

STATEMENT OF HERITAGE IMPACT

ST ALOYSIUS' COLLEGE MASTERPLAN AND STAGE 1 WORKS



St Aloysius' College Middle School
47 Upper Pitt Street
KIRRIBILLI NSW 2060

9 FEBRUARY 2018



NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbrsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbrsarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,
Andrew Leuchars LA reg. 035, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Samantha Polkinghorne, Brett Sherson, Andrew Tripet,
Jonathan West **SENIOR ASSOCIATES** Barry Flack
ASSOCIATES Derek Mah, Hung-Ying Foong Gill, Sophie Orrock,

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

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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STATEMENT OF HERITAGE IMPACT: ST ALOYSIUS' COLLEGE MASTERPLAN AND STAGE 1 WORKS

St Aloysius' College Middle School, 47 Upper Pitt Street Kirribilli

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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) prepared by Willowtree Planning Pty Ltd 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 by Casey & Lowe to satisfy the archaeological requirements of the Environmental Impact Assessment.

This statement relates specifically to Stage 1 works to the Middle School, as follows:

- The Masterplan and Concept Approval for St Aloysius' College Middle School, and
- The detailed built form approval for the Middle School.

1.2 SITE IDENTIFICATION

St Aloysius' College Middle School (Main Campus) is located at 47 Upper Pitt Street, Kirribilli and is described as Lot 10 in DP 880841 (Parish of Willoughby, County of Cumberland) by documents held by the NSW Land Titles Office. It is bounded to the north by Upper Pitt Street, to the east by residential, to the south by Kirribilli Avenue and to the west by Jeffreys Street. The surrounding area is characterised by residential development, including terrace houses to the west and high-rise residential development to the northeast of the school.

The Middle School was built in six construction stages between 1961 and 1981. The buildings are aligned with the street boundaries of Upper Pitt Street, Jeffreys Street and Kirribilli Avenue with a central courtyard located in the eastern section of the site.

1.3 METHODOLOGY

This report follows the principles outlined in the *NSW Heritage Manual* and the guidelines contained in *Statements of Heritage Impact* (NSW Heritage Office and Department of Urban Affairs & Planning, 1996, revised 2002).

The terms *fabric, place, preservation, reconstruction, restoration, adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter) 2013*.

This assessment has taken into consideration the heritage planning controls contained in the following documents:

- North Sydney Local Environmental Plan 2013 (LEP)
- North Sydney Development Control Plan 2013 (DCP)
- *Heritage Act 1977 (NSW)*
- *Environmental Planning and Assessment Act 1979*
- Sydney Harbour Catchment Regional Environmental Plan 2005 (REP)

1.4 AUTHORSHIP

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

1.5 ACKNOWLEDGEMENTS

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

2.0 HISTORICAL CONTEXT

2.1 KIRRIBILLI

Kirribilli was originally part of land granted in 1794 to Samuel Lightfoot, a convict whose sentence had expired. Evidence suggests he never occupied the land and soon afterwards illegally sold it to Scottish martyr, Thomas Muir, who established a farm there in 1794 (further up the north shore). After Thomas Muir escaped from the Colony in 1796 the grant was retracted and reverted to the government. Eventually 30 acres of Lightfoot's grant was included in the 120-acre grant to Robert Ryan, a member of the NSW Corps. Around 1806 he sold his land to Sydney merchant, Robert Campbell, then the largest private owner of cattle in the colony. In 1822 Campbell leased the whole area to James Milson, the first white person to settle there. Milson supplied ships in Sydney Harbour with fresh provisions and water, as well as ballast from a quarry near Careening Cove. He also proceeded to build several homes including Brisbane House, Grantham, Wia Wia, Elamang and Coreena. In the mid-1830s Milson and Campbell disputed their title to the land. Campbell was eventually recognised as the owner without registered title and Milson the permissive occupant.

In the late 1830s and the early 1840s portions of Kirribilli Point were developed and marine villas erected. Among the earliest were Wotonga (now Admiralty House), Beulah, Woodlands (later Thuelda) and Carabella. Further development though was hampered by the lack of regular and cheap ferry services, and so early settlers of the area were largely merchants and colonial administrators who were attracted to the north shore for the cleaner air and environment and proximity to the city. These gentlemen could afford to pay private watermen to transport them between both shores.

Further subdivision of the land in the late 1850s attracted more professionals and commercial people. With the formation of the North Shore Steam Ferry Company in 1861, and the subsequent provision of cheap and regular ferry transport, the development of Kirribilli Point and the North Sydney area quickened. The construction of a road network and services such as piped water supply, gas, schools, churches, along with the promise of a harbour bridge or tunnel crossing from the 1880s, made the area even more attractive. Back from the ferry terminus there were crowded hotels and shops with smaller cottages and terrace houses for local workers.

Kirribilli continued to prosper into the twentieth century with the Residential Guide to Sydney and Suburbs, in 1915 describing it as *'a select rising suburb, situated on the Northern foreshores of Sydney Harbour. There are many handsome residences and fine streets, being of high elevation it commands perfect views of the harbour'*. Despite the ongoing absence of a fixed harbour crossing, the area was just a short ferry ride away and, developers saw opportunities to build flats and boarding houses. Early flat development around the Kirribilli foreshores offered prime viewing of the Harbour as well as a short ferry commute to work, and home again. One of the first flat buildings was erected on the Kirribilli waterfront in 1907 at 1 Waruda Street and others followed soon after. These buildings often occupied the sites of former large and rundown mansions built during the nineteenth century by wealthy landowners who were selling up or subdividing their properties to take advantage of the rising property prices. Population densities increased further as guesthouses and private hotels also sprang up to take advantage of the suburb's convenient location.

By the 1920s some areas of Kirribilli were regarded as too congested and many welcomed the demolitions that accompanied the construction of the Sydney Harbour Bridge from 1926. But the Bridge not only removed old building stock, it severely affected the viability of businesses that had gathered around the ferry terminal. The local economic effect of this

was compounded by the onset of depression in the 1930s and parts of the suburb were condemned as 'slums'. One response was modernisation through the building of low-income flats. The Greenway Flats, begun a decade later, on land cleared during the Bridge construction, were the clearest realisation of this ideal.

Through the 1950s and 1960s private developers also seized upon the ideal of modernisation. Continuing the pattern begun in the early 1900s, they built flats on the site of older housing stock. But, as in other parts of North Sydney, the unprecedented pace and height of this development prompted some residents to question the impact of high-rise buildings upon their suburb's identity and appeal. By the 1970s, Kirribilli had one of the highest population densities in Australia.

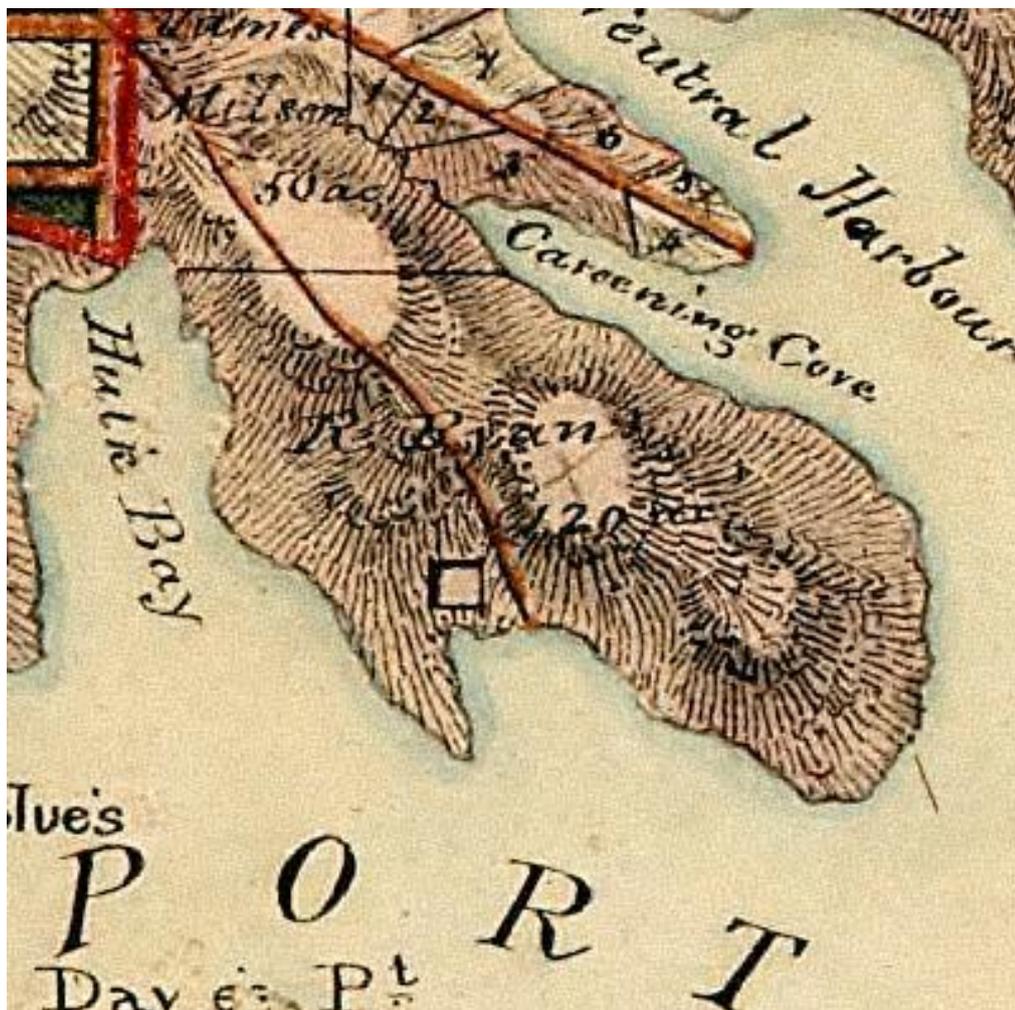


Figure 3 - Extract from Parish Map No.PMap MN05 No.14061301 showing the 120 acres granted to Robert (Source: NSW Land and Property Information)

2.2 HISTORY OF THE SUBJECT SITE

The subject site is located on Lots 4 and 5 of a subdivision of George Alfred Lloyd's subdivision of part of Robert Ryan's land grant.

Following the death of Robert Campbell in 1846, the estate was inherited by his six surviving children. Subdivision of the land began soon after and in 1854, John, Robert and Ann Sophia Campbell leased one rood thirty perches to George Alfred Lloyd.



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)

2.2.1 LOT 5

In 1866, John, Robert and Ann Sophia Campbell conveyed 1 rood 18 perches of land to Thomas Allwright Dibbs of Sydney. Four years later, Dibbs lodged an application to convert same to Torrens title. At this date, the land was in the occupation of Mrs Louisa Robey, the nominee. The land, including improvements, was valued at £500. In the accompanying survey plan (Figure 5), the footprint of the house is clearly delineated. One year later, Dibbs lodged a second primary application (2935) for a small parcel of land adjoining Lot 5 valued at £60, following a re-alignment of the "New Road". At this date, CT Vol 100 Fol 92 was cancelled, and a new Certificate of Title registered in the name of Louisa Robey for 1 rood 30 perches of land (Figure 7), an increase in 12 perches of land.

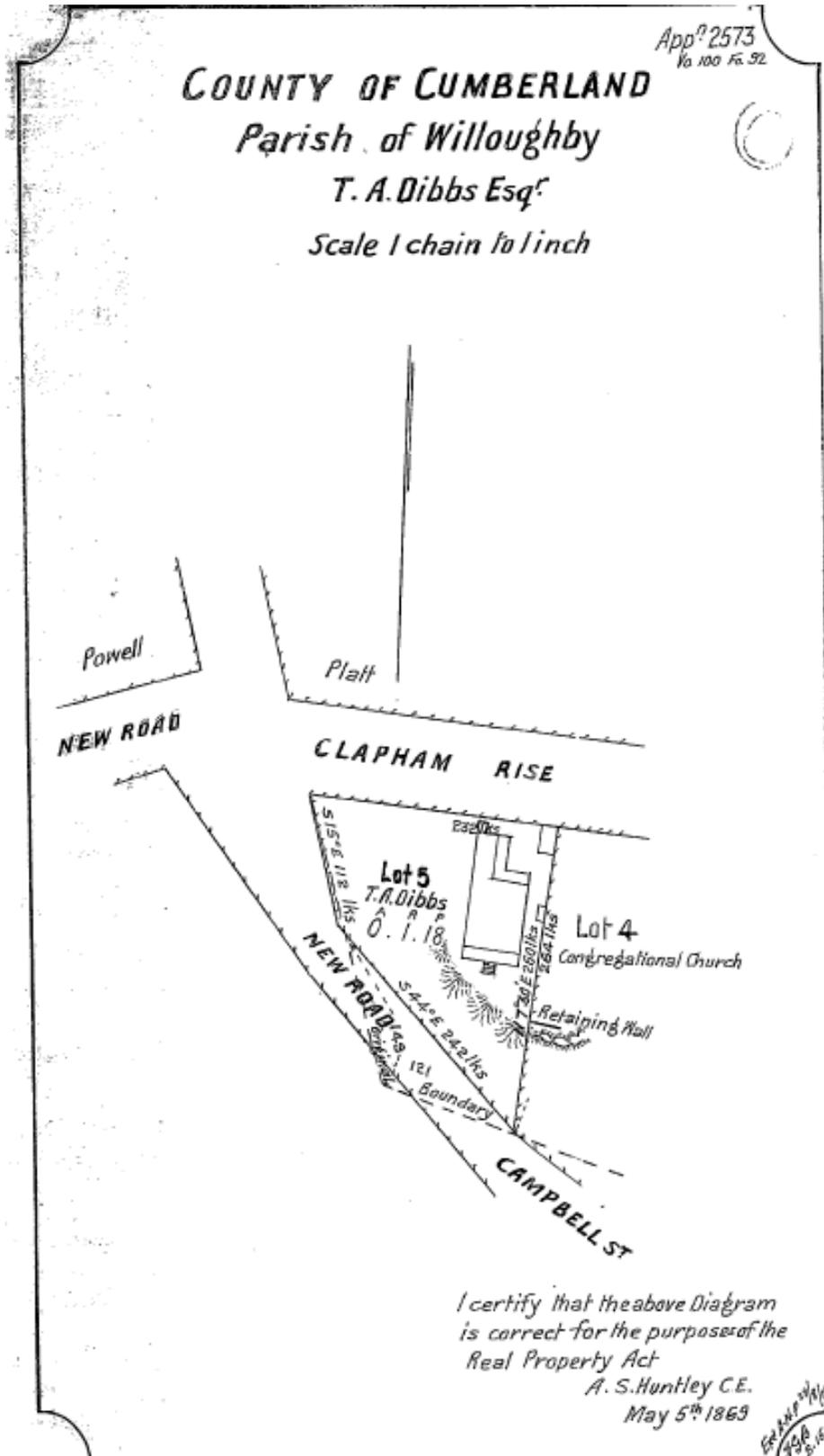


Figure 5 – Survey plan of land owned by TA Dibbs in the Parish of Willoughby, County of Cumberland, 5 May 1869. (Source: NSW Land & Property Information, DP 52573)

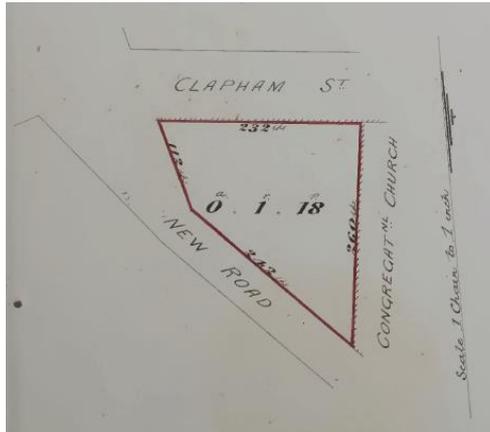


Figure 6 – Block plan accompanying CT Vol 100 Fol 92. (Source: NSW Land & Property Information)

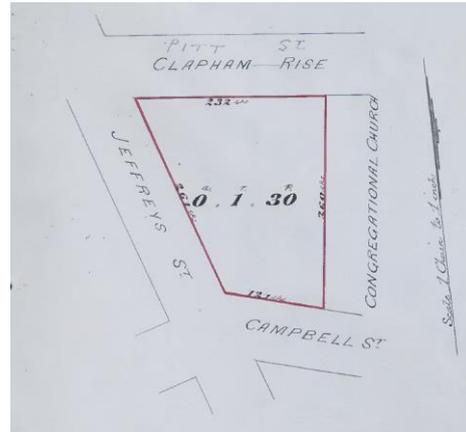


Figure 7 – Block plan accompanying CT Vol 126 Fol 9. (Source: NSW Land & Property Information)

Louisa Robey lived at "Hillside", Kirribilli until 1881 as she advertised the property for sale in February that year. She had no success at this date, and re-advertised the property for auction sale on 6 October the following year: "Hillside, a commodious family residence at the corner of Campbell Street, Jeffrey Street and Clapham Rise". Once again the house did not sell and was subsequently let (tenant unknown). In June 1888, the house was sold to James Charles Cox of Sydney, Director of Medicine. He renamed the house "Craigbrook" (also spelt Craigrock and Craigrook). The house and outbuildings are delineated on the detail survey of 1891 (Figure 8) and shown in the photograph at Figure 9.



Figure 8 – Extract from Detail Survey North Sydney Sheet 4, 1891 showing Dr Cox's residence on Lot 5 shaded purple. (Source: North Sydney Heritage Centre Stanton Library)

At the beginning of 1903, Dr Cox leased the property for a three-year period to St Aloysius College for the sum of £225 per year. Consequently, the College moved to Milsons Point from Darlinghurst, with classes commencing on 2 February 1903. The house at this date comprised eight rooms, excluding the kitchen, scullery, pantries and servants' rooms. According to the School history, one of the rooms was designated as a refectory and another one for the Minister's office and bedroom, while five rooms were for classrooms. £120 was spent on renovations, including toilets and a playground.



Figure 9 – St Aloysius' College, pre-1908. (Source: North Sydney Heritage Centre Stanton Library, LH REF PF?)

Three years later, the Jesuit Fathers purchased the property for £4750, of which £1750 was paid to Cox in cash. The Jesuits effected a mortgage of £300 with Hughes and Hughes solicitors at four percent for five years.¹ The conveyance was registered on 13 September 1906 in the names of John Ryan, Thomas Fay, Charles Delaney, Thomas Gartlan and Luke Murphy.²

Within two years, increasing student numbers necessitated additional classrooms. Hence, a wooden building on the property was demolished to make way for a more substantial brick building costing £3430. The new wing (known for many years as the Junior School), was blessed and opened by Cardinal Moran on 27 January 1908.³ The building was designed by JT McCarthy and built by RS Messent of North Sydney. This wing is depicted in Figure 10 and Figure 11.

The buildings, which present an imposing appearance from the harbour, are three floors in height, having a frontage 106ft to Pitt Street and 40ft to Jeffrey-street. They are built of red brick, with cement dressings and 'coir' cement in the "Romanesque" style. The internal space is divided into gymnasium hall, six large classrooms, concert hall, visiting master's room, library, two stair-cases, vestibules, and ample lavatory accommodation. Two wide balconies overlook the harbour, and the whole building is sur-mounted by a flat roof (P. and B. concrete), from which extensive panoramic views may be obtained. Patent steel ceilings have been used throughout.⁴

¹ *The College by the Harbour*, p13

² CT Vol 1722 Fol 122, NSW Land & Property Information

³ "St Aloysius' College, Milsons Point", *Freeman's Journal*, 30 January 1908. P18

⁴ "St Aloysius College", *Sydney Morning Herald*, 21 January 1908, p4

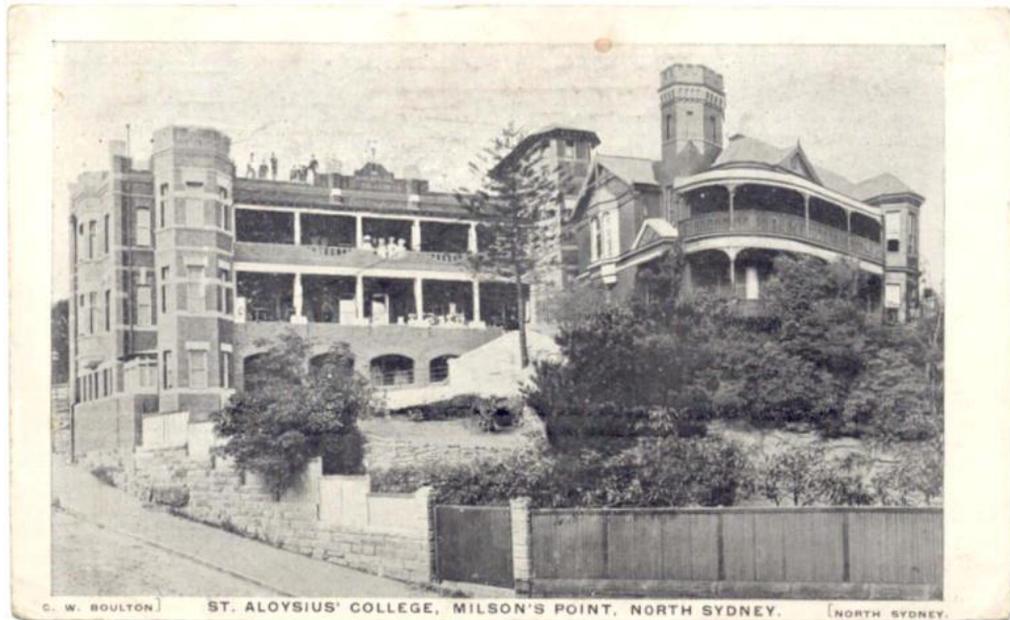


Figure 10 – C W Boulton / St Aloysius' College Milsons Point North Sydney, ca1910-1920. (Source: North Sydney Heritage Centre Stanton Library, LH REF PC 611)



Figure 11 – St Aloysius' College, ca1920s. (Source: North Sydney Heritage Centre Stanton Library)

In 1922, a new set of Trustees were appointed proprietors of St Aloysius' College and grounds.⁵ The School celebrated its golden jubilee in 1929. By 1936, there were 200 students spread over two sites, the Senior House (*Wyalla*) and Junior School (Main School).

2.2.2 LOT 4 – STAR OF THE SEA CHURCH

The Star of the Sea church story began in 1862 when George Alfred Lloyd, owner and resident of *Wotonga* (now Admiralty House), held monthly services at his home for his neighbours.

In 1863, a church was erected on Lot 4 of Lloyd's subdivision of part Robert Ryan's 120-acre land grant. The first service was held in the new church on 23 October 1863. George Alfred Lloyd had personally contributed £500 towards the £1400 cost of the church.

Problems with finance and the disastrous ministry of Rev A Brown led the parish to erect a new congregational church in Alfred Street, Milsons Point in 1880. The church was sold the same year to the Jesuits and it was announced in the *Freeman's Journal* on 14 August, "*the Catholics in that aristocratic quarter of the Shore have now...a church "agin their own door"*". The "Star of the Sea Church" was dedicated on 6 November 1880.



Figure 12 – Extract from Detail Survey North Sydney Sheet 4 showing Star of the Sea Church (shaded blue). (Source: North Sydney Heritage Centre Stanton Library)

In 1903, the Star of the Sea Church also became the chapel for the adjoining St. Aloysius' College. The school announced in 1965 that the church was proving "*inadequate for our expanding needs*" and a new chapel was erected in Stage Two of the redevelopment of the college. Thereafter, the old church was briefly used as a craft centre. During construction of the final stage of redevelopment of the campus, the old Star of the Sea Church was demolished in 1978.

⁵ CT Vol 1722 Fol 122, NSW Land & Property Information



Figure 13 – Former Star of the Sea Church adjoining St Aloysius' College, prior to demolition in 1978. (Source: North Sydney Heritage Centre Stanton Library, LH REF CT 10/23)



Figure 14 – Jesuit community centre building, demolished in 1978 for final stage of redevelopment of St Aloysius' College. (Source: North Sydney Heritage Centre Stanton Library, LH REF CPF 20/10)



Figure 15 – Demolition of the Chapel, the old Star of the Sea Church, 1978. (Source: North Sydney Heritage Centre Stanton Library, LH REF CPF20/9)

2.2.3 REDEVELOPMENT OF THE COLLEGE

During the 1950s, the school had outgrown their existing facilities on both sites as student numbers had risen from 369 to 534 between 1950 and the end of the decade. Consequently, the school administration considered several options, namely closing, relocating or redeveloping the existing site. This last option was considered the only choice, owing to lack of funding and Rev Casey was the mastermind of a multi-stage redevelopment programme. His successor, Father Conway, announced the contract for Stage One of the project was signed in October 1961. Excavation of the old Junior School yard commenced on 1 November. Stage One was completed in 1964 and comprised fourteen classrooms, a large general-purpose room, a large hall and stage, assembly area and toilets.



Figure 16 – Model showing the proposed building comprising Stages 1, 2 and 3. (Source: St Aloysius' College Archives)

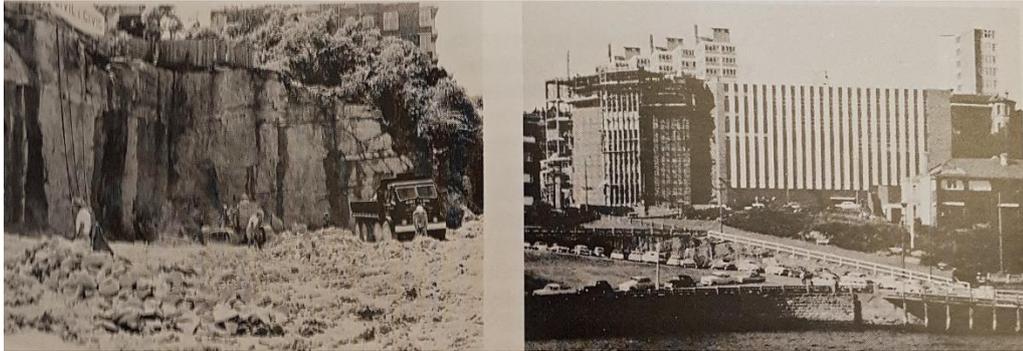


Figure 17 – Stage One excavation (left) and progress to date on Stage Two and Three (right). (Source: College by the Harbour)

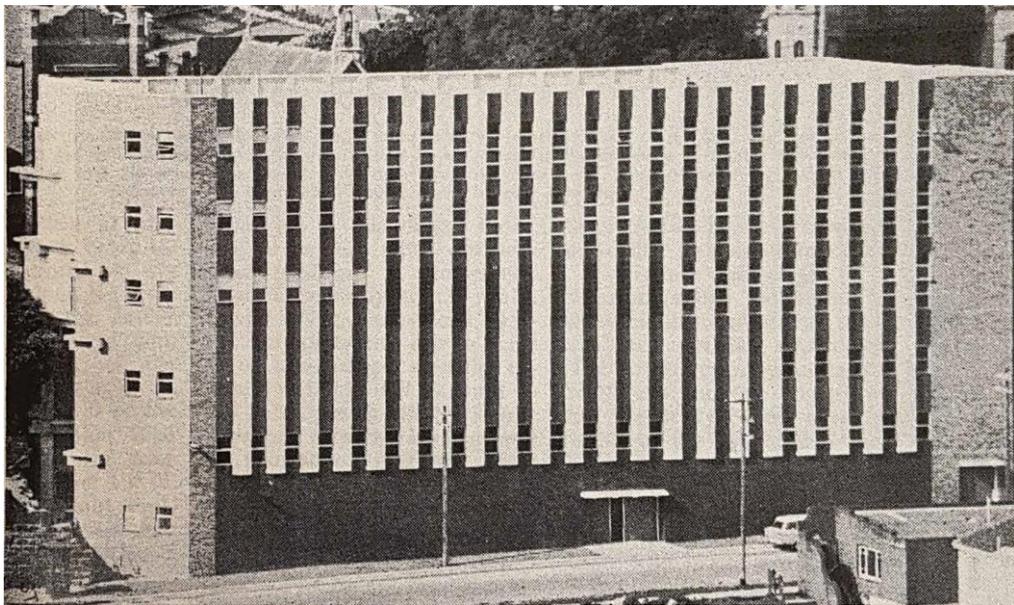


Figure 18 – Stage One completed in 1964. (Source: St Aloysius' College Archives)



Figure 19 – Progress on redevelopment of St Aloysius' College, 1964. (Source: North Sydney Heritage Centre Stanton Library, LH REF PF 3541)

Stage Two of the redevelopment program commenced in October 1963. It included the foyer to the hall, gymnasium, and chapel. This stage was completed in 1965 and blessed and opened by Cardinal Gilroy and Archbishop O'Brien. Stage Three, comprising the hall, garage and offices was completed in 1967. Stage Four commenced in January 1970 with demolition of the old Junior School to make way for construction of laboratories, community rooms, offices, additional classrooms, auditorium and lift, at a cost of \$568,000. The design is attributed to the architect Chez Wojtulewicz.

Following a delay of nearly eight years, demolition on Stage Five commenced in June 1978 with the demolition of the old Jesuit community block and the old Star of the Sea Church. The final stage of the redevelopment of St Aloysius' College was completed in 1981, exactly two decades after the project commenced. It comprised the administration, entrance, canteen, library, staff study, Jesuit community rooms and classrooms.



Figure 20 – View to St Aloysius' College, prior to Stage Five (demolition of Chapel and Jesuit community building). (Source: St Aloysius' College Archives)

2.3 DESCRIPTION OF THE BUILDING

2.3.1 SETTING

St Aloysius' College Middle School is situated within a predominately residential area of Kirribilli, NSW. The area slopes downwards from north to south, towards Sydney Harbour. The Jeffreys Street Conservation Area is located to the west of St Aloysius' College Middle School, and the area to the south of the school is open land located within the visual buffer of the world-heritage listed Sydney Opera House. To the east is a laneway, separating the school from *Craiglea*, a free-standing nineteenth century villa, and to the north is the St Aloysius' College Senior School incorporating *Wyalla*.

St Aloysius' College purchased the former Congregational Church, located on the eastern section of the site in 1880, and in 1903 leased⁶ the western section of the current College site. The residential character of the immediate area has progressively developed from large landholdings, to one- and two-storey nineteenth century residential, to late twentieth century medium- and high-rise residential buildings.

The school site was largely redeveloped between 1961 and 1981, with the school building now built to the alignment with its north, west and south boundaries.

⁶ Craigrock was purchased by the Fathers in 1906, and additional classrooms were constructed in 1908.

2.3.2 DESCRIPTION OF THE BUILDING

Generally

The general external form and internal layout of St Aloysius' College Middle School was established by 1981, although the school was subsequently refurbished and adapted in 2005 when the pedestrian bridge was constructed over Upper Pitt Street, enabling the Senior School (located in *Wyalla*) to access centralised facilities including the library, Chapel, and Great Hall.

The site has been excavated at various times to accommodate the successive phases of construction. Photographic evidence indicates a section of sandstone was removed at the northeast section of the site to accommodate the 1981 building addressing Upper Pitt Street and the open courtyard area to its south.

Structure

Photographic evidence indicates the buildings within the site generally comprise steel columns with reinforced concrete slabs. Columns are fire-rated with concrete.

Roof

Existing roofs are concrete slabs with a waterproof membrane finish. The open roof areas are accessible for maintenance of finishes, plantrooms, and the lift motor room.

The chapel roof, known as the Juana Mateo Terrace is accessible and provided with compliant balustrade.

Roof areas are currently screened from street level view by parapet walls, which do not meet statutory height requirements to allow public access. The roof is however visible from medium and high-rise residential development constructed since the later 1980s.



Figure 21 - Aerial photograph of the existing roof of St Aloysius' College Middle School roof.

Source: Google screen print, 4 December 2017, annotated by NBR SARCHITECTURE.

External walls generally

The external walls are face brickwork with rendered detailing and aluminium framed windows. The visual impact of the bulk and scale of each façade is mitigated by various architectural devices. The west and south walls are splayed, giving emphasis to stained glass feature windows located at the northeast corner located at Kirribilli Avenue and Jeffreys Street.

Jeffreys Street and Kirribilli Avenue elevations

The seven-storey Kirribilli Avenue elevation was designed as part of the first phase of recent construction dating from 1961, together with the section of building extending northwards along Jeffreys Street. The Jeffreys Street elevation slopes downwards toward Copes Lookout, changing from five-storeys to seven-storeys. It is a red brick elevation with a 'breakfront' of dark brick detailing and windows providing vertical emphasis. There are concrete canopies located above the two sets of doors exiting to Kirribilli Avenue. The southwest corner of the building is emphasised by articulation of the brickwork and the main stained-glass window of the Chapel.

Upper Pitt Street elevation

This section of the building was completed in 1981. Despite changes to the entrance and the construction of the pedestrian overbridge, the elevation remains largely intact. The building is two-storeys in height at the eastern end, and seven storeys in height at the western end of Upper Pitt Street.

Windows

Windows are generally aluminium-framed with fixed glass and awning sashes. They are glazed with wired glass, except for windows in the Chapel. Chapel windows are glazed with coloured glass with stained-glass feature windows.

Window frames and sashes are generally in fair to poor working order. Many of the windows retain their original glazing, namely float glass, and will be progressively replaced with new glass and framing to address current safety, environmental, and wind-loading requirements.

2.3.3 BUILDING CONDITION

The Middle School building is subject to a regular cyclical maintenance regime and is generally in fair condition. Building fabric has been adapted to address changing statutory requirements. St Aloysius' College undertook extensive alterations in c2006 to address disabled access throughout the Middle School and the Senior school including the construction of a pedestrian bridge above Upper Pitt Street.



Figure 22 - Partial view of the existing south elevation of the internal courtyard, November 2017.



Figure 23 - View looking eastwards from the upper level of the courtyard towards Craiglea, November 2017.



Figure 24 - Oblique view of the south elevation of the courtyard, November 2017.



Figure 25 - General view of the interior of the Chapel, looking northwest, November 2017.



Figure 26 - Partial view of the ceiling of the Chapel, November 2017.



Figure 27 - View of the pews and screen located in the gallery of the Chapel, November 2017.



Figure 28 - General view of the shared lobby area between the Chapel and the Great Hall, November 2017.



Figure 29 - Lobby area located between the Chapel and Great Hall, November 2017.



Figure 30 - Detail of an honour board located in the lobby area, November 2017.



Figure 31 - View of the Great Hall, looking east towards the stage, November 2017.



Figure 32 - General view of the Great Hall looking westwards to the gallery and entrance, November 2017.

2.4 VIEWS

The north, west, and south exterior walls of St Aloysius' College Middle School are built to the boundary of the property and contain vistas along Upper Pitt Street, Jeffreys Street and Kirribilli Avenue. The eastern elevation of the building is set back from its boundary forming a view corridor looking southwards from Upper Pitt Street towards Sydney Harbour.



Figure 33 – Existing path located within the eastern boundary of St Aloysius' College Middle School, November 2017.



Figure 34 - View looking westwards along Upper Pitt Street, including a partial view of the pedestrian bridge linking the Middle and Senior Schools, November 2017.



Figure 35 – the pedestrian bridge over Upper Pitt Street, looking westwards, November 2017.



Figure 36 - View from the northwest corner of the Middle School building, looking northwest to the Jeffreys Street Conservation Area.



Figure 37 - View looking southwards along Jeffreys Street, with the Jeffreys Street Conservation Area located to the right-hand side of the photograph, November 2017.



Figure 38 - View looking northwards along Jeffreys Street, November 2017.



Figure 39 - General view looking westwards along Kirribilli Avenue, including SAC Middle School, November 2017.

3.0 HERITAGE CONSIDERATIONS

3.1 RELEVANT HERITAGE LEGISLATION

The site of St Aloysius' College Middle School (47 Upper Pitt Street, Kirribilli, is not identified as a heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013* (NSLEP 2013) or the NSW State Heritage Register. The site is situated close to several heritage items identified under Schedule 5 of the NSLEP 2013 which are protected under the *Environmental Planning and Assessment Act 1979*.

There are no known archaeological deposits (Aboriginal or European) identified within the boundary of either site, however a separate report has been prepared to assess the potential archaeological impact of the proposed Masterplan and Stage 1 Works to the Middle School site.

3.2 HERITAGE ITEMS IN THE VICINITY

St Aloysius' College Middle School is located close to the following heritage items identified on Schedule 5 attached to the NSLEP 2013:

- *Craiglea*, 49 Upper Pitt Street, Kirribilli (Item No. I0288)
- *Wyalla*, 5 Jeffreys Street, Kirribilli
- Captain Henry Waterhouse Reserve (Item No. I0256)
- Jeffrey Street Conservation Area (CA26); and

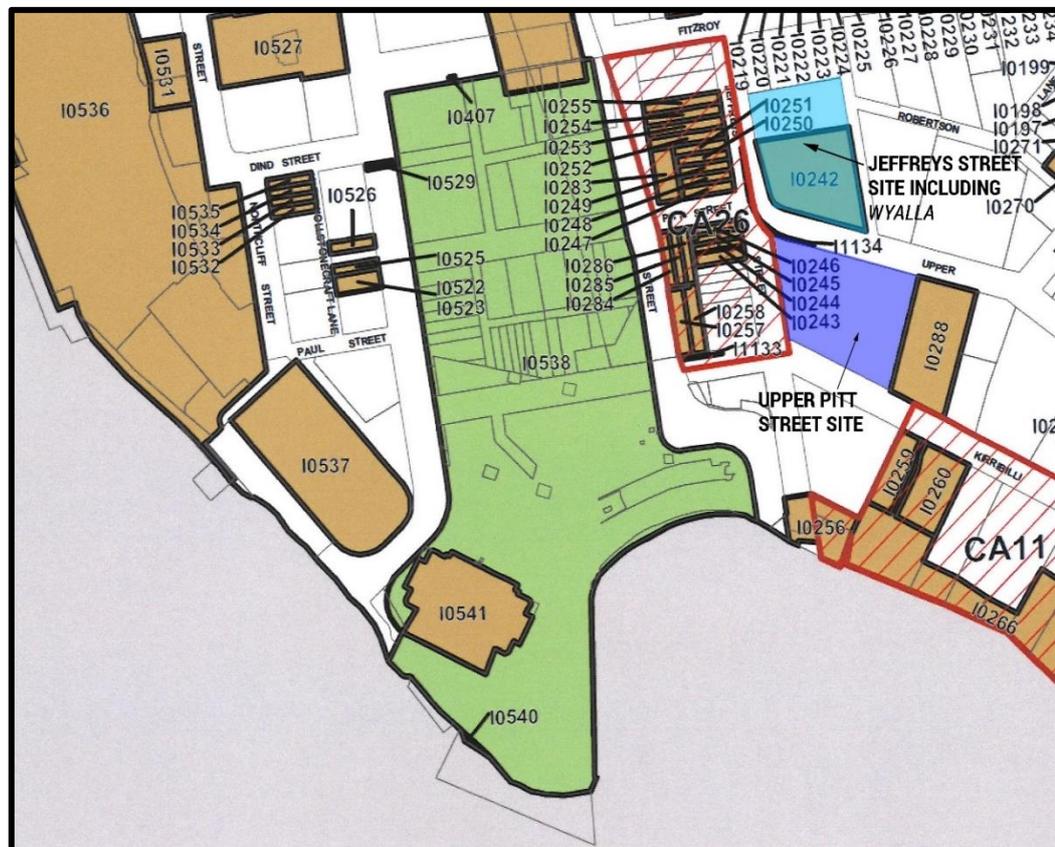


Figure 40 – Extract from Heritage Map – Sheet HER_002 attached to the North Sydney LEP, showing the location of the two sites comprising St Aloysius' College (Senior School) and heritage items in proximity to the school.

Source: North Sydney Council website.

3.3 SIGNIFICANCE OF HERITAGE ITEMS IN THE VICINITY

Under Section 5.10 of the NSLEP 2013, North Sydney Council is obliged to take into consideration the impact of development on heritage items and conservation area in its vicinity.

The following statements of significance are accepted as the basis for this assessment:

Craiglea, 49 Upper Pitt Street Kirribilli (State Heritage Inventory Database number: 2180140):

An elegant late nineteenth century two storey mansion in the Italianate style, and the last still on its original subdivision extending from Pitt Street to Kirribilli Avenue. One of the best Italianate style mansions in Kirribilli now incorporated into a residential development in Kirribilli.

Wyalla, 1-5 Jeffreys Street Kirribilli (State Heritage Inventory Database number: 2180141):

A large mansion of the later-nineteenth century on a landmark site in Kirribilli, now with long associations with a significant private school. Interesting use of Italianate and other details.

Copes Lookout (State Heritage Inventory Database number: 2180079):

Important public space and popular lookout. Interesting depression-era landscaping and moulded concrete balustrades. Associated with early transport links across the harbour.

Jeffreys Street Conservation Area (CA26) (Statement of Significance taken from Section 8.5 of the North Sydney Development Control Plan 2013):

The Jeffreys Street Conservation Area is significant:

- a) *For the unity of its subdivision history which is evident in the built form of the area and that overlays its sloping and stepped topography.*
- b) *As an area of mid to late Victorian and Federation speculative terraces that are a remnant of the early development of the area prior to the clearances for the construction of the Sydney Harbour Bridge.*

4.0 HERITAGE IMPACT ASSESSMENT

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 Middle School
- Establish additional floor space to increase availability and efficiency of teaching functions for St Aloysius' College
- Upgrade the public domain to create visually interesting transitions through the campus, and promote the heritage elements of the campus; and
- Strengthen pedestrian linkages through the campus.

4.2 DESCRIPTION OF THE PROPOSED WORKS

The proposed changes to the building would enable St Aloysius' College to consolidate teaching spaces and auxiliary spaces within the existing boundary of the Middle School.

The works included in this application are:

- a) Demolition of non-significant fabric at Ground Floor Level, Level 1, Level 2 and Level 3 as shown in PMDL ARCHITECTURE + DESIGN drawings.
- b) Excavation of the eastern section of the site to accommodate additional space and services areas;
- c) Minor adaptation of the Kirribilli Avenue elevation;
- d) Construction of a new infill building above the existing open courtyard;
- e) Construction of addition to the Upper Pitt Street Elevation and adaptation of the existing elevation;
- f) Relocation of the statue of Our Lady;
- g) Construction of an open landscaped area above the eastern section of the existing and infill building;
- h) Refurbishment of the existing Chapel and Great Hall;
- i) Refurbishment of the Administration and Learning Facilities; and
- j) Upgrading of data and communication services within the building.

The works are shown on the drawings for St Aloysius' College- Upper Pitt Street, prepared by pmdl Architecture Pty Ltd as listed below:

PROJECT NO.	DRAWING NO.	DRAWING TITLE	DATE
2670	DAU201	Elevation	JUL 2017
2670	DAU202	Elevation	JUL 2017
2670	SK110	LGF3 Plan	OCT 2017
2670	SK120	LGF2 Plan	OCT 2017
2670	SK130	LGF1 Plan	OCT 2017
2670	SK140	L0 Plan	NOV 2017
2670	SK150	LV 1 Plan	NOV 2017
2670	SK160	LV 2 Plan	NOV 2017
2670	SK170	LV 3 Plan	NOV 2017
2670	SK180	LV 4 Plan	NOV 2017
2670	SK190	LV 5 Plan	NOV 2017
2670	SK191	LV 6 Plan	NOV 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 LEP 2013.

4.4 EVALUATION AGAINST NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The following section summarises the clauses relevant to this Statement of Heritage Impact contained in the North Sydney DCP relevant.

*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 works have taken into consideration the location and settings of the heritage items in proximity to St Aloysius' College Middle School to minimise adverse visual impacts. The new works would be located over an internal courtyard and would not be visible from *Wylla* or the Jeffreys Street Conservation Area.

The eastern elevation of the new building and the landscaped roof terrace would be visible in some views from *Craiglea* (49 Upper Pitt Street). The existing balustrade height would be maintained, and extended by the installation of a glazed screen to address statutory height requirements needed for the landscaped roof terrace and to address acoustic and wind impacts.

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

The proposed adaptation of the exterior of St Aloysius' College Middle School would be consistent with North Sydney Council requirements and commensurate with the materials and quality of recent developments in the immediate area.

The external architectural expression of the new works would be contemporary to marry with the existing external elevations. The palette of materials would draw on those currently incorporated into the existing building, including face brick, glass, painted render and stone. The works include minor changes to the fenestration of the existing building to assist in providing a contemporary and cohesive appearance of the facade dating from various construction phases.

The proposed series of three glazed canopy roofs above an open courtyard would be located to minimise visual impacts on views from the street level. The canopy roofs would be visible in some views from high rise residential development in the immediate area.

4.5 EVALUATION AGAINST THE NSW HERITAGE GUIDELINES

The following assessment 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 would not involve the removal of any significant heritage fabric. Minor demolition and addition are wholly located within the boundary of Lot 10 of Deposited Plan 880841 and would not materially impact the heritage items or conservation areas in the immediate area of St Aloysius' College Middle School.
- The addition to the existing building has been sited to minimise visual impacts on heritage items in the immediate area.

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:

The works would affect the existing statue currently located to the east of the school site. The statue was originally associated with the former Star of the Sea Church (demolished 1978). The impact would be mitigated by salvaging the statue, storing and protecting it during demolition and construction phases, and relocating the statue within the site following completion of building works.

The proposed infill building would be set back from the surviving stone retaining wall located on the eastern boundary of the site to minimise adverse impacts. Stonework would be protected during demolition/construction works to minimise damage. Where appropriate Contractors will be required to submit a methodology, for approval by a suitably qualified heritage consultant, to minimise risks to the retaining wall throughout construction works.

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

Other options were considered and dismissed for the following reasons:

- a) Additional floors constructed above the existing buildings. This option was dismissed as it would have resulted in a greater building mass, bulk and impact on views from surrounding residential development.
- b) Relocation to another site. This option was dismissed based on costs.

4.5.1 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM

How is the impact of the new development on the heritage significance of the item or area to be minimised?

The proposed infill building would be located over part of an existing internal courtyard, and would not be visible from the Jeffreys Street Conservation Area, or Wyalla. The proposed glass screen enclosing the south and east sides of the roof garden, and the three roof canopies over the courtyard, would have minimal visual impact on views from Copes Lookout or *Craiglea*.

The proposed scheme has been developed with consideration of *Craiglea*, and the potential impact on existing and original views associated with that house. The roof of the new

development would match the height established on site by the northern section of the building, adjoining Upper Pitt Street. The infill building would be set back from the established eastern building line to provide articulation of the elevation and to minimise the bulk and scale of the works in views to the eastern elevation of St Aloysius' College building.

Why is the new development required to be adjacent to a heritage item?

The proposed development is required to facilitate the consolidation of teaching spaces and support areas within the boundary of St Aloysius' College Middle School (47 Upper Pitt Street, Kirribilli). The College has investigated other options, such as relocating the school, and demolition and construction of a new building, however the current proposal is considered the most cost-effective solution, and will maintain the long association of St Aloysius' College with the Kirribilli site and its nearby campuses.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

The works would be wholly contained within Lot 10 of DP 880841, and would not affect the legal curtilage of *Wyalla*, *Craiglea*, *Copes Lookout* or the Jeffreys Street Conservation Area generally. The works would be located at the eastern side of the site, and would not generally be visible in views from the Jeffreys Street Conservation Area.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The proposed development has been designed to minimise adverse impacts on views to and from heritage items in its vicinity. The works would not alter existing views between the Middle School and *Wyalla*, between the Middle School and the Jeffreys Street Conservation Area, or within the Jeffreys Street Conservation Area generally.

The eastern elevation of the proposed addition would be visible in limited views of the school from Upper Pitt Street and *Craiglea*, however the visual impacts have been ameliorated by maintaining the overall height and boundary setback established by the existing Middle School built form. The existing north-south view corridor to the east of the Middle School, and the southwest views from *Craiglea* and part of Upper Pitt Street, would be maintained



Figure 41 - Existing views looking southwest from Craiglea.
Source: PMDL Architects

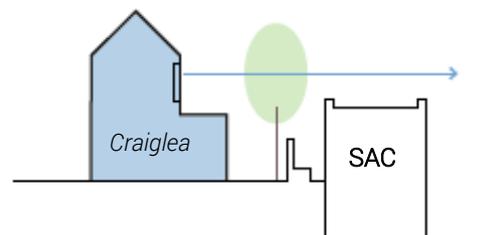


Figure 42 - Existing views from Craiglea looking west to the Middle School (SAC).

Source: PMDL Architects.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

There are no known archaeological deposits within the boundary of the site. A separate archaeological assessment has been commissioned to address Key Issue 10 set out in the Secretary's Environmental Assessment Requirements.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

Yes, the proposed development would be located over an internal courtyard to minimise visual impacts within the immediate area, including *Craiglea* (49 Upper Pitt Street). The proposed addition would be physically separated from the heritage items in its vicinity, and would not alter view to *Craiglea*, *Wyalla*, *Copes Lookout* or the Jeffreys Street Conservation Area. Visitors to the area would continue to view and appreciate nearby heritage items and their setting.

Will the additions visually dominate the heritage item? How has this been minimised?

No, the proposed development would not dominate heritage items in its vicinity. The proposed development would sit within the existing building mass of St Aloysius' College and, as a result, views to, or within, the Jeffreys Street Conservation Area would remain unchanged. Views looking east and west along Upper Pitt Street would not be altered by the proposed development to St Aloysius' College.

The design has taken into consideration potential impacts on views from Upper Pitt Street generally, from *Craiglea*, and from *Copes Lookout*. *Craiglea* was constructed with its garden frontages located to the south and west of the original house. Despite irreversible changes to the house and its setting, its main views are southwards across Sydney harbour towards the Sydney Opera House. These southwest views were partially blocked following the 1960s section of the Middle School. The proposed infill building would be no higher than the existing Kirribilli Avenue building to minimise further impacts on views from *Craiglea*.

The proposed development would be located over an existing internal courtyard. There would be no increase in height of the building facing Upper Pitt Street, and the new development would match the height of the parapet wall of the Kirribilli Avenue building. A new glass screen would be installed above the existing parapet height to meet statutory requirements for a trafficable roof. The glass screen and rooftop plantings would project above the existing parapet, but would have negligible visual impact on views looking north from *Copes Lookout* or from the south shore of Sydney Harbour.

Will the public, and users of the item, still be able to view and appreciate its significance?

Yes, the proposed works would have minimal impact on views to heritage items in the immediate vicinity of St Aloysius' College Middle School. The development would be wholly contained within the legal boundary of the site and would not alter the legal or heritage curtilage of heritage items in the area or the Jeffreys Street Conservation Area generally.

The proposed infill building would be located over an internal courtyard, with three canopy roofs constructed over an internal open area, and would not adversely affect views to heritage items from the public domain. Visitors to the area would be able to recognise *Craiglea*, *Wyalla*, and the Jeffreys Street Conservation Area following the construction of the addition to St Aloysius' College Middle School.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 BUILT HERITAGE CONCLUSIONS: MASTERPLAN

This report concludes the Masterplan for St Aloysius' College Middle School generally has an acceptable impact on heritage items and conservation areas in proximity to the works for the following reasons:

- a) The works would not materially affect the heritage items in its vicinity. The works would be wholly contained within the boundary of Lot 10 of DP880841, and would be located some distance from the Jeffreys Street Conservation Area (CA26), *Wyalla* and *Craiglea*.
- b) There would be no change to the setbacks of the building along Upper Pitt Street, Jeffreys Street or Kirribilli Avenue.
- c) The works would have negligible impact on views to and from the Jeffreys Street Conservation Area or views within the conservation area.
- d) Views to and from the Sydney Opera House would remain largely unaltered by the proposed redevelopment of St Aloysius' College.
- e) Changes to the elevations of the building would result in a cohesive appearance of the school within Kirribilli, and would have a positive impact on views to the Middle School from the Jeffreys Street Conservation Area.
- f) The proposed materials and architectural expression of the building are generally compatible with those exhibited in the existing school building.
- g) The proposed works would not alter the existing views north and south along Jeffreys Street or Kirribilli Avenue. The eastern elevation of the proposed infill structure would be partially visible in views looking east from *Craiglea* and Upper Pitt Street.
- h) The view corridor located between the Middle School and *Craiglea* would be retained as part of the development.
- i) The work would not materially impact *Craiglea* or alter its original subdivision boundary. *Craiglea* was constructed as a free-standing residence in the late nineteenth century with its principal entrance located off Upper Pitt Street, and its garden elevation facing southwest towards Circular Quay.

5.2 BUILT HERITAGE CONCLUSIONS: STAGE 1 WORKS

Stage 1 Works would have an acceptable heritage impact for the following reasons:

- a) The works would not result in the demolition of any identified heritage fabric or landscaping.
- b) The proposed landscaped area at roof level would provide a secure outdoor area for students, staff and visitors within the boundary of the school.

- c) The landscaped roof area would increase the amenity of the school for students and staff. The roof garden would be located above non-significant spaces. No additional structure associated with the infill building would affect the interior appearance of the Chapel or its ceiling.
- d) The visual impact of the addition would be mitigated by limiting the building height to that established by the Upper Pitt street building. The balustrade of the roof garden would include glass panels where possible to minimise impacts on views from heritage items in the immediate area.
- e) The proposed internal changes to the Great Hall would increase the flexibility of the space. The replacement of existing wall panels would enhance the acoustics within the hall.
- f) The works would generally improve internal circulation within the Middle School building, and enable the school to address statutory access to premises requirements.

5.3 RECOMMENDATIONS

The following recommendations are made in relation to the proposed St Aloysius' College Middle School Masterplan and Stage 1 Works:

- i. The stone retaining wall located on the eastern boundary of the site is to be retained in situ. In the event works are required to the sandstone retaining wall following the removal of plants, the wall is to be photographically recorded prior to repair. Demolition and construction works are to be designed to minimise risk of damage to the stone wall.
- ii. The statue of Our Lady currently situated adjacent to the eastern boundary is to be photographically recorded prior to its dismantling. It is to be labelled and stored on site as directed by the heritage consultant throughout the construction works, and relocated within the boundary of the Middle School to interpret the history of the previous Chapel and history of the site generally.
- iii. The existing chapel ceiling is to be retained and conserved. The ceiling should remain exposed within the chapel space. No new structural elements are to be introduced to alter the appearance of the ceiling.
- iv. The location and appearance of new structural elements affecting the interior of the Chapel are to be designed in consultation with the heritage Consultant.
- v. Memorial boards and plaques contained within the entrance to the Great Hall are to be salvaged and relocated within the school building.

6.0 APPENDICES

6.1 NSW State Heritage Inventory Listing: *Craiglea*, 49 Upper Pitt Street, Kirribilli NSW

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Craiglea

Item details

Name of item:	Craiglea
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	House
Primary address:	49 Upper Pitt Street, Kirribilli, NSW 2061
Local govt. area:	North Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
49 Upper Pitt Street	Kirribilli	North Sydney			Primary Address
88 Kirribilli	Street	North Sydney			Alternate Address

Statement of significance:

An elegant late nineteenth century two storey mansion in the Italianate style, and the last still on its original subdivision extending from Pitt Street to Kirribilli Avenue. One of the best Italianate style mansions in Kirribilli now incorporated into a residential apartment development. It is a significant relic of later period of mansion style development in Kirribilli

An elegant late nineteenth century mansion in the Italianate style, and the last still on its original subdivision extending from Pitt Street to Kirribilli Avenue. One of the best Italianate style houses in Kirribilli. Significant relic of later period of mansion style development in Kirribilli.

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

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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 as resources become available.

Description

Physical description:	<p>A substantial two storey stone and rendered masonry mansion with a hipped terracotta tile roof with rendered masonry chimneys with decorated cappings. The house has been substantially altered and incorporated into an apartment development. The asymmetric facade has a projecting three-facet bay and a flanking verandah. The verandahs have paired cast-iron posts and cast-iron lace balustrades. Semi circular arched doors and windows with stucco mouldings and bracketed stucco cornice and two pane double hung sash windows. Extension to the street with projecting classically detailed balconies. Entrance court to street with rendered wall and piers and aluminium palisade fence. Extensive paving and modern plantings.</p> <p>o This building is designed in the Victorian Italianate style.</p> <p>A two storey mansion of substantial size made of rendered brick and stone with a modern terracotta tile roof. The asymmetric facade has a projecting three-facet bay and a verandah range, both over two storeys. The verandahs have paired cast-iron posts and cast-iron lace balustrades. Windows and doors are semi-circular arched with stucco mouldings and moulded cornices are bracketed. Fine stone fence to Kirribilli Avenue.</p>
Physical condition and/or Archaeological potential:	Good
Modifications and dates:	Extensive moderations for apartment development.
Further information:	One of the last Italianate Mansions on the peninsula.

History

Historical notes:	Built 1884 on a subdivision undertaken by G. A. Lloyd, businessman and auctioneer and one-time resident of 'Wotonga'. The year of finished construction was 1890.
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Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

4. Settlement-Building settlements, towns and cities
- Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
- (none)-

Assessment of significance

SHR Criteria a) [Historical significance]	High Local
SHR Criteria b) [Associative significance]	Potential
SHR Criteria c) [Aesthetic significance]	High Local
SHR Criteria e) [Research potential]	Potential
SHR Criteria f) [Rarity]	Rare Historically & Rare Aesthetically Locally.
SHR Criteria g) [Representativeness]	This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.
Integrity/Intactness:	Moderate, extensive alterations
Assessment criteria:	Items are assessed against the 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		10288	02 Aug 13		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
North Sydney Heritage Study Review	1993	0140	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	TB 17/3/92	Yes
	1993				

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North Sydney Heritage Study Review		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	Yes
North Sydney Heritage Study Review	1993	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	Yes
North Sydney Conservation Area Study	1997	Noel Bell Ridley Smith & Partners, with EDAW (Aust) & Wendy Thorpe	Yes
North Sydney Heritage Review	2002	John Oultram	No

References, internet links & images

None

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

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2180140

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6.2 NSW State Heritage Inventory Listing: Wyalla, 1-5 Jeffreys Street Kirribilli NSW

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Wyalla

Item details

Name of item:	Wyalla
Other name/s:	St. Aloysius College
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	House
Primary address:	1-5 Jeffreys Street, Kirribilli, NSW 2060
Local govt. area:	North Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
1-5 Jeffreys Street	Kirribilli	North Sydney			Primary Address
46 Upper Pitt Street	Kirribilli	North Sydney			Alternate Address

Statement of significance:

A large mansion of the later-nineteenth century on a landmark site in Kirribilli, now with long associations with a significant local private school. Interesting use of Italianate and other details.

Heritage
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as resources become available.

Description

Physical description: o This building is designed in the Victorian Italianate style.

A large two storey Italianate house with an asymmetrical front having a projecting three-facet bay with moulded details to segmental arch windows. South wing behind has a two storey verandah with cast-iron posts in pairs and lace balustrades and valences. The north wing is sparsely detailed by comparison, with no verandahs. Hipped gable roof is clad in corrugated-iron and moulded cornices are bracketed.

Physical condition and/or Archaeological potential: —

Modifications and dates: There is an unsympathetic addition on the south side.

History

Historical notes: Early history of house not researched but purchased 1916 by St. Aloysius College and has housed Junior School since then.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
6. Educating-Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	(none)-

Assessment of significance

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 locally.

Integrity/Intactness: —

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the

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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		10242	02 Aug 13		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
North Sydney Heritage Study Review	1993	0141	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	TB 17/3/92	Yes

References, internet links & images

None

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



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