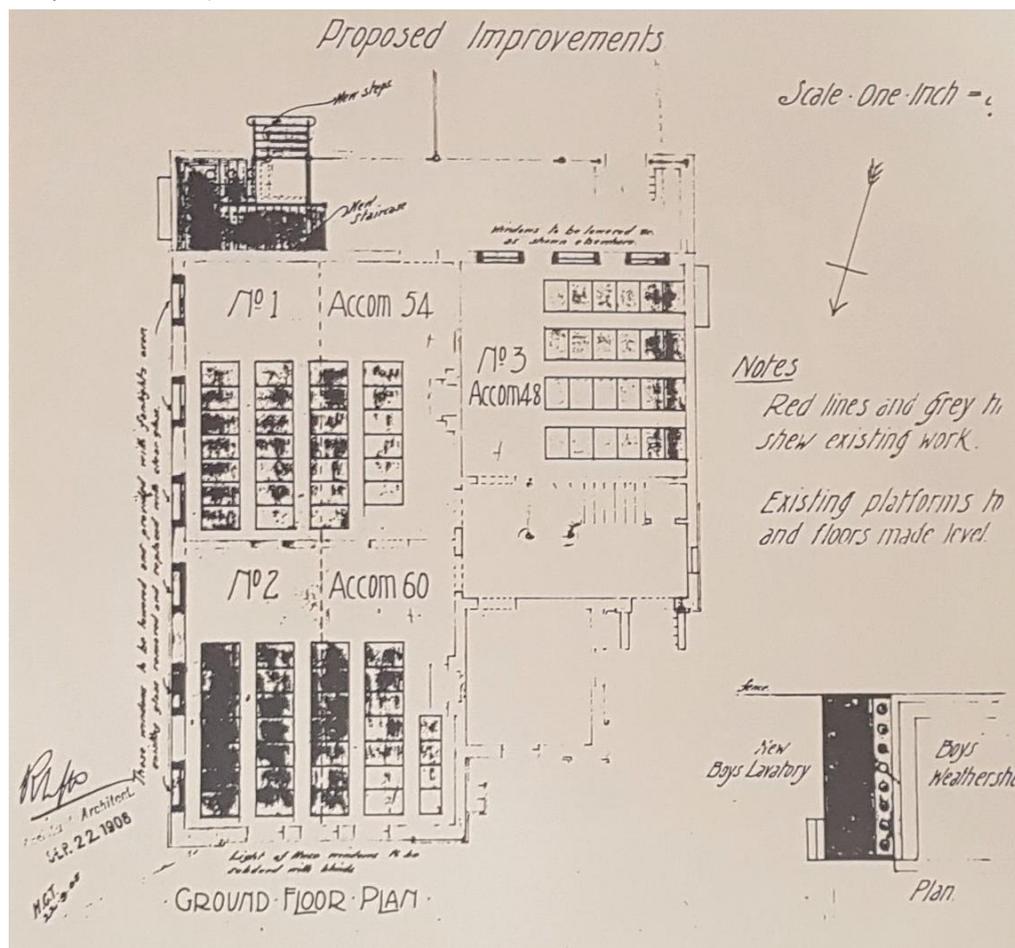


Figure 11 – East St Leonards Public – plan of proposed improvements, 1908. (Source: Reproduced in *The Unique School*, p25)

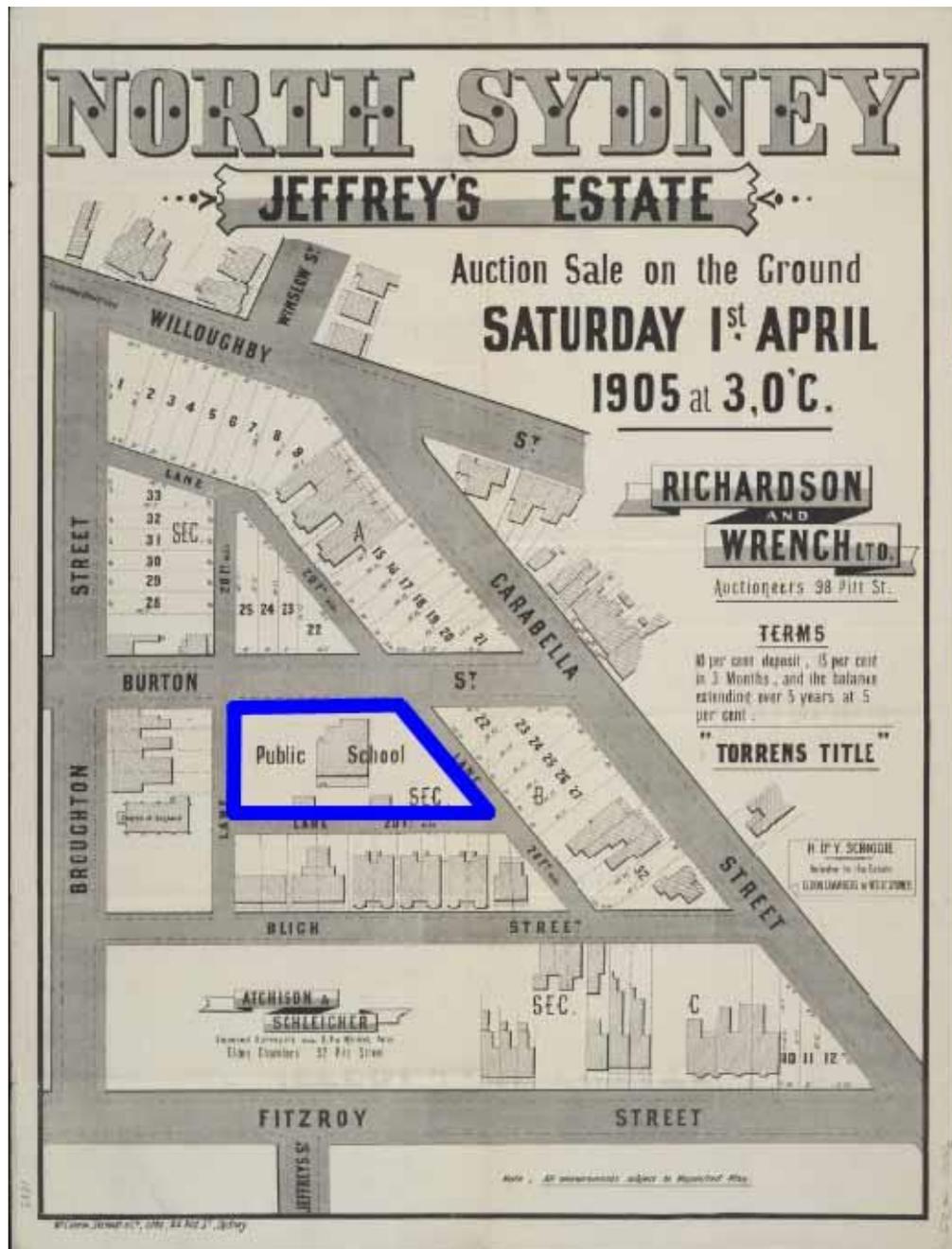


Figure 12 - Auction sale poster for the Jeffrey's Estate dated 1905 showing the location of the Public School, a laneway to the south of the school and a row of houses subsequently demolished to permit the creation of a playground for the school. (Source: National Library of Australia, <http://nla.gov.au/nla.obj-230392692>)



Figure 13 – Detail from 1943 aerial survey of Sydney showing Milsons Point Public School and surrounding development. The present boundaries of St Aloysius Junior School are outlined in blue thereon. (Source: NSW Land & Property Information, SIXMaps)

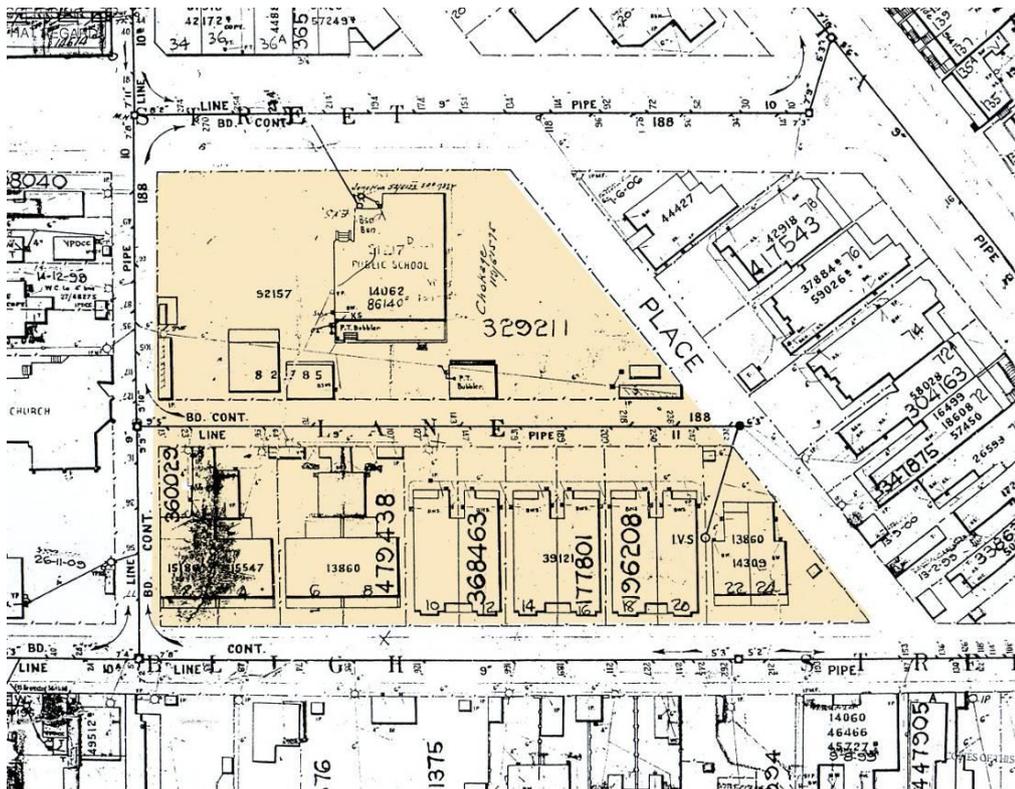


Figure 14: Detail from Sydney Water Blackwattle Sheet [withdrawn from use in 1967]. Present boundaries of St Aloysius Junior School shaded yellow thereon. (Source: Sydney Water /WaterNSW Historical Research Facility)

Commencing in 1959, and continuing in the early 1970s, the Department of Education acquired the residential buildings on Lots 35 to 48 of Jeffreys Estate and the laneway to the south of the public school. The entire school property was then consolidated on a single parcel of land (Lot 1 DP 830677). The residential buildings in Bligh Street were then demolished to provide a larger playground for children attending the school.

Following changes to the demographics of the area, in the early 1990s the Department of Education closed the school and offered the site for sale by private tender.



Figure 15: Internal staircase and front entrance to Milsons Point Primary School, ca1980. (Source: North Sydney Heritage Centre Stanton Library, LH REF PF1608/9)

St Aloysius College, which had moved to Milsons Point from Darlinghurst in 1903, had by the 1980s outgrown their existing sites in Upper Pitt Street and Jeffrey Street and were considering options for the future of the College. It was advantageous when the Milsons Point Primary School site came onto the market and they were able to purchase the site in 1991. Following a complete refurbishment of the site the junior school was relocated there.

St Aloysius College commissioned a new building to be constructed adjoining the western wall of the existing school which was designed by architects McNamara & Associates. The contract was awarded to Civil and Civic and construction began in 1992. The new school building was blessed and opened in 1993.



Figure 16: Aerial view showing the heritage building, built in 1887 by NSW Government, and the later 1990's classroom block. (Source: Google Earth)

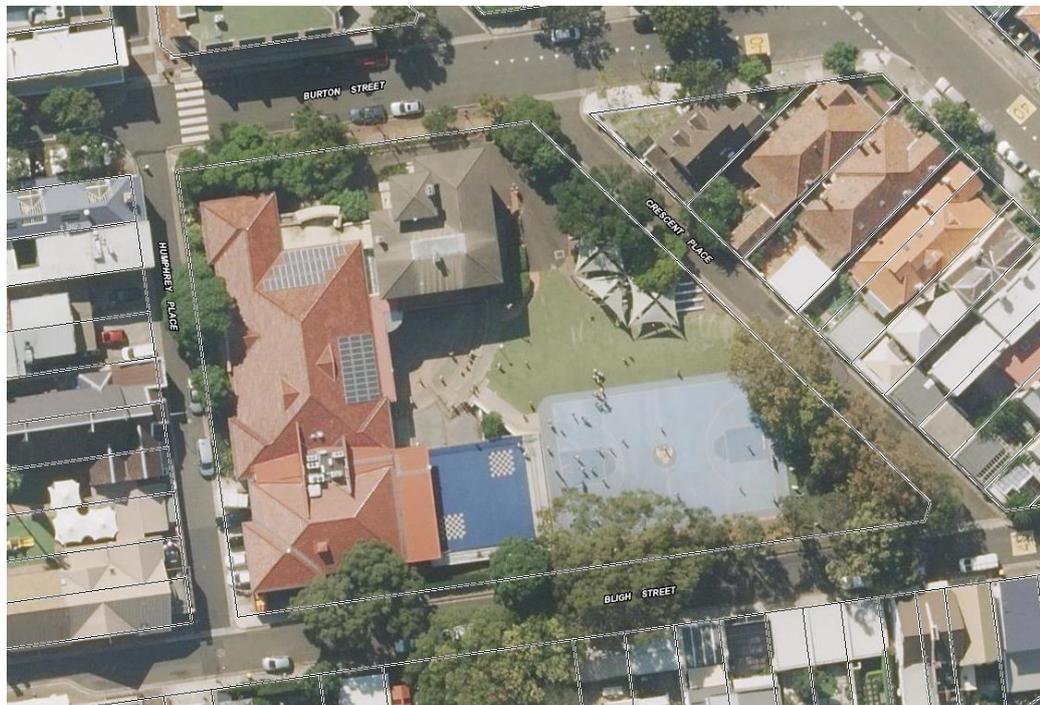


Figure 17 - Aerial photograph of the Junior School, c2016, showing the 2006 addition to the western wing. Source: SIX Maps screen save, October 2017.

The original school building was renovated and currently contains the principal's office, two classrooms, a music room and four small practice rooms. The new building contains nine classrooms, a library, computer room and staff room.

The 1993 wing was adapted and extended in c2006 to a design by Gardener Wetherill Architects, as shown in Figure 17.

2.2 DESCRIPTION OF THE BUILDING

2.2.1 SETTING

The area surrounding the Junior School is characterised by one and two storey buildings, including the Kirribilli Village Centre to the north and west of the site, and the Careening Cove Conservation Area to its east, and a number of heritage-listed residential buildings to its south. The surrounding area is generally characterised by low rise commercial development and residential development, constructed in the nineteenth or twentieth century.

The main pedestrian entrance to the site is accessed from Burton Street, and the school buildings are situated along Burton Street and Humphrey Place, while the southeast section of the site includes an open playground, basketball court, garden, and amphitheatre with an associated undercroft area.

Trees and garden areas are general located around the perimeter of the school site. Mature trees are located near Crescent Street, providing a canopy over playground areas.



Figure 18 - View of the Junior School looking southwest from Humphrey Place. Note the 1992-93 addition to the right of the tower. November 2017.



Figure 19 - North elevation of the 1992-93 addition to the Junior School. November 2017.



Figure 20 - General view looking northeast along Burton Street, showing part of the school building constructed in ca1890 (left side of image). November 2017.



Figure 21 – View of the addition constructed in ca2006, located at the northeast corner of Humphrey Place and Bligh Street. November 2017.

2.2.2 BUILDING EXTERIOR

The exterior walls of the former Milsons Point Primary School are face brickwork with contrasting brick detailing around window openings. The two-storey building is located with its main entrance addressing Burton Street and is asymmetrical massed with a three-storey tower at the eastern end of the original building. The building is set back from the Burton Street boundary to maintain a small garden frontage.

A new two-storey building was constructed in 1992-93. It is located to the west of the original school building, oriented north-south along Humphrey Place. External walls and roof of the addition are face brick and terra cotta tile, respectively, to complement the original building. A further addition was constructed to the south of the western wing in ca2006.

2.2.3 BUILDING CONDITION

The Junior School building, including the former Milsons Point Primary School, is subject to regular maintenance inspections and is generally in good physical condition.

2.3 ARCHAEOLOGICAL POTENTIAL

A separate Historical Archaeological Assessment of the Junior School site has been prepared by Casey & Lowe, Consulting Archaeologists (January 2018).

3.0 HERITAGE CONSIDERATIONS

3.1 RELEVANT HERITAGE LEGISLATION

St Aloysius' College Junior School is listed as a heritage item on Schedule 5 attached to the *North Sydney Local Environmental Plan 2013* and is protected under the *Environmental Planning and Assessment Act 1979*.

There are no archaeological deposits (Aboriginal or European) identified within the boundary of either site. However, the *Heritage Act 1977* provides automatic statutory protection for "relics" which prevent the excavation or disturbance of land for the purposes of discovering, exposing, or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit. The term "relic" is defined under the Act as:

"...any deposit, object or material evidence that:

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and*
- b) is of State or local heritage significance."*

The *National Parks and Wildlife Act 1974* is currently the primary legislation protecting Aboriginal archaeology in NSW.

3.2 HERITAGE LISTINGS

St Aloysius' College Junior School (former Milsons Point Public School) is listed on the following register attached to statutory protection:

- Schedule 5 (Heritage item no. 10188) attached to *North Sydney Local Environmental Plan 2013*.

3.3 HERITAGE SIGNIFICANCE

29 Burton Street is identified as a heritage item on Schedule 5 (Item No. 10188) attached to *North Sydney Local Environmental Plan 2013* and is protected under the *NSW Environmental Planning and Assessment Act 1979*.

In 1991 the College purchased the Milsons Point Public School, developing it as the Junior School Campus. Buildings were adapted and extended, and the College opened in 1993. Additional building and landscaping works were carried out in c2006.

The statement of significance for 29 Burton Street included in the online State Heritage Inventory listing states:

Important example of government school of the period, and in particular, a fine example of W. Kemp's work. A high degree of stylistic unity is achieved in a primarily functional building, using simplified Italianate features and a careful arrangement of mass and proportion. An important local government school, now superseded (sic) by the centralisation of educational institutions in the 1980s. Now functions as part of private school was the first 'public' or government school on the north shore.

3.4 HERITAGE ITEMS IN THE VICINITY

29 Burton Street is identified as a heritage item on Schedule 5 (Item No. 10188) attached to *North Sydney Local Environmental Plan 2013* (LEP) and is protected under the *NSW*

Environmental Planning and Assessment Act 1979. In addition, the site is located close to the following heritage items identified in the LEP:

- Careening Cove Conservation Area (CA10);
- St John the Baptist Church, 7-9 Broughton Street, Kirribilli (Heritage item No. I0185);
- The Fantasia Pre School, formerly St John the Baptist Church Hall, 11-17 Broughton Street, Kirribilli (Heritage item No. I0186);
- 14 to 38 Fitzroy Street, Kirribilli

Houses located on the south side of Bligh Street are generally heritage-listed, with the Kirribilli Community Centre situated directly to the south of the proposed addition.

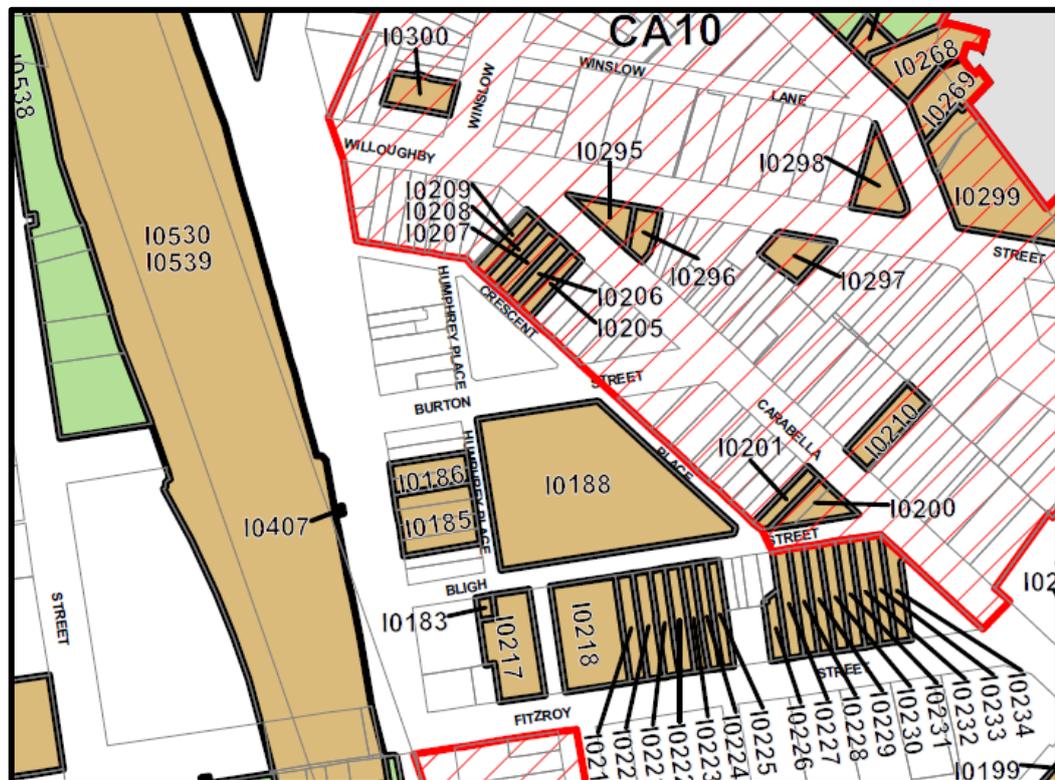


Figure 22 – Extract from Heritage Map – Sheet HER_002 attached to the North Sydney LEP, showing the location of St Aloysius' College Junior School (Item No. I0188) and heritage items in proximity to the school. Source: North Sydney Council website.

3.5 SIGNIFICANCE OF HERITAGE ITEMS IN THE VICINITY

The following statements of significance taken from the NSW State Heritage Inventory databased are accepted as the basis for this assessment:

St John the Baptist Church at 7-9 Broughton Street, Kirribilli (NSHS No 0016)

A good small scale Romanesque church in a central location in the Kirribilli commercial centre. Important church in the development of the locality and attended by prominent colonials and Australian dignitaries, particularly admirals and Governors General, over the years.

The Fantasia Preschool (Former St John's Anglican Church Hall), 11 Broughton Street, Kirribilli (NSHS No. 0021

Associated with St. Johns Church and the activities of the church. An interesting design which complements the adjacent church. An important element in the Kirribilli village centre streetscape.

The following statements of significance for buildings in Fitzroy Street are taken from the North Sydney Heritage Study listings:

14 Fitzroy Street "Illingullin"

A fine example of a simply detailed Victorian cottage associated with prominent local personality and indirectly with the Milson family.

16-18 Fitzroy Street "Kirribilli Neighbourhood Centre ("Trelawney" No 16)

Two symmetrical semi-detached houses of stone with corrugated iron gabled roof designed in the Victorian Rustic Gothic style.

Built 1876 for Henry Hocken Bligh (1826-1904), former Mayor of Willoughby (1869-70) and husband of Elizabeth Shairp, granddaughter of James Milson. The Blighs lived at No. 16 and owned other properties in the area. It was sold in 1911, through various ownerships until acquired by the Council in 1974. It was restored subsequently as the Kirribilli Neighbourhood Centre.

An important local house, associated with both the Milsons and Blighs. Interesting building architecturally, having the Gothic detailing of the mansions of the 1850's but transferred to an urban townhouse plan of a later period. Important locally now for its use as a community centre.

Fitzroy Street Group (20, 22, 24, 26 Fitzroy Street)

One of a set of four terrace houses, designed in the Victorian Filigree style, all of rendered brick with slate gable roofs and corrugated iron concave roofed verandah. There are decorative cast-iron panels to the upper verandah.

28, 30, 32 Fitzroy Street Terrace

A terrace row of three houses designed in the Victorian Filigree style. Built of rendered brick with stucco mouldings and parapet with moulded spherical finials. They were restored as a group in the mid-1970's when a modern verandah balustrade, weatherboard enclosures on the top verandah and new interiors were installed. The curved timber brackets to the verandah valences are original.

36 Fitzroy Street

A modest two-storey rendered brick terrace designed in the Victorian Filigree style with a gabled slate roof, iron lace to the verandah balustrade and valences, some stucco mouldings to windows and corbels of the side walls and a corrugated iron verandah roof. Two timber-lined dormer windows have been erected on the roof during the 1980's (sic).

38 Fitzroy Street "Morookra"

A two storey brick terrace designed in the Victorian Italianate style with a gabled roof, semi-circular fanlights to windows, an elaborately stuccoed chimney and elaborate stone corbels carved to form brackets for the verandah. The upper verandah has been enclosed and the roof clad in metal sheet roofing.

Careening Cove Conservation Area (CA10)

The northeast boundary of St Aloysius' College Junior School is immediately adjacent to the Careening Cove Conservation Area. That conservation area is significant for the following reasons:

1. *as a largely consistent early 20th century residential area with some Victorian building stock and some Inter-war residential flat buildings.*
2. *as a largely intact early 20th century precinct retaining much of the urban detail and fabric seen in gardens, fencing, street formations, use of sandstone for retaining and building bases, sandstone kerbing and natural rock faces.*
3. *for the amphitheatre like form around the reclaimed Milson Park and the head of the bay.*
4. *for the remaining waterfront industrial and recycled industrial development that gives the area much of its character.*
5. *for the unusual and irregular pattern of street layout and consequently irregular subdivision patterns that give the area a particular character.*

3.6 VIEWS

The site is generally enclosed by open fences, and the Junior School building is visible from the four streets surrounding the site, namely Burton Street, Crescent Place, Bligh Street and Humphrey Place.

The principal views are looking towards the Burton Street façade of the school in Burton Street, Kirribilli. The original façade of the former Milsons Point Public School is prominent in views looking east and west along Burton Street. The importance of the nineteenth century façade is accentuated by setting the later building additions southwards, thereby improving views to the original building looking eastwards along Burton Street. The original building is also visible in views looking west from Crescent Place and northwest from Bligh Street.

The site is separated from the Careening Cove Conservation Area by Crescent Place. The eastern side of Crescent Street is lined with high fences and garages, as housing is generally designed with their main facades addressing Carabella Street.



Figure 23 - View looking east along Bligh Street, Kirribilli, November 2017.



Figure 24 - View looking east along Bligh Street, November 2017.



Figure 25 – View looking west along Bligh Street, November 2017.



Figure 26 - View looking south along Humphrey Place, November 2017.

4.0 THE PROPOSAL

4.1 DESIGN INTENT

The following objectives form the basis of the redevelopment of St Aloysius' College:

- Create a world class secondary education precinct with modern teaching and learning facilities;
- Rationalise existing teaching functions to facilitate specialised activities within the Senior School;
- Establish additional floor space to increase availability and efficiency of teaching functions for St Aloysius' College;
- Improve internal circulation and access to flexible teaching spaces;
- Promote the heritage elements of the campus; and
- Provide safe and physical activity opportunities for students.

4.2 PROPOSED WORKS

Works addressed in this Statement of Heritage Impact are limited to the Masterplan and concept design for St Aloysius' College Junior School, including:

- the construction of an additional level to the western wing of the school;
- partial excavation of the southeast section of the site to enable the construction of a basement level and courtyard;
- construction of a below-ground multi-purpose hall, stands, change rooms, storage, and lift (Level 0 Ground); and
- construction of a new play space (Level 1).

This Statement of Heritage Impact was prepared for the scheme shown in the following architectural drawings prepared by PMDL ARCHITECTURE + DESIGN:

DRAWING NO.	DRAWING TITLE	PROJECT	DATE
DAB020	Shadow Diagrams	2670	DEC 2017
DAB021	Shadow Diagrams	2670	DEC 2017
DAB100	Plan – L0 Ground (Exist)	2670	DEC 2017
DAB101	Plan – L1 (Exist)	2670	DEC 2017
DAB120	Proposed Plan Basement	2670	DEC 2017
DAB121	Proposed Plan – L0 Ground	2670	DEC 2017
DAB122	Proposed Plan – L1	2670	DEC 2017
DAB123	Proposed Plan – L2	2670	DEC 2017
DAB220	Proposed street elevation	2670	DEC 2017
DAB221	Proposed street elevation	2670	DEC 2017
DAB320	Proposed sections	2670	DEC 2017

4.3 EVALUATION AGAINST NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

This assessment of potential heritage impacts has been prepared to, in part, address the requirements of Section 5.10 of the North Sydney Council. Section 5.10 (5) of the LEP states:

The consent authority may, before granting consent to any development:

- a) on land on which a heritage item is located, or
- b) on land that is within a heritage conservation area, or
- c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

4.4 EVALUATION AGAINST NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The following relevant sections contained in the North Sydney DCP have been taken into consideration in assessing the potential heritage impact of the proposed masterplan and Stage 1 Concept for the St Aloysius' College Junior School located at 29 Burton Street, Kirribilli.

Section 13.4 Development in the vicinity of Heritage Items.

Objectives:

01. Ensure that new work is designed and sited so as to not detrimentally impact upon the heritage significance of the heritage item and its setting.

The siting of the new works has taken into consideration the significance and scale of the surrounding development. New construction would be located partly below ground or above the existing western wing to minimise adverse impacts on existing views to and from the school. The architectural expression of the proposed external works would be contemporary, to complement the existing western section of the complex. The works would be consistent with Burra Charter principles to assist visitors to distinguish new work from original building fabric.

The proposed addition to the school building would be located over the western wing, to avoid materially affecting nineteenth century fabric comprising the school. The addition would be set back from the existing external walls, and comprise two pitched roofs, to break down the scale of the development in views to the school from the surrounding areas. Materials used in the addition would match those currently exhibited in the western wing.

The roof would be in two sections, similar to its current form, to minimise the overall bulk and overshadowing within the immediate area. The new addition and roof would be partly visible in limited medium-distance views looking east from Broughton Street, but would not obscure or detract from the appearance or presentation of the Anglican Church (Church by the Bridge).

The southeast section of the existing playground would be excavated and a multi-purpose hall, change rooms, and storage areas would be constructed partly below existing ground level. The works would be separated from the heritage-listed school building to maintain view corridors through the site and to enable visitors to appreciate the extent and scale of the nineteenth century building. The works have been developed to minimise adverse impacts on heritage items in the immediate area or the Careening Cove Conservation Area generally. The works would not affect existing views along existing streets.

Section 13.5.1 Protecting heritage significance.

Objectives:

01. Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.

02. Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technical standards, provided that those changes are sympathetic to and does not detrimentally affect the heritage significance of the heritage item.

-
- 03. *Ensure significant features of heritage items are retained and that development is sympathetic to these features with particular regard to bulk, form, style, character, scale, setbacks and materials.*
 - 04. *Acknowledges changes over time to heritage items, as subsequent layers may also be of significance.*
 - 05. *Encourage reinstatement of missing details and removal of past unsympathetic changes, to improve overall outcomes to the heritage significance of the heritage item.*
 - 06. *Allow changes to the rear of the heritage items where the new work does not impact the heritage significance of the heritage items.*
 - 07. *Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.*
 - 08. *Encourage changes to be reversible where possible and appropriate.*

The proposed works have been developed to minimise further adverse impacts on the former Milsons Point Public School and its setting. The works would be physically separated from the nineteenth century building fabric and new works would be carried out to minimise damage during the excavation and construction phases of the proposed works.

Detail documentation of the works would be informed by a separate archaeological impact assessment of the works by Casey and Lowe, Consulting Archaeologists, and advice from a suitably experienced heritage architect.

Section 13.5.2 Form, massing, scale.

Objectives:

- 01. *To allow alterations and additions to heritage items, where the work does not impact on the heritage significance of the heritage item.*
- 02. *To maintain and promote the original built form of the heritage item as viewed from the public domain.*

The proposed additional floor would be located immediately above the western wing, which was constructed in 1992 or later. The additional floor would be stepped back from the external walls, and the new roof would match the existing roof pitch to minimise potential overshadowing of buildings or streets in the immediate area.

The proposed work has been designed to maintain existing views to and from the school site, and to have minimal impact on views in the Careening Cove Conservation Area

Section 13.5.3 Additional storeys

Objectives:

- 01. *To minimise the visual dominance of any new work from public places*

The addition would be set back from Burton Street to maintain existing views to the tower and façade of the former Milsons Point Primary School. Existing views to the original building would be maintained from Bligh Street, Crescent Place and from the Careening Cove Conservation Area.

Section 13.5.4 Roofs

Objective:

- 01. *To ensure that original roof, their hierarchy and materials are maintained.*

The roof of the addition would be finished in terracotta tiles to match the existing roof finish and to complement the roof of the former Milsons Point Public School. The roof pitch would be maintained to minimise overshadowing of areas immediately adjacent to the development including St John the Baptist Anglican Church, and the Careening Cove Conservation Area.

Section 13.5.5 Interior layouts.**Objectives:****01. To ensure that significant interior elements are retained and preserved.**

There would be no changes to the internal layout of the original school building as a result of this application. The proposed works would be limited to the interior of the western wing of the school building, affecting fabric dating from 1992 or later and would not be visible on the exterior of the building.

Section 13.9.4 Materials, colours and finishes**Objectives:****01. To ensure that materials and finishes are consistent with the characteristic elements of the heritage item or heritage conservation areas.**

The proposed materials and finishes of the new work would match those comprising the existing western wing of the Junior School. External finishes would draw on a palette of face brick, painted render, powder-coated window frames, and terracotta roof tiles.

Changes to the playground and sports facilities would be carried out in materials currently present on the site to maintain a cohesive appearance of the school, in views to the site from the surrounding area. Several existing mature trees would be maintained on the site.

13.11.4 Community and public buildings**Objectives:****01. Ensure changes are sympathetic to the significance of the building and do not compromise the heritage significance from all periods of construction.****02. Allow for, and encourage, the ongoing use of community and public buildings for the purpose for which they were constructed.****03. Retain significant fabric and building elements****Retain significant internal features, including internal open volumes such as large halls.**

The proposed works would complement the former Milsons Point Public School located within the boundary of the Junior School and would enable St Aloysius' College to consolidate teaching spaces and auxiliary spaces within the existing boundary of the site.

The second storey addition retains the existing footprint of the building, thereby reducing physical and visual impacts on the former Milsons Point Public School building. The minor internal changes to the internal configuration of the western wing would not affect significant building fabric.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 GENERALLY

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

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

- The works have been located to minimise adverse impacts on heritage fabric dating from the nineteenth century school building located within the boundary of the subject site. Several mature trees would be retained as part of the setting of the school in order to maintain existing views to the school from Burton Street, Crescent Place, or Bligh Street.

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

- Excavation of a basement level to accommodate a new multi-purpose hall and associated service areas will be informed by the archaeological assessment of the site prepared by Casey and Lowe to minimise adverse impacts. The recommendations contained in the statement of heritage Impact, and those of Casey and Lowe will be implemented during design development and construction phases of the building design and masterplan.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The architects considered other design options to accommodate additional teaching spaces and sports facilities within the boundary of the site. They were discounted as each alternative resulted in an increased building footprint at ground level, and a proportional reduction in open area.

5.2 MINOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (eg fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

The demolition works within the existing building would be limited to removal of the roof and roof structure. The affected roof fabric was constructed in two stages, namely 1992-93 and c2006, and the proposed works would not result in the removal or alteration of fabric dating from c1890 that demonstrates the architectural intent of William Kemp, the designer of the Milsons Point Public School.

5.3 MAJOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

The heritage impact of the proposed addition to the western wing of the Junior School will be minimised by locating the addition over a section of the building constructed in 1992 or later, to ensure no nineteenth century building fabric is removed or altered as a result of the proposed works.

The ridge of the new roof would be lower than the tower roof, and would be set back (south) from the 1890 tower to maintain the significant visual prominence of the tower.

Substantial excavation of the southeast section of the site would be required to construct the proposed multi-purpose hall. Documentary evidence indicates the twelve houses located on the northern side of Blich Street were demolished in the 1970s to provide a large playground for children attending the school. There is no above-ground evidence of the houses, however a separate archaeological assessment has been prepared by Casey and Lowe to inform the location of the proposed building, and where appropriate to recommend strategies to mitigate archaeological impacts.

5.4 NEW LANDSCAPE WORKS AND FEATURES

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

The proposed concept design included the partial excavation of the southeast section of the site to accommodate a multi-purpose hall and associated spaces. An archaeological assessment of the site was undertaken to inform the design concept, and to minimise adverse archaeological impacts.

The site of the proposed multi-purpose hall was acquired in ca1970 and was not part of the original curtilage of the Milsons Point Public School. The proposed works would be situated below ground or at low level to maintain views within the immediate area and to avoid overshadowing heritage items located in surrounding streets.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 BUILT HERITAGE CONCLUSIONS: MASTERPLAN

The proposed works have been devised to enable St Aloysius' College to continue to consolidate teaching spaces and support spaces associated with the Junior School within the site of 29 Burton Street Kirribilli, with minimal adaptation of the heritage listed section of the school building designed by William Kemp in the late 1880s.

The design intent is to construct an additional storey to the western section of the building and further adapt non-significant internal spaces to minimise any loss of open areas within the boundary of the site. The works include adaptation of the existing playground areas located in the southeast section of the school ground including the construction of a multipurpose hall below existing ground level, and the construction of a new sports court at ground level.

Given the level of impact of the scheme on the former Milsons Point Public School and other heritage items in the vicinity, we consider the Concept Proposal to be generally acceptable in heritage terms for the following reasons:

- a) The proposed addition would enable essential educational facilities to be upgraded within the boundary of the St Aloysius' College Junior School campus.
- b) The proposed works have been located to minimise adverse impacts on significant views to and from heritage items in the immediate area and the Careening Cove Conservation Area.
- c) The scale, bulk, and location of the proposed minor addition are acceptable in heritage terms as they would not visually dominate the former Milsons Point Public School, the St John the Baptist Anglican Church (7-9 Broughton Street), or other heritage items in the immediate area.
- d) The location of the proposed works would maintain existing view corridors along streets within the immediate Kirribilli area.
- e) The proposed works have been assessed as having an acceptable archaeological impact by Casey & Lowe, Consulting Archaeologists (December 2017).
- f) The works would maintain a large section of the site as open playground to facilitate safe areas for activities within the boundary of the school.

6.1.1 BUILT HERITAGE CONCLUSIONS: STAGE 1 CONCEPT PROPOSAL

We have reviewed the proposed design concept for the Junior School site, and consider the proposal to be acceptable in heritage terms for the following reasons:

- a) The proposed addition would be located over the western wing of the building, which was constructed in 1992 or later, and would not directly affect the heritage-listed fabric comprising the former Milsons Point Public School.
- b) The design concept would enable St Aloysius' College to improve its teaching and activity spaces to meet current and foreseeable educational requirements.
- c) The architectural expression and materials of the proposed addition to the former Milsons Point Public School would be compatible with the existing building constructed in 1992-93 or later, including face brickwork, glass, and terracotta roofing tiles.
- d) Views to and from the site would be maintained.
- e) New buildings would be located above the non-significant western wing of the school to minimise the building footprint, and the proposed multi-purpose hall

would be partly constructed below ground to maintain the existing open area to the southeast of the school buildings.

- f) Several mature trees on the site would be retained to enhance the setting.
- g) Views to and from the Careening Cove Conservation Area would not be altered by the proposed works.
- h) The works would not alter significant views to heritage items in the immediate area.

6.2 RECOMMENDATIONS

The following recommendations are made in relation to the proposed St Aloysius' College Junior School Masterplan and Design Concept:

- a) The demolition and construction works should be designed to maintain the stability of the nineteenth century Milsons Point Public School.
- b) All surviving nineteenth century fabric is to be protected from damage during construction works.
- c) Ongoing advice from a heritage architect should be sought during design development and construction development phases of the works to assist in developing strategies to mitigate heritage impacts where appropriate.
- d) The ridge of the proposed roof addition should be no higher than the tower roof of the former Milsons Point Public School.
- e) Archaeological advice should be sought when an unforeseen relic is located in the course of undertaking excavation, construction or landscaping works.
- f) The existing building setbacks from the street are to be maintained.
- g) The history and development of the site should be communicated to students, staff and visitors to enhance their understanding of the significance of the former Milsons Point Public School and St Aloysius' College generally.

7.0 APPENDICES

7.1 NSW STATE HERITAGE INVENTORY LISTING: ST ALOYSIUS (PART OF JUNIOR SCHOOL)

St Aloysius (part of junior school) | NSW Environment & Heritage

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St Aloysius (part of junior school)

Item details

Name of item:	St Aloysius (part of junior school)
Other name/s:	Former Milsons Point Public School
Type of item:	Built
Group/Collection:	Education
Category:	School - Private
Primary address:	29 Burton Street, Kirribilli, NSW 2061
Local govt. area:	North Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
29 Burton Street	Kirribilli	North Sydney			Primary Address
14-24 Bligh Street	Kirribilli	North Sydney			Alternate Address

Statement of significance:

Important example of government school of the period, and in particular, a fine example of W. Kemp's work. A high degree of stylistic unity is achieved in a primarily functional building, using simplified Italianate features and a careful arrangement of mass and proportion. An important local government school, now superseded by the centralisation of educational institutions in the 1980s. Now functions as part of private school was the first 'public' or government school on the north shore.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 10/11/2017

as resources become available.

Description

Designer/Maker:	W. Kemp
Builder/Maker:	Fallick and Kendall
Physical description:	<p>o This building is designed in the Victorian Italianate style.</p> <p>Two storey brick school with a three storey square tower contained in returning corner. Stone entrance portico and stone sills to four pane cedar sash windows. Dentillated string course below eaves. Original student weathershed in grounds.</p>
Physical condition and/or Archaeological potential:	Minor Alteration
Modifications and dates:	Accretions of pipework on exterior walls detract from design. Renovation in 1992 for private school use is sympathetic and of high quality.

History

Historical notes:	Built in 1887 by NSW Government. Operated until 1990 when sold to nearby St. Aloysius College. The building is an excellent example of the work of W. Kemp, noted for achieving satisfactory architectural solutions to a functional brief and minimal budgets in the late Victorian era.
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Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
6. Educating- Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	(none)-
7. Governing- Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	(none)-

Assessment of significance

SHR Criteria f) [Rarity]	This item is assessed as aesthetically rare locally.
SHR Criteria g) [Representativeness]	This item is assessed as historically representative locally. This item is assessed as aesthetically representative statewide. This item is assessed as socially representative statewide.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 10/11/2017

Integrity/Intactness: Unsympathetic

Assessment criteria: Items are assessed against the [NSW State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		10188	02 Aug 13		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
North Sydney Heritage Study Review	1993	0018	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	TB 16/3/92	Yes

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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