

# ST ALOYSIUS' COLLEGE, KIRRIBILLI (SSD 8669)

## HISTORICAL ARCHAEOLOGICAL ASSESSMENT

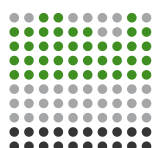
JANUARY 2018



St Aloysius' College, Kirribilli c.1910-1920. Postcard by C. W. Bouton, Stanton Library, LH REF PC 611.

REPORT TO

**ST ALOYSIUS' COLLEGE & BLOOMPARK CONSULTING PTY LTD**



**CASEY &  
LOWE**  
ARCHAEOLOGY &  
HERITAGE

# EXECUTIVE SUMMARY

## RESULTS

- The study area is the subject of a State Significant Development application and this Archaeological Assessment fulfils the requirements for archaeology under Key Issue 10 under the EIS for SEARs
- Despite known historical uses of the three St Aloysius' College (SAC) study areas, this report has assessed the potential historical archaeological remains in each to be of negligible archaeological significance.
- The study areas within each of the three SAC precincts are considered to contain limited archaeological evidence of previous occupation which do not meet the local heritage significance threshold required for archaeological remains to be defined as a relic under the *NSW Heritage Act 1977*.
- As these study areas do not contain relics or significant historical archaeological remains there are no known constraints arising to this development associated with historical archaeology or relics.

## RECOMMENDATIONS

- The SAC Main Campus, Senior Campus and Junior Campus Precincts have each been assessed as having nil to low potential to contain archaeological remains that meet the local heritage significance threshold and no further archaeological work is regarded as being required
- If additional subsurface works are proposed outside the SAC study areas identified in this report, these would require assessment to determine their archaeological potential and significance.
- An unexpected finds procedure should be developed and implemented prior to the commencement of works on-site to explain the process of stop-work provisions should these be required. The Heritage Division should be notified if the demolition and/or construction works uncover or disturb any historical archaeological features or deposits.
- Proposed development of the Junior School Precinct is currently in Concept Stage only. Any future alterations to proposed works that have been assessed in this report would require additional archaeological assessment to determine their impact on potential archaeological remains that are outside the current project scope.

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**Document Status**

|         | <b>Date submitted</b> | <b>Purpose</b>             | <b>Author</b>   | <b>Authorised</b> |
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| Draft 1 | 6/12/17               | Internal review            | Dr Nadia Iacono | Tony Lowe         |
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# HISTORICAL ARCHAEOLOGICAL ASSESSMENT ST ALOYSIUS' COLLEGE, KIRRIBILLI

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

Casey & Lowe, Archaeology & Heritage were engaged by Bloompark Consulting Pty Ltd on behalf of St Aloysius' College (SAC) to prepare a Historical Archaeological Assessment as part of a State Significant Development (SSD) Masterplan for the college's three Main Campus Precincts (Figure 1.1, Figure 1.2):

- Junior School - 29 Burton Street, Kirribilli
- Senior Campus - 1-5 Jeffreys Street, Kirribilli
- Main Campus - 47 Upper Pitt Street, Kirribilli

The project title is St Aloysius' College Plan Magis, hereafter referred to as SAC Plan Magis where relevant. The project involves the redevelopment and refurbishment across the college's three campuses on the Kirribilli peninsula on the lower North Shore in Sydney. The SAC Plan Magis Masterplan was completed in October 2016 following a 12-month process of consultation and development.

This SDD application will be sought as a staged development, as outlined below.

- Stage 1: Masterplan and Concept Approval for St Aloysius' College including the three (3) existing campuses which form the Junior School, Middle School and Senior School in Kirribilli; and detailed built form approval for the Middle School and Senior School.
- Stage 2: Detailed built form approval for the Junior School will be sought under a future development application submitted to the relevant consent authority.

The following selected works form part of the overall approved SAC Plan Magis concept and will form the basis of the State Significant Development Application (SSDA) and concept design. In summary, these are:

#### **Phase 1:**

Stages 1-2 'Wyalla'

Staged refurbishment of 'Wyalla' to create more relevant teaching and learning facilities, including a small single-storey addition to the heritage building.

#### **Phase 2:**

Stages 1-6 Upper Pitt Street

Staged works to the Upper Pitt St campus, including a new infill building to the courtyard, and refurbishment of other areas. This work is envisaged to be completed in 6 stages.

#### **Phase 3:**

Stages 7-13 Upper Pitt Street

Stages 2-3 Junior School (Note Stage 1 is underway and not part of this submission)

Stages 3-5 'Wyalla'

Further staged works to the balance of the Upper Pitt Street campus, Junior School additional level of teaching and learning, new semi-subterranean sports facility at the Junior School and final refurbishment works to the 'Wyalla' building.

It should also be noted that while this report provides an assessment of proposed works in the Junior School Precinct, Burton Street, these are at Concept Stage only and will not be included in the current SSD Application submission.

This report provides an assessment of the proposal's impact on potential historical archaeological remains which would be protected under the *NSW Heritage Act 1977*. Matters pertaining to Indigenous cultural heritage values are outside the scope of the report.



Figure 1.1: Location plan showing the position of St Aloysius' College on the northern shore of Sydney Harbour, east of the Sydney Harbour Bridge. Image supplied by client.

## 1.2 STUDY AREA

The focus of this report is on the three main campus areas of St Aloysius' College identified in Figure 1.2 below.

The study area consists of the following parcels of land:

- Junior School - 29 Burton Street, Lot 1 DP830667
- Senior Campus - 1-5 Jeffreys Street, Lot 101 DP1108496
- Main Campus - 47 Upper Pitt Street, Lot 10 DP880841

All three campus areas are located within the North Sydney Council Local Government Area (LGA). St Aloysius' College is an independent Catholic day school for boys from Year 3 to Year 12.



Figure 1.2: Location plan showing the three main St Aloysius' campus areas. Image supplied by client.

### 1.3 PREVIOUS REPORTS AND NEARBY ARCHAEOLOGICAL SITES

There is no known existing Conservation Management Plan for St Aloysius' College. At the time of writing no heritage or historical archaeological reports are known to exist for the school.

Other investigations and reports have been completed for sites in the vicinity of the study area. The results of some of these are discussed in Section 3.0 below. Those reports include:

- *Archaeological Assessment 'Greencliffe' 51-53 Kirribilli Avenue, Kirribilli, NSW, Siobhan Lavelle, 1993.*
- *The Archaeological Investigation of 'Greencliffe' 51-53 Kirribilli Avenue, Kirribilli, Sydney, Casey & Lowe, 1995.*
- *The Archaeological Investigation of '63-65 Kirribilli Avenue, Kirribilli, Casey & Lowe, 2000.*

### 1.4 STATUTORY CONTEXT

#### 1.4.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT PART 4, DIVISION 4.1

The current St Aloysius' College Redevelopment project has been designated a State Significant Development (SSD 8669) under *Environmental Planning and Assessment Act 1979* (EPA&A Act) Part 4, Division 4.1. The Secretary's Environmental Assessment Requirements (SEARs) for this project issued on 28 September 2016 were subsequently updated and reissued on 22 November 2017.

Heritage is Key Issue 10 in the SEARs and the following requirements were identified for reporting and this Historical Archaeological Assessment addresses the archaeological requirements under Key Issue 10:

- The EIS should include an historical archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines *Assessing Significance for Historical Archaeological Sites and 'Relics' 2009*. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or Part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.

This Historical Archaeology Assessment report addresses the SEARs, fulfilling the guidelines of the NSW Heritage Council and addressing *Assessing the Significance of Archaeological Sites and 'Relics' 2009* guidelines and is written and reviewed by appropriately qualified archaeologists.

#### 1.4.1.1 89J APPROVALS ETC - LEGISLATION THAT DOES NOT APPLY

As stated in 89J:

1. The following authorisations are not required for State significant development that is authorised by a development consent granted after the commencement of this Division (and accordingly the provisions of any Act that prohibit an activity without such an authority do not apply):
  - (c) an approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*,
  - (d) an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*.

2. Division 8 of Part 6 of the *Heritage Act 1977* does not apply to prevent or interfere with the carrying out of State significant development that is authorised by a development consent granted after the commencement of this Division.

In effect, the Department of Planning and Environment provides consent to impact on relics under 89J. Therefore no approvals are required under S139 or S57 of the *Heritage Act 1977* or S90 of the *National Parks and Wildlife Act 1974*. The Department of Planning and Environment will of course consult with the Office of Environment and Planning, both the Heritage Branch and the Aboriginal Heritage Section, and the proposed work will need to conform with Heritage Branch and Aboriginal Heritage Branch guidelines. This section does not exempt requirements under S170 of the Heritage Act.

#### **1.4.2 DIVISION 9: SECTION 139, 140-146 - RELICS PROVISIONS - EXCAVATION PERMIT**

When a site is not being assessed under the EP&A Act, Part 4.1 the main legislative constraint on archaeological remains is the relic provisions of the *Heritage Act 1977*. Provisions relating to S139 of the *Heritage Act 1977* are suspended by Part 4.1, Division 4.1, S89J.

According to Section 139:

- (1) A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.
- (4) The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:
  - a. any relic of a specified kind or description,
  - b. any disturbance or excavation of a specified kind or description,
  - c. any disturbance or excavation of land in a specified location or having specified features or attributes,
  - d. any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.

A 'relic' is an item of 'environmental heritage' defined by the *Heritage Act 1977* (amended) as:

those places, buildings, works, relics, moveable objects, and precincts of State or local heritage significance.

A relic as further defined by 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.

Notification of Discovery of Relic - According to Section 146 of the *Heritage Act 1977*:

A person who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) must:

- (a) within a reasonable time after he or she first becomes aware or believes that he or she has discovered or located that relic, notify the Heritage Council of the

location of the relic, unless he or she believes on reasonable grounds that the Heritage Council is aware of the location of the relic, and

(b) within the period required by the Heritage Council, furnish the Heritage Council with such information concerning the relic as the Heritage Council may reasonably require.

### 1.4.3 NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN, 2013

The North Sydney Local Environment Plan 2013 (NS LEP 2013) lists the following items within the study area as heritage items:

- Junior School - 29 Burton Street, Kirribilli (I0188) (listed as Kirribilli).  
This site is in the vicinity of the Careening Cove Local Heritage Conservation Area that includes several items of local heritage significance.
- Senior Campus - 1-5 Jeffreys Street, Kirribilli (I0242) (listed as Kirribilli).  
This site is in the vicinity of the Jeffreys Street Local Heritage Conservation Area that includes several items of local heritage significance.

The Main Campus on Upper Pitt Street is not listed on the NS LEP 2013 and is not located within a Heritage Conservation Area. The site is adjacent to several items of local heritage significance including the Jeffreys Street Local Heritage Conservation Area (Figure 1.3).

As the study area has potential to be an archaeological site it is also covered by the provisions of the LEP that relate to archaeology. Those requirements are:

## 5.10 Heritage conservation

### (1) Objectives

The objectives of this clause are:

- a) to conserve the environmental heritage of North Sydney,
- b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,
- c) to conserve archaeological sites,
- d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

### (2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or

- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

### (3) When consent not required

However, consent under this clause is not required if:

- a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
  - i. is of a minor nature, or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
  - ii. would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or

### (7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council on its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

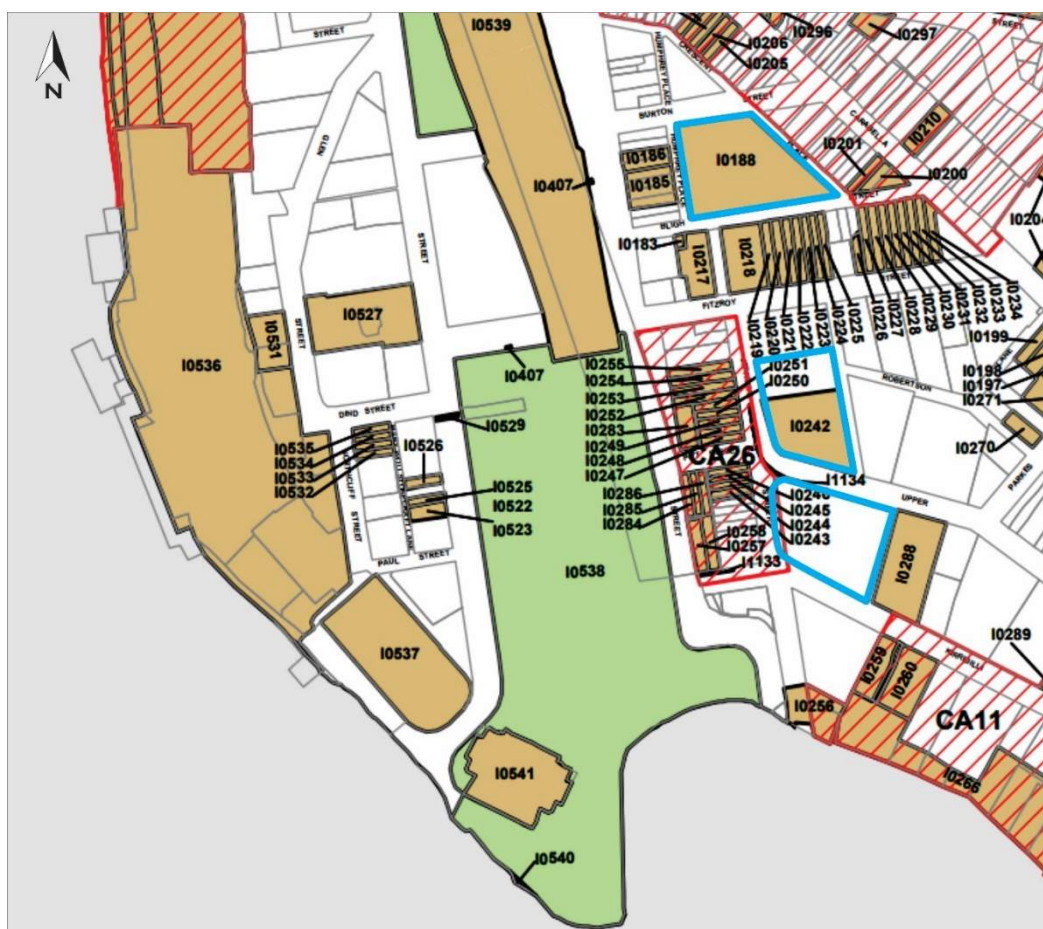


Figure 1.3: Detail of 'Heritage Map - Sheet HER\_002\_5950\_010\_20130607', North Sydney Local Environmental Plan 2013. Heritage items within the study site are identified (study precincts are outlined in blue).

## 1.5 AUTHORSHIP

This report was written by Dr Nadia Iacono, Senior Associate Archaeologist, Casey & Lowe. Overlay plans were produced by Dr Iona Katherine McRae, Senior Archaeologist/Researcher, Casey & Lowe. This report was reviewed by Tony Lowe, Director, Casey & Lowe.

## 1.6 ACKNOWLEDGEMENTS

Jeff Palmer and Murray Happ, SAC  
 Peter Brogan, Bloompark Consulting Pty Ltd  
 Sue Cai, PMDL  
 Chris Iacono, former SAC student  
 Ian Hoskins, Stanton Library Historian  
 Rebecca Ward, Heritage Division

## 1.7 LIMITATIONS

This report provides an assessment of the proposal's impact on potential historical archaeological remains which would be protected under the *NSW Heritage Act, 1977*. Matters pertaining to Aboriginal cultural heritage values are outside the scope of the report.

As access to St Aloysius' College archives was unavailable within the timeframe required to complete this report, historical research was undertaken through other avenues. Other heritage reports relevant to the project were unavailable for reference or citation during writing of this report. Otherwise there were no particular constraints to producing this report. There was sufficient time and funding to complete this report to a quality standard.

## 1.8 ABBREVIATIONS

ADB Australian Dictionary of Biography  
 b. born  
 c. circa  
 CT Certificate of Title  
 DP Deposited Plan  
 ha Hectare  
 LEP Local Environment Plan  
 LPI Land and Property Information, NSW  
 ML Mitchell Library (in the State Library of NSW)  
 NLA National Library of NSW  
 No. Number  
 n.d. not dated  
 SLNSW State Library of NSW  
 SHR State Heritage Register  
 SMH *Sydney Morning Herald*

## 1.9 GLOSSARY

### Historical Archaeology (Non-Indigenous/European)

Historical Archaeology (in NSW) is the study of the physical remains of the past, in association with historical documents, since the British occupation of NSW in 1788. As well as identifying these remains the study of this material can help elucidate the processes, historical and otherwise, which have created our present surroundings. Historical archaeology includes an examination of how the late 18th and 19th-century arrivals lived and coped with a new and alien environment, what they ate, where and how they lived, the consumer items they used and their trade relations, and how gender and cultural groups interacted. The material remains studied include:

- Archaeological Sites:
  - below ground: these contains relics which include building foundations, occupation deposits, rubbish pits, cesspits, wells, other features, and artefacts.
  - above ground: buildings, works, industrial structures and relics that are intact or ruined.
- cultural landscapes: major foreshore reclamation
- maritime sites: infrastructure, shipbuilding and shipwrecks
- structures associated with maritime activities.

### **Archaeological Potential**

Archaeological potential is here used and defined as a site's potential to contain archaeological relics which fall under the provisions of the *Heritage Act 1977* (amended). This potential is identified through historical research and by judging whether current building or other activities have removed all evidence of known previous land use.

### **Archaeological Site**

A place that contains evidence of past human activity. Below ground sites include building foundations, occupation deposits, features and artefacts. Above ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

### **Archaeological Investigation or Excavation**

The manual excavation of an archaeological site. This type of excavation on historic sites usually involves the stratigraphic excavation of open areas.

### **Archaeological Monitoring**

Archaeological monitoring is recommended for those areas where the impact of the works is not considered to mean the destruction of significant archaeological fabric. Nevertheless the disturbance of features both suspected and unsuspected is possible. In order to provide for the proper assessment and recording of these features an archaeologist should inspect the works site at intervals they consider to be adequate and to be 'at call' in case the contractor uncovers remains that should be assessed by the archaeologist.

Monitoring is a regular archaeological practice used on many building and development sites. If recording of features is necessary it would be carried out as quickly as possible so that any time delays are minimised.

### **Research Design**

A set of questions which can be investigated using archaeological evidence and a methodology for addressing them. A research design is intended to ensure that archaeological investigations focus on genuine research needs. It is an important tool that ensures that when archaeological resources are destroyed by excavation, their information content can be preserved and can contribute to current and relevant knowledge.

### **Research Potential**

The ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'.<sup>1</sup>

### **Relic**

Means any deposit, artefact, 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.

(NSW *Heritage Act 1977*, Definitions, Part 1.4)

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<sup>1</sup> Taken from NSW Heritage Branch 2009:11.

## 2.0 HISTORIC BACKGROUND<sup>2</sup>

### 2.1 ABORIGINAL PEOPLE

Prior to the arrival of white settlers in 1788, Sydney's North Shore was inhabited by the Cammeraygal and Wallumedegal Aboriginal clans of the Kuringgai Tribe. In 1790 Governor Phillip noted:

About the north-west part of this harbour there is a tribe which is mentioned as being very powerful. This district is called Cammerra, the head of the tribe is named Cammerragal. The opposite shore is Wallumetta, and the tribe, Wallumedegal.<sup>3</sup>

A good area to fish, early views of Kirribilli depict steep sandstone promontories covered in thin vegetation sloping down to the harbour. As the Sydney settlement area spread out from its primary base across the harbour at Sydney Cove, Milsons Point and Kirribilli foreshores became a favoured spot for artists such as John Lewin and Conrad Martens to record early views of Sydney. Typical images of the landscape record the underlying Hawkesbury sandstone and sandy soil geology of the area (Figure 2.1).



Figure 2.1: 'View of the Town of Sydney taken from Chiarabilly North Side of Sydney Cove', 1811. Source: T. McCormick *First Views Of Sydney* p147.

<sup>2</sup> This historical background has been adapted from historical documentation from nearby available reports and site specific research undertaken for this project.

<sup>3</sup> Warne 1984:2.

## 2.2 EARLY GRANTS & SETTLEMENT, MILSONS POINT (1800-1850s)

The study area was first included as part of a 120-acre grant by Governor Hunter to Robert Ryan, a soldier, in 1800. No evidence exists to indicate that Ryan used or occupied the grant. The block of land including the Kirribilli peninsula was purchased for Robert Campbell in c1805-1806 while he was in England from the NSW Surveyor General, Charles Grimes.<sup>4</sup> Robert Campbell was a most significant contributor in the development of the early colony as a pastoralist and astute merchant with extensive land holdings in NSW including a large area of Kirribilli. By 1806 he was considered the largest private owner of cattle in the colony and one of the richest men in NSW.<sup>5</sup>

In August 1806 James Milson, a ships provost, arrived in Sydney with Robert Campbell on the *Albion*. In the same year he was given permissive occupancy to lease land to the immediate west of the study area (Figure 2.2, Figure 2.3). He did well in the colony, establishing a number of prosperous businesses, which included supplying ships in Sydney Cove with stone ballast, fresh water, and the produce of his dairy, orchard, and vegetable gardens on the land he occupied at Milsons Point (Figure 2.2). Milson also established the first permanent water supply in North Sydney, having a rock-cut cistern excavated on the foreshore capable of holding 100 tonnes of water, fed by a spring in the area (Figure 2.2).

James Milson was a prominent resident of the area for more than 50 years until his death in 1872 at home at 'Gratham' in Milsons Point which was then called the Municipality of East St Leonards. Milson lived in the vicinity of Jeffreys Street until 1831. Milsons Point, the headland into Sydney Harbour on which the north pylons of the Sydney Harbour Bridge stand, and the suburb on this headland to the west of Kirribilli, are both named after him.<sup>6</sup>

In 1828 Robert Campbell became the legal owner of Milson's land after a protracted dispute between him, Robert Ryan, James Milson and the Crown. Milson, however, continued to lease it from Campbell, until at least 1841. After Campbell's death in 1846 his will left the east side of Jeffreys Street which included part of the study area, to his elder sons John and Robert Campbell. Arthur Jeffreys (1811-1861), who was married to Campbell's daughter, Sarah, inherited a portion of Campbell's estate that includes the SAC Junior School study area precinct.

By the 1830s and into the early 1840s portions of Kirribilli Point were being developed and large villas erected. Among the earliest of these were 'Wotonga' (now Admiralty House), 'Beulah', 'Woodlands' (later 'Thuelda') and 'Carabella'. From 1817, William (Billy) Blue had provided a private waterman's service between the north shore and main town in Sydney Cove.<sup>7</sup> Additional watermen began providing service to provide access from Sydney Cove and surrounds across to the north shore and more land began to be offered for subdivision.

The 1840s plan of Campbell's estate records "men's slab hut" in close vicinity to the west of the Main Campus study area precinct (Figure 2.3). Neither this plan nor Mitchell's later 1853 trigonometrical survey record any other buildings or features within the study area or its vicinity at that time (Figure 2.4).

<sup>4</sup> C. Newman 1961:200.

<sup>5</sup> I. Hoskins, 2008 entry 'Kirribilli' in Dictionary of Sydney. Details of the land sale from Ryan to Grimes are unknown.

<sup>6</sup> [https://en.wikipedia.org/wiki/Jeffrey\\_Street](https://en.wikipedia.org/wiki/Jeffrey_Street)

<sup>7</sup> North Sydney Council 1994:2.



Figure 2.2: Robert Campbells Estate, Milsons Point & Kirribilli, 1840s subdivision map also showing land leased to James Milson. The approximate location of the three study area blocks is indicated in black outline. Source: Trove <http://nla.gov.au/nla.obj-230023976/view>.



Figure 2.3: Detail from Robert Campbells Estate, Milsons Point & Kirribilli, 1840s subdivision map. Note vicinity of Main Campus precinct in the south to area marked "men's slab hut" (arrowed). Source: Trove <http://nla.gov.au/nla.obj-230023976/view>.



Figure 2.4: Detail from Mitchell's 1853 Trigonometrical Survey of Port Jackson showing approximate location of the three study area blocks in black outline. National Library <http://nla.gov.au/nla.obj-231443454>.

### 2.3 MILSONS POINT SUBDIVISIONS (1860S-1900)

During the settlement of Robert Campbell's will after his death in 1846, his estate was further subdivided. Subdivision of his land into the late 1850s brought more professionals and commercial people to the North Shore. Over three hundred families lived there by 1867. East St Leonards had been proclaimed as a Borough in 1860 and the North Shore Ferry Company was established at Milsons Point the following year.<sup>8</sup> The provision of cheap and regular ferry transport furthered the development of Kirribilli Point and North Sydney. The construction of a road network and provision of infrastructure services including piped water supply, gas, and sewerage as well as schools and churches, along with the promise of a harbour bridge from the 1880s, made the area even more attractive. The cable tramway provided to Milsons Point in 1886 gave the area prominence as the point for ferry traffic to the harbour's north side. Back from the ferry terminus there were crowded hotels and shops with smaller cottages and terrace houses for local workers.

### 2.4 20TH-CENTURY DEVELOPMENT (1900-2000)

During the late 1890s land development slowed down in after the 1880s speculative boom and subsequent economic crash of the earlier 1890s. The 20th century saw a recovery begin with the creation of smaller suburban subdivisions and developments on the North Shore. Many of the area's earlier free-standing residences and villas were replaced with small apartment buildings between 1920 and 1940. Large areas of the foreshore were resumed for building of the Sydney Harbour Bridge to the southwest of the site where Bradley's Park is now located. The bridge brought direct access to the city which increased the land value in the Kirribilli and the North Shore area beyond. In the Interwar and Depression years many more of the blocks containing substantial nineteenth-century villas and mansions were sold, demolished and subdivided, replaced with new apartment blocks.<sup>9</sup>

### 2.5 ST ALOYSIUS' COLLEGE, KIRRIBILLI (1903 - PRESENT)

Details of how the study area land was use and occupied is unclear prior to 1868. Subdivision plans and ownership details from 1868 onward provide more information for the study area from the latter half of the nineteenth century onward. The historical development of each of the three St Aloysius' precincts assessed in this report are discussed separately below.

In 1878 the Catholic Archbishop of Sydney, Dr Roger Bede Vaughan, requested that the Jesuits found a college for boys in the growing Catholic community in Sydney. 'St Kilda House' on the corner of Cathedral Street and Palmer Street, Woolloomooloo was rented for this purpose. Forty-five students were admitted on 3 February 1879, increasing during the year to 115. In September 1883 the College moved to 'Auburn Villa' in Darlinghurst (which was demolished by 1910 to make way for St Margaret's Maternity Hospital). On 2 February 1903, the College relocated to its present site at Kirribilli.<sup>10</sup> Today the College is spread over the three campuses that are the subject of this report (Figure 1.2).

<sup>8</sup> Schwager Brooks and Partners 1993:9

<sup>9</sup> Schwager Brooks and Partners 1993:9.

<sup>10</sup> Strong 1997:13.

## 2.5.1 MAIN CAMPUS PRECINCT: CHURCH, 'HILLSIDE', DR COX'S RESIDENCE

### 2.5.1.1 H.T. ROBEY'S 'HILLSIDE' PROPERTY (C1870S - 1978)

In 1868 Horace Townsend Robey is recorded as owning the block that forms the Main Campus study precinct area, located on Jeffreys Street between Clapham Rise (late renamed Pitt and then Upper Pitt Street) in the north and Campbell Street (later renamed Kirribilli Avenue) in the south (Figure 2.5). Robey, a real estate agent, had built a 'commodious family residence' named 'Hillside' on the block sometime between 1868 and 1882 when he advertised the property for sale before moving to Manly (Figure 2.6, Figure 2.7). The two-storey house had a crenellated tower, lace-iron balconies and unimpeded views of the Harbour (Figure 2.8). The exact date of construction is not known though Mrs Robey is recorded living at 'Clapham Rise' in East St Leonards in 1875.<sup>11</sup> The house was renamed by 1891 as recorded in an MWS&DB plan of that date (Figure 2.9).<sup>12</sup> In 1891 the property included an asphalt tennis court on the corner area of Jeffreys Street and (then) Campbell Street (later Kirribilli Avenue) with an 'S'-shaped timber walkway providing access from the house on higher ground above. Two stone outbuildings, one also crenellated, were located west of the house on Jeffreys Street.

When the Jesuits arrived in Kirribilli to establish St Aloysius' on 1 January 1903 they initially rented the two-storey 'Hillside' villa, by then belonging to Dr J.C. Cox. A new three-storey brick junior school wing was built to the west of the house in 1907. As student numbers increased, additional rooms again became necessary and in 1913-1914 a new wing was constructed on the eastern side of the original residence. In order to accommodate the growing needs of the school, this pattern of redevelopment at the site was to continue to the present day, with significant redevelopment occurring in five stages between 1961 and 1981.

Between 1964 and 1967 existing wings of the school were built along Kirribilli Avenue and Jeffreys Street (Figure 2.11). Deep excavation into the area's natural sandstone was undertaken as part of this stage of development in 1962 (Figure 2.10). The 1907 Junior School building was demolished on the corner of Jeffreys Street in 1970 to make way for upgraded school buildings. In June 1978 the 1863 Congregational Church building (discussed in Section 2.5.1.2) and 'Hillside', the residence built for Robey in the latter half of the nineteenth century, were demolished to accommodate further expansion of the school facilities (Figure 2.12).

<sup>11</sup> Sands Directory: <http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1870-1879/1876-part5.pdf>.

<sup>12</sup> The name of the house is unclear on the available plan. It is probably 'Craigcreek'.



Figure 2.5: Detail from 1868 parish subdivision plan showing the three study areas (shaded red). Note that the Congregational Church, built in 1863 within the Main Campus study area precinct, is located on the adjacent property to the east on this plan. Stanton Library MF285.

**MILSON'S POINT RESIDENCE.**  
**HILLSIDE**, a commodious **FAMILY RESIDENCE** at the corner  
of **CAMPBELL-STREET, JEFFREY-STREET, and**  
**CLAPHAM RISE**, is for  
**AUCTION SALE**, at the Rooms, Pitt-street,  
**TO-MORROW, FRIDAY,**  
at 11 o'clock.  
**RICHARDSON and WRENCH.**

Figure 2.6: Robey's Sydney Morning Herald advertisement for the sale of Hillside in the study area, October 5, 1882. Trove: <http://trove.nla.gov.au/newspaper/article/13516524>.

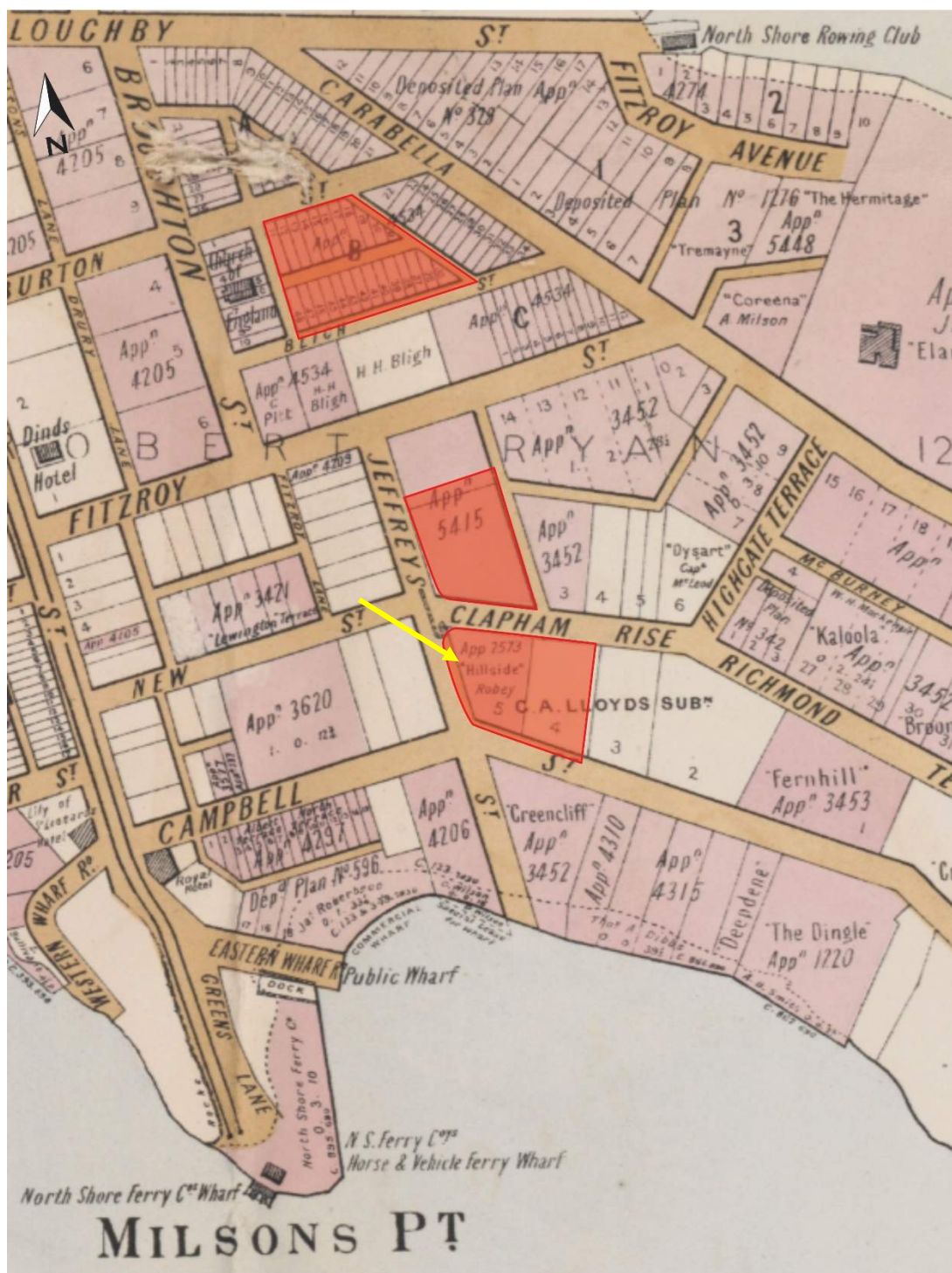


Figure 2.7: Detail from 1887 Map of St Leonards on the North Parish of Willoughby. The three SAC study area precincts are shaded. Clapham Rise later renamed Upper Pitt Street and Campbell Street renamed Kirribilli Avenue. Note Robey's 'Hillside' property in the study area (arrowed). Source: NLA <https://nla.gov.au/nla.obj-232482086>.



Figure 2.8: Image of 'Hillside' and church behind to the right (east) taken in 1903 when first occupied by St Aloysius' College. Strong 1997:14.



Figure 2.9: MWS&DB Detail Series, North Sydney 1890-1896, Block Plan Sheet 4. David Earle Local Studies Collection, Stanton Library File /000004. Main and Senior Campus precincts shaded red.



Figure 2.10: Excavation of sandstone in the Old Junior School yard area in 1962 to prepare for new buildings fronting Jeffreys Street and Kirribilli Avenue. Strong 1997:23.



Figure 2.11: View of St Aloysius' College Main Campus c1966 during renovations. Note 1907 Junior Wing at rear (arrowed). Stanton Library LH REF PF541.

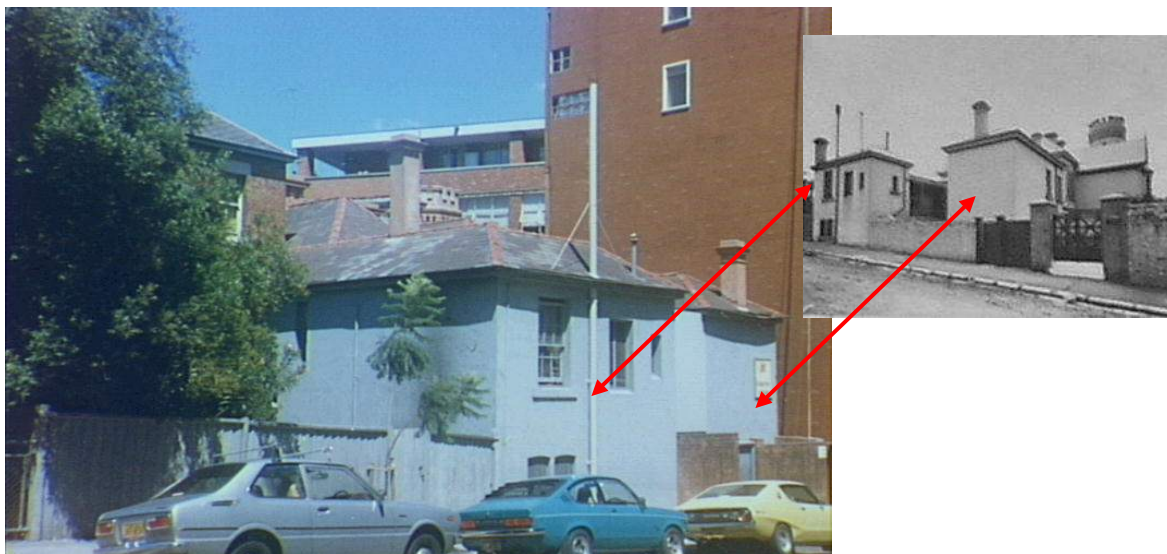


Figure 2.12: Rear views of 'Hillside' from Upper Pitt Street looking southwest with crenellated tower in background. Image of left taken in 1978 prior to demolition, right image undated. Stanton Library REF CPF20 10.

### 2.5.1.2 THE CONGREGATION CHURCH

Part of the current SAC Main Campus precinct was previously occupied by a Gothic style stone church known as the First Congregation Church on the North Shore (Figure 2.5). The church was built in 1863 by a group of Congregationalists, Wesleyans and Anglicans at a cost of £1400.<sup>13</sup> After falling into disuse due to the lack of a congregation, the church was purchased by the Jesuits in 1878, consecrated in 1880 and renamed 'Our Lady, Star of the Sea' to serve the Catholics living in the districts of Kirribilli and Milsons Point.<sup>14</sup>

After St Aloysius' moved into the neighbouring property sold to them by Dr Cox in 1903, the church became the school's chapel (Figure 2.13). The chapel was extensively altered in 1940 with further changes taking place in the early 1950s (Figure 2.14). It eventually fell into disuse and was demolished in June 1978 as part of a development to enlarge St Aloysius'. Sandstone blocks of the church were apparently used to form the boundary eastern wall of the Main Campus precinct playground area.<sup>15</sup>

<sup>13</sup> *North Sydney History Walk: From Milsons Point to Medium Density*, North Sydney Council [https://www.northsydney.nsw.gov.au/.../from\\_milson\\_to\\_medium\\_density.pdf](https://www.northsydney.nsw.gov.au/.../from_milson_to_medium_density.pdf), p15.

<sup>14</sup> *North Sydney History Walk: From Milsons Point to Medium Density*, North Sydney Council [https://www.northsydney.nsw.gov.au/.../from\\_milson\\_to\\_medium\\_density.pdf](https://www.northsydney.nsw.gov.au/.../from_milson_to_medium_density.pdf), p15.

<sup>15</sup> [https://en.wikipedia.org/wiki/St\\_Aloysius%27\\_College\\_\(Sydney\)](https://en.wikipedia.org/wiki/St_Aloysius%27_College_(Sydney)).



Figure 2.13: 1906 view of the Congregational Church looking northwest. 'Hillside' is visible at left. Strong 1997: 18.

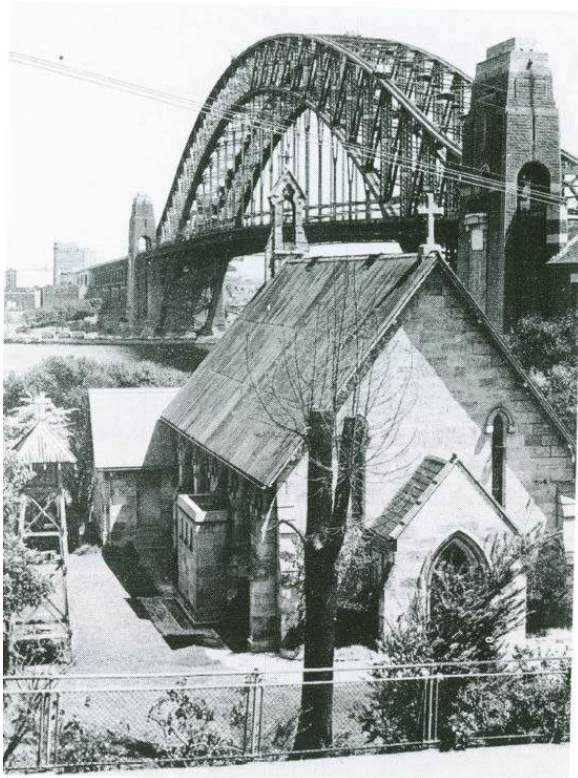


Figure 2.14: 1959 view of the church from Upper Pitt Street looking south after earlier alterations. Strong 1997: 25.

### 2.5.2 SENIOR CAMPUS PRECINCT: 'WYALLA'

After subdivision of Campbell's estate in the 1850s, the block on which 'Wyalla' would eventually be built in Upper Pitt Street was initially purchased by William H Platt (1831-1915) (Figure 2.5). The former grand Gothic residence 'Ardross' was built for Platt in c1866-1868 to the north of the study area, fronting Fitzroy Street (Figure 2.15). Married to Mary Eliza Brooks, they had ten children between 1862 and 1885. The first seven children were born in St Leonards up to 1874, after which the family moved to Carcoar.<sup>16</sup> Platt is likely to have resided on the property until that time. The study area remained unoccupied at that time.

After subdivision of Platt's land, 'Wyalla', a large two-storey Victorian Italianate house was built by Leonard Dodds in 1888-1889 and leased to T.H. Ivey, manager of the Bank of New South Wales.<sup>17</sup> The building remains on the block (Figure 2.9). Prominent Sydney surgeon, Alexander Kinnear Morson, purchased the property in 1892. His wife remained on the property until after his death in 1904. The house was then sold in 1908 to Mrs Annie Hutton who converted it into a boarding house, as occurred in many of the grand residences in the area at the time.

'Wyalla' was purchased by St Aloysius' in 1916 to provide a Senior School Campus. In 1954 two additional classrooms were added at the rear of the building and the War Memorial Wing on the south end of 'Wyalla'.<sup>18</sup> The existing courtyard area located along the east boundary of the precinct appears to have remained an undeveloped, open yard area beside the existing Robertson Lane walkway to the east during this time (Figure 2.16). The laneway access area most likely pre-dates 'Wyalla', being recorded on 1869 and 1887 plans (Figure 2.5, Figure 2.7). It would have been fenced off after 1888-89 once 'Wyalla' was constructed to provide privacy for the residence. Further renovations for a new Senior School to accommodate Years 11 and 12 were completed by 1997. As part of that phase of development, changes within the courtyard appear to have included re-levelling and re-surfacing of the study area as well as the introduction of various water, electrical and drainage services.

<sup>16</sup> <http://www.cowper200.com.au/familytree/indi1115.html>.

<sup>17</sup> *North Sydney History Walk: From Milsons Point to Medium Density*, North Sydney Council [https://www.northsydney.nsw.gov.au/.../from\\_milson\\_to\\_medium\\_density.pdf](https://www.northsydney.nsw.gov.au/.../from_milson_to_medium_density.pdf), p15.

<sup>18</sup> Strong 1997:21.

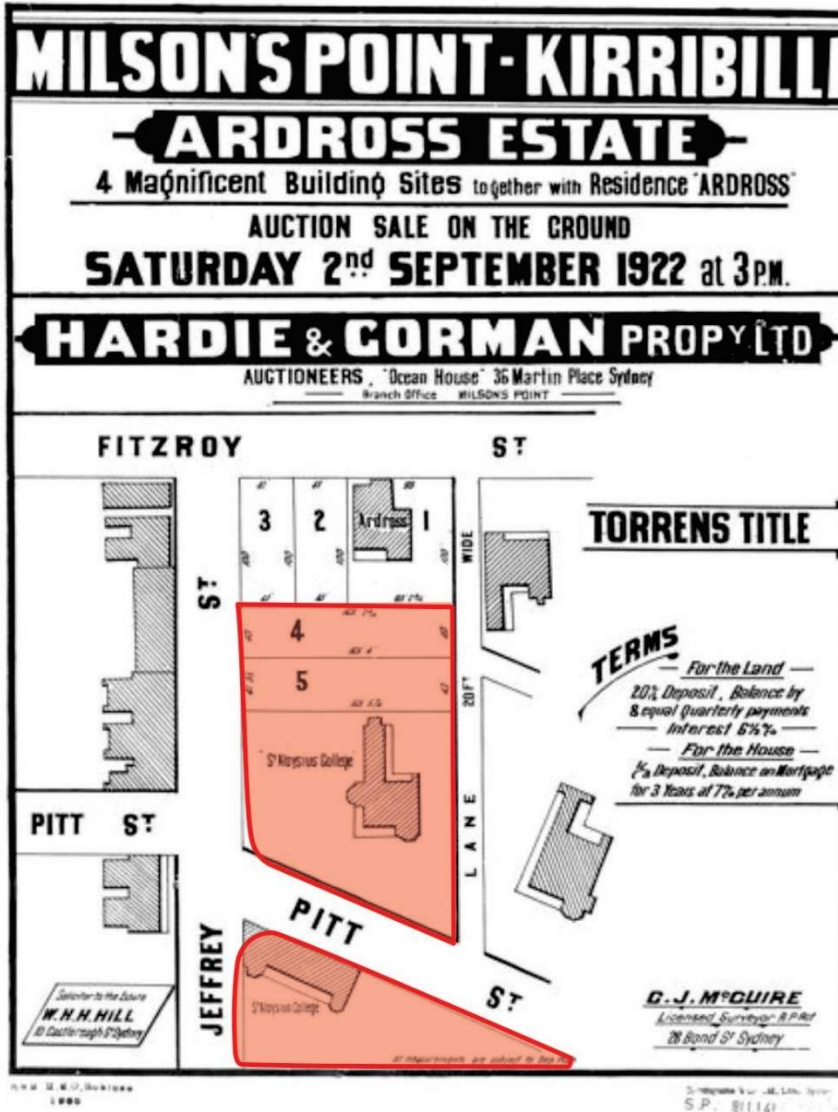


Figure 2.15: Auction plan for Platt's Ardross property north of 'Wyalla' in 1922 showing the original layout of 'Wyalla' and Roberston Lane to its east. Main Campus (showing 1907 Junior School building) and Senior Campus precincts in red. Stanton Library reference SPO SPO0026 1922.



Figure 2.16: Boys playing bat tennis in the rear courtyard area of 'Wyalla' in 1951. Strong 1997:50. The rear brick wall remains in place today.

### 2.5.3 JUNIOR SCHOOL CAMPUS, BURTON STREET

Arthur Jeffreys (1811-1861), who was married to Robert Campbell's daughter, Sarah, inherited a portion of Campbell's estate by a deed of partition on 15 April 1848, and a conveyance on 28 February 1854 that included the area approximately bounded by Willoughby, Carabella, Fitzroy and Broughton Streets.<sup>19</sup> The land included Burton Street and the Junior School study area precinct. An 1868 parish subdivision plan shows the study area block as partially 'leased' on the west side and belonging to Campbell's son, John Campbell in the east (Figure 2.5).

In October 1878, fifty-nine Milsons Point residents signed a petition requesting that the Council of Education consider purchasing the Congregational Church on Campbell Street (later Kirribilli Avenue), for sale at the time, to establish a new government school to accommodate the area's rapidly growing student population.<sup>20</sup> The idea was rejected and St Aloysius' College eventually occupied the church site, as discussed in Section 2.5.1 above.

The government purchased part of the current SAC Junior School site from the Jeffreys' estate, which had recently been subdivided. The purchased block comprised eleven allotments bound by Burton Street and three lanes, taking possession in early 1886 (Figure 2.17). Department of Education architect William Kemp completed the plans by March 1886. The limited size and uneven nature of the site required him to modify the usual two-storey building design template for government schools, adapting this to create a unique design suited to the site (Figure 2.18).<sup>21</sup> The school building, two toilet blocks and fencing were completed 1 April 1887 (Figure 2.19). The school remained in operation for 103 years until its closure in 1990. Originally known as St Leonards East Public School, the name later changed to Milsons Point Public School.

A block including six residential properties fronting Bligh Street with a rear laneway was also incorporated into the school grounds at some point between 1956 and when St Aloysius' purchased the school site in 1991 (Figure 2.19). Although the original 1882 auction plan indicates eleven separate properties to be sold on this block, it was eventually occupied by eleven residences. Two sets of semi-detached houses were constructed on the south corner and of Humphries Lane fronting Bligh Street by 1891 (Figure 2.19). Three identical sets of semi-detached housing, six dwellings in all and a free-standing house on the corner of Bligh Street and Crescent Lane were added sometime later (Figure 2.20). A class photo taken in 1956 on the school grounds shows the rear of houses that align with roof lines on the Bligh Street block in the 1943 aerial (Figure 2.21). An aerial view taken in 1978 shows the block as a vacant, grassed area with all eleven residences demolished by that time (Figure 2.22).

St Aloysius' purchased the site in 1991. In 1992 the contract for development of the site was awarded to Civil and Civic and the construction of the Junior School Campus in Burton Street, Kirribilli commenced. In 1993, construction was completed and the building was blessed and opened as the new home of the College Junior School.<sup>22</sup>

<sup>19</sup> Title Chain (Historical notes). North Sydney Historical Society, n.d accessed 18/11/2017 at [http://www.wikiwand.com/en/James\\_Milson#/citenoteHistorical8](http://www.wikiwand.com/en/James_Milson#/citenoteHistorical8).

<sup>20</sup> Regan 1987:11-12.

<sup>21</sup> Regan 1987:15.

<sup>22</sup> St Aloysius' History of the College pdf available at: <http://www.staloyusius.nsw.edu.au>.

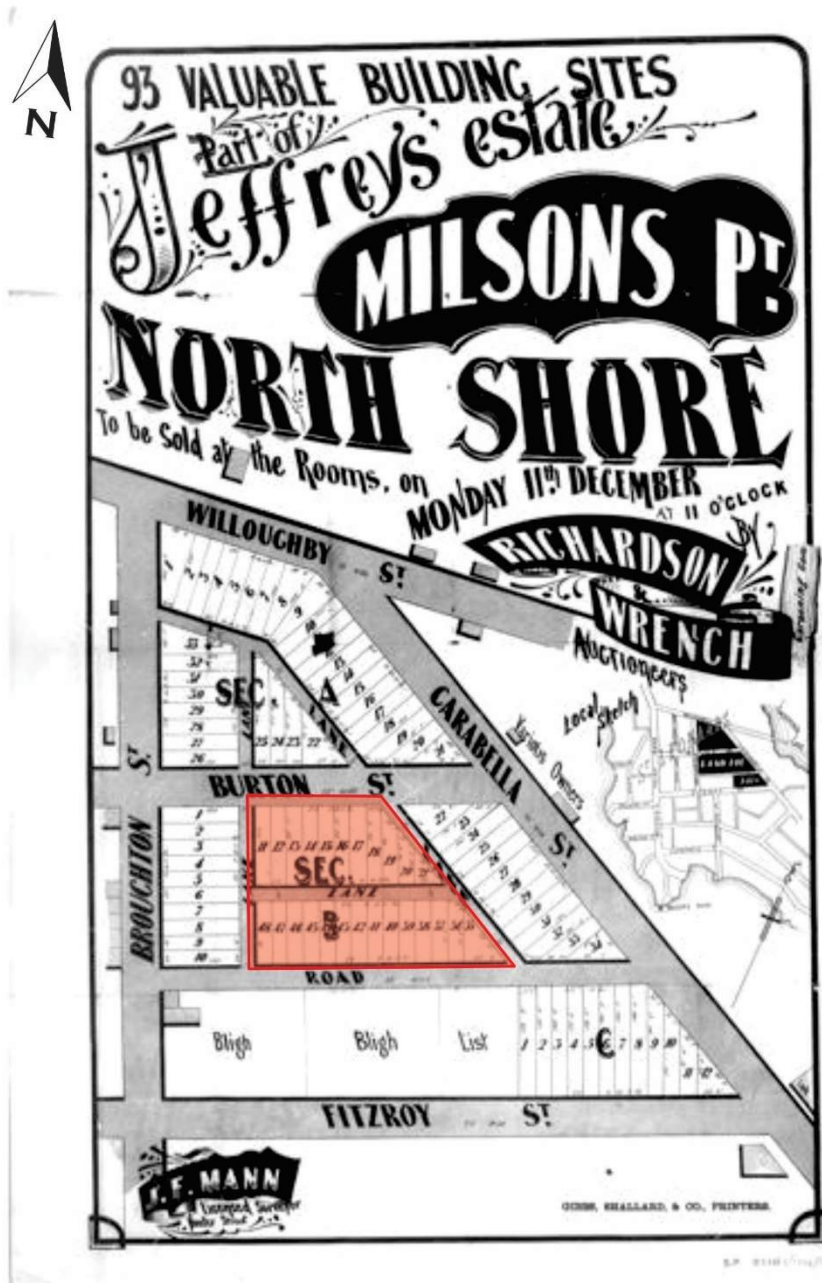


Figure 2.17: Future site of the present school, originally offered as a residential subdivision 1882. Stanton Library LH REF SP/218.

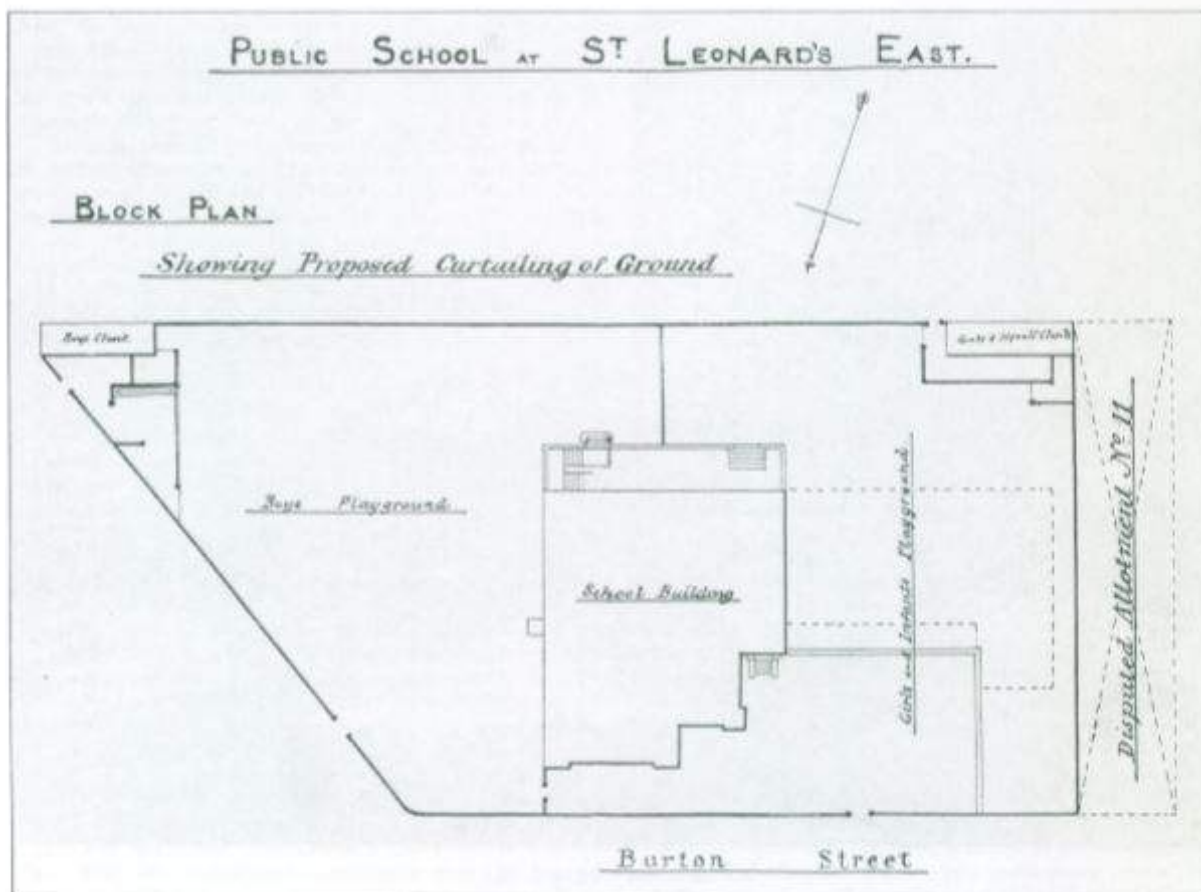


Figure 2.18: Proposed plan of St Leonard's East Public School, no date but likely 1886. Regan 1987:13.

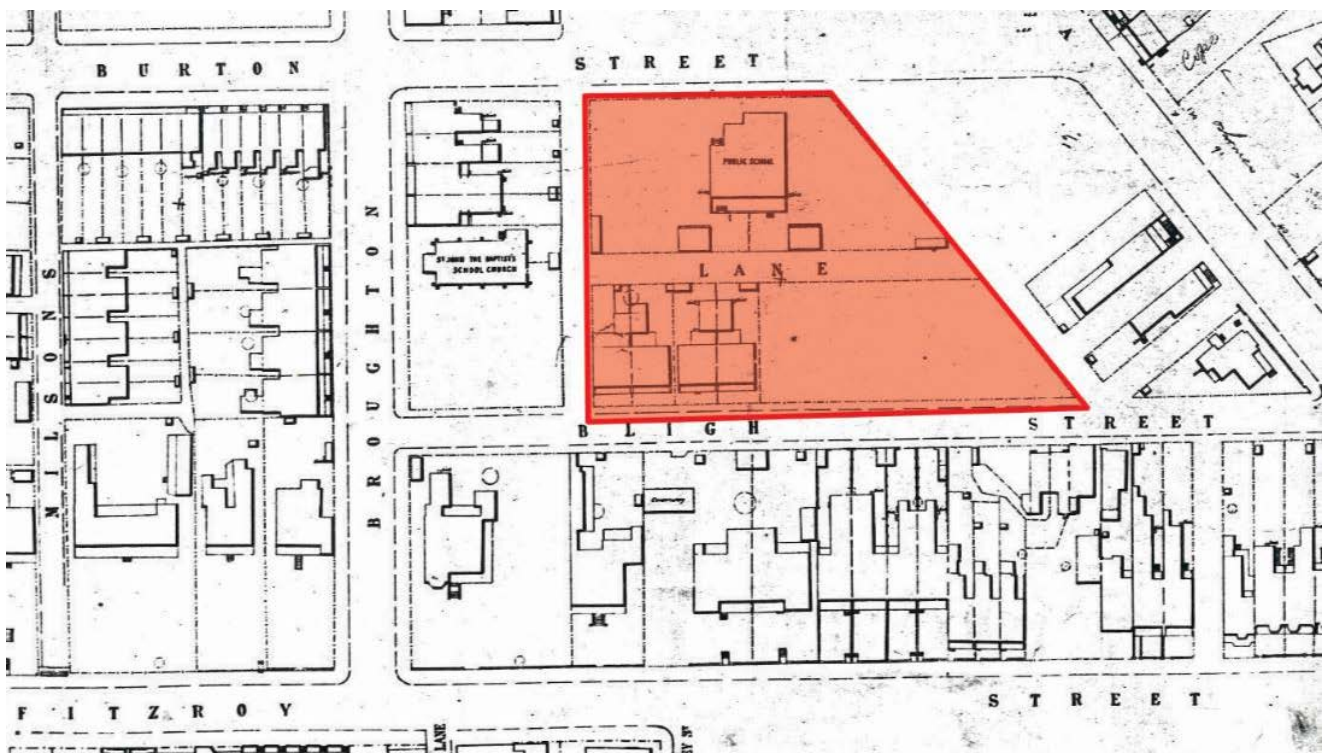


Figure 2.19: Junior School study precinct overlaid on 1891 plan showing the original Milsons Point Public School, built 1 April 1887. MWS&DB Detail Series, North Sydney 1890-1896, Block Plan Sheet 7. David Earle Local Studies Collection, Stanton Library File /000007.



Figure 2.20: 1943 aerial image of the Junior School precinct showing houses fronting Bligh Street at the time. Likely location of image in Figure 2.21 is arrowed. SixMaps 1943 aerial.



Figure 2.21: Milsons Point Public School photo from 1956 showing rear of residences fronting Bligh Street prior demolition and incorporation into the current site. Milsons Point Public School Facebook page.



Figure 2.22: Aerial view of Milsons Point 1978. The block of houses fronting Bligh Street, behind Milsons Point Public School has been cleared (arrowed). Stanton Library LH REF PF807.

### 3.0 ARCHAEOLOGICAL CONTEXT

#### 3.1 ARCHAEOLOGICAL INVESTIGATIONS IN THE VICINITY

A few archaeological assessments and investigations have been undertaken in the vicinity of the current study precincts (Figure 3.1). Research and results from these assessments and testing programs can sometimes help inform our understanding of the types of remains and level of preservation that can be expected at nearby sites such as that assessed in this report as well as locating the site within a broader contextual landscape of significance and associations. The following nearby sites been previously assessed and investigated are discussed in the following section:

- Greencliffe, 51-53 Kirribilli Avenue, Kirribilli, Casey & Lowe, 1995
- 63-65 Kirribilli Avenue, Kirribilli, Casey & Lowe, 2000

##### 3.1.1 GREENCLIFFE, 51-53 KIRRIBILLI AVENUE, KIRRIBILLI

Greencliffe was one of the first substantial sandstone houses to be built in the area, formerly located on the corner of what is now Jeffreys Street and Kirribilli Avenue at 51-53 Kirribilli Avenue (Figure 3.2). The house was positioned on the shoreline at Kirribilli, immediately opposite and south of the current Main Campus study precinct.

On land first used by James Milson for agricultural purposes, the original house was built in the 1860s by Mrs Mary Paul, who ran a boarding house nearby at Kirribilli between 1858 and 1859. Mrs Paul is first recorded living at Greencliffe in 1864.<sup>23</sup> The house itself had undergone numerous alterations and additions throughout its history including the addition of an eastern wing prior to 1880 and a substantial Italianate style addition built around the sandstone cottage in 1884. Like many other houses in the area at the time, Greencliffe was converted into a boarding house in 1925. Greencliffe was demolished in 1994 and the site redeveloped into modern apartments.<sup>24</sup>

An Archaeological Assessment for the site undertaken by Lavelle in 1993 recommended full archaeological investigation of the site prior to redevelopment.<sup>25</sup> Casey & Lowe undertook archaeological investigations in 1994.<sup>26</sup> That work was able to accurately identify and date the complex building sequence that had taken place at the site over time.

##### 3.1.2 63-65 KIRRIBILLI AVENUE, KIRRIBILLI

Two houses occupied this site, having been built into the steep slope that ran down to the harbour foreshore at Kirribilli, southeast of the SAC Main Campus precinct (Figure 3.1). Similarly to Greencliffe, west of this site, the land was originally leased by James Milson and used for agricultural purposes including orchards and vegetable gardens. The land was subdivided in 1858 for housing with houses built on most of the allotments by 1868.<sup>27</sup>

No. 63 Kirribilli Avenue, 'Deepdene', was occupied by a single-storey, four-room weatherboard house until at least 1910 when this was demolished and replaced with a house built in 1919. The later house partially overlaid the northern half of the earlier weatherboard cottage.

65 Kirribilli Avenue is described as a single-storey, nine-room sandstone house, first listed in the Sands Directory in 1869. A two-storey addition was built in the 1920s.

<sup>23</sup> Sands Directory Information 1864.

<sup>24</sup> North Sydney Council Heritage Leaflet 22, *Greencliffe*, North Sydney Heritage Centre PDF: [https://www.northsydney.nsw.gov.au/.../heritage.../heritage\\_leaflets/22\\_greencliffe.pdf](https://www.northsydney.nsw.gov.au/.../heritage.../heritage_leaflets/22_greencliffe.pdf).

<sup>25</sup> Siobhan Lavelle with assistance from Dana Mider, *Archaeological Assessment, 'Greencliffe' 51-53 Kirribilli Avenue, Kirribilli, NSW*, November 1993.

<sup>26</sup> Casey & Lowe, *Archaeological Investigation of 'Greencliffe', 51-53 Kirribilli Avenue, Kirribilli, Sydney*, March 1995.

<sup>27</sup> Casey & Lowe, *The Archaeological Investigation of 63-63 Kirribilli Avenue, Kirribilli*, 2000:1.

Due to likely impacts from the 1920s house and terracing of land below at 63 Kirribilli Avenue, archaeological investigation was not undertaken there. Archaeological excavation at 65 Kirribilli Avenue both inside and in the yard revealed a near absence of archaeological deposits and artefacts in the underfloor areas of the house, despite any evidence of later disturbance (Figure 3.3). In this instance the archaeological investigations were not able to provide substantial information about earlier phases of site use.



Figure 3.1: Detail of 1943 aerial showing the former Greencliffe residence, 51-53 Kirribilli Avenue immediately south of the Main Campus Precinct and east of Jeffreys Street Wharf and the site at 63-65 Kirribilli Avenue further to the east, both shaded blue. The locations of the Junior School and Senior School precincts are also identified in red. SIXMaps 1943 aerial base plan annotated by Casey & Lowe.



Figure 3.2: Greycliffe c.1865 by R. Hunt, Macleay Museum, University of Sydney. Casey & Lowe 1995, Figure 10.



Figure 3.3: View of 63-65 Kirribilli Avenue, Kirribilli interior of Room 3 kitchen showing natural bedrock exposed below excavated deposit. Casey & Lowe 2000, Photo 10.

## 4.0 ARCHAEOLOGICAL POTENTIAL

### 4.1 NATURE OF ARCHAEOLOGICAL POTENTIAL

Archaeological potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts and historic activities. Typical archaeological remains found in Sydney and Parramatta take a number of forms:

- Structural remains associated with buildings shown on plan are likely to survive but will be impacted by later phases of building:
  - building footings
  - underfloor deposits associated with the occupation of the house
  - other types of deposits.
- Certain types of remains are typically not shown on plan although some may be on later plans:
  - wells
  - cesspits
  - site drainage
  - rubbish pits
  - evidence for gardens, layout and use of the yard areas
  - pet burials
  - fencelines, assisting with clarification of lot boundaries and internal use of lots.
  - pollen and soil evidence
  - land clearing and modification of the landform, including major filling events, i.e., backfilling of ponds or the creek line and more ephemeral evidence of land use including plough, hoe and drainage channels.
  - rubbish dumps
  - other types of archaeological deposits.
- Later building phases will impact on the remains of early phases.
- The greater the number of phases, the more complicated the nature of the archaeological the remains.

### 4.2 SITE INSPECTION & EXISTING IMPACTS

On 9 November 2017, Nadia Iacono of Casey & Lowe visited the study areas accompanied by Peter Brogan of Bloompark Consulting. The photos in this section were taken by Nadia Iacono unless otherwise referenced. The following site inspection discussion examines only those areas within each SAC campus precinct that will be affected by the proposed site development project at ground and subsurface levels.

#### 4.2.1 MAIN CAMPUS PRECINCT

An open, concrete-paved quadrangle is located within the central area of the Main Campus precinct, which is on the corner of Kirribilli Avenue and Jeffreys Street, Kirribilli (Figure 4.1, Figure 4.2, Figure 4.3). The quadrangle is relatively flat, with a maximum 360mm level variation across the area. According to supplied survey drawings, the area is approximately 3835m<sup>2</sup>, with RLs ranging from RL28.32 in the north, RL28.13 in the centre and a maximum RL28.49 in the south (Figure 4.1). The area is surrounded by school buildings on all side except the east, which is defined by a high sandstone block property boundary wall along its extent. A grated drain approximately 1m square with three invert pipes directed west within is located in the southeast corner of the quadrangle (Figure 4.2). A shallow French drain approximately 500mm wide traverses the courtyard east to west (Figure 4.1, Figure 4.2, Figure 4.3).

The east property boundary comprises a sandstone block retaining wall sitting on worked natural sandstone (Figure 4.2). A brick retaining wall of 1970s appearance encloses a garden containing trees and shrubbery between it and the east sandstone property boundary wall (Figure 4.3). A natural sandstone ledge is visible in the north, dropping below a garden surface to the east (Figure 4.4, Figure 4.6). The sandstone blocks comprising the eastern wall were reputedly salvaged from the demolished 1863 Congregational Church originally located in the quadrangle area (Figure 4.5).<sup>28</sup> A statue of Mary located in the garden area is also salvaged from the church. The stepped sandstone wall has an approximate slope of 4m from north at its start on Upper Pitt Street (RL35.95) to south (RL31.76).

Comparison of the current steep drop in ground level from Upper Pitt Street to the existing level of the quadrangle (Figure 4.4) with the more gentle north-south slope visible in earlier images prior to demolition of the church (Figure 2.13, Figure 2.14) suggests that the study area may have been levelled after 1978, possibly including some excavation of the area's natural sandstone to provide a more even ground level as occurred further to the west within this precinct in the 1960s (Figure 2.10).

No other services or major subsurface impacts were noted in the area.

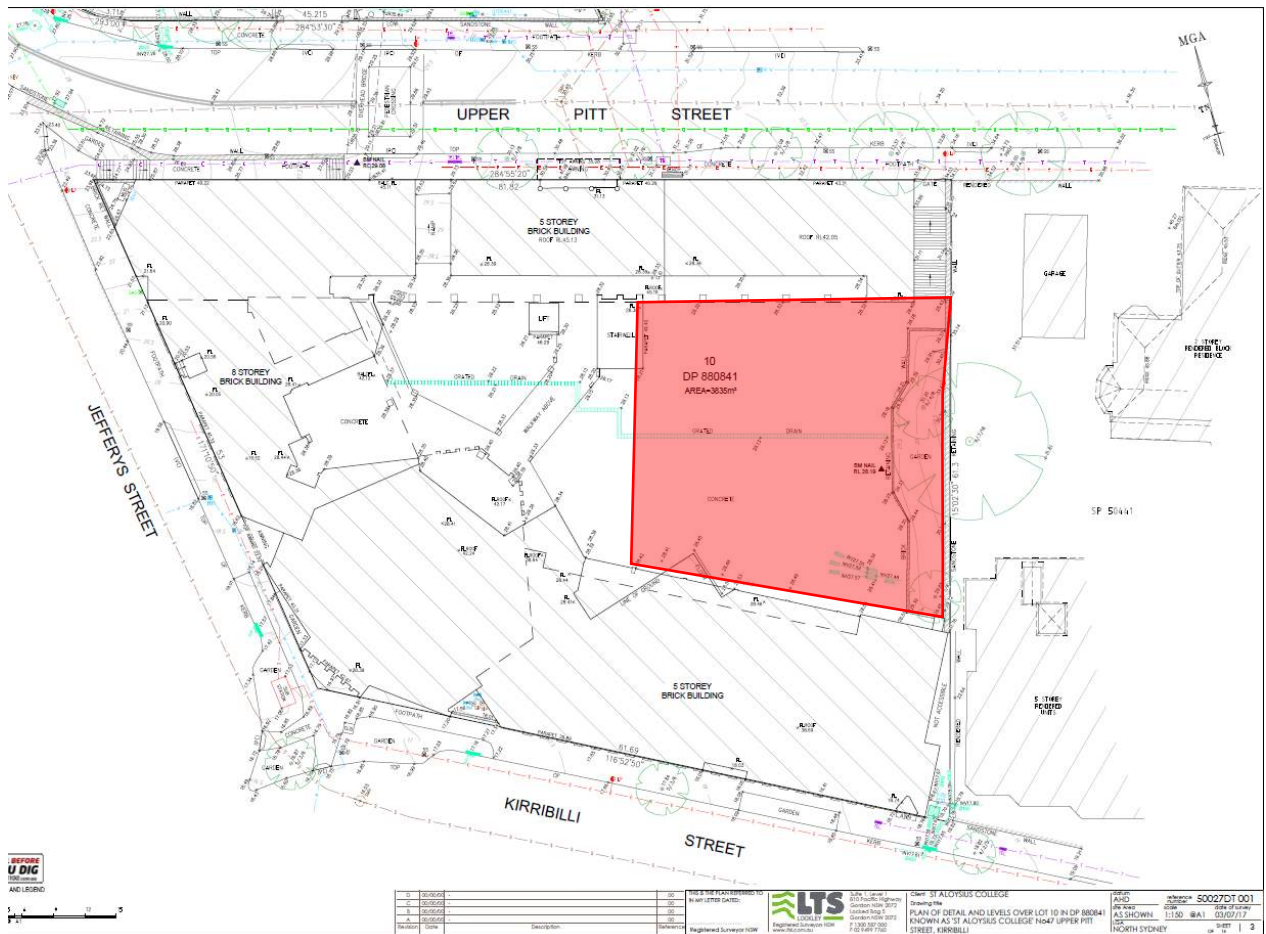


Figure 4.1: Survey plan of Main Campus Precinct. Provided by Client: LTS Lockley 3/7/2017.

<sup>28</sup> [https://en.wikipedia.org/wiki/St\\_Aloysius%27\\_College\\_\(Sydney\)](https://en.wikipedia.org/wiki/St_Aloysius%27_College_(Sydney)).



Figure 4.2: View looking southeast in concrete-paved courtyard playground area of Main Campus. Note grated service in foreground and shallow grated agricultural drain (arrowed) across playground area.



Figure 4.3: View looking northwest across open courtyard playground area toward sandstone retaining boundary wall behind garden area, with the agricultural drain running across central area.

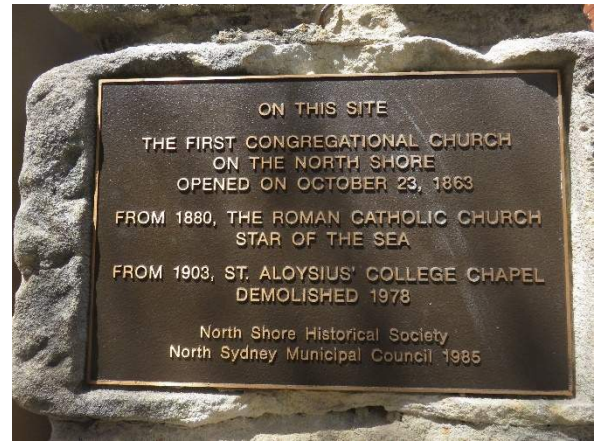


Figure 4.4: View looking south down stairway leading from Upper Pitt Street along east side of courtyard playground area. Sandstone retaining boundary wall on left.

Figure 4.5: Plaque located on wall at top of stairway in Figure 4.4 commemorating the site of the demolished Congregational Church.

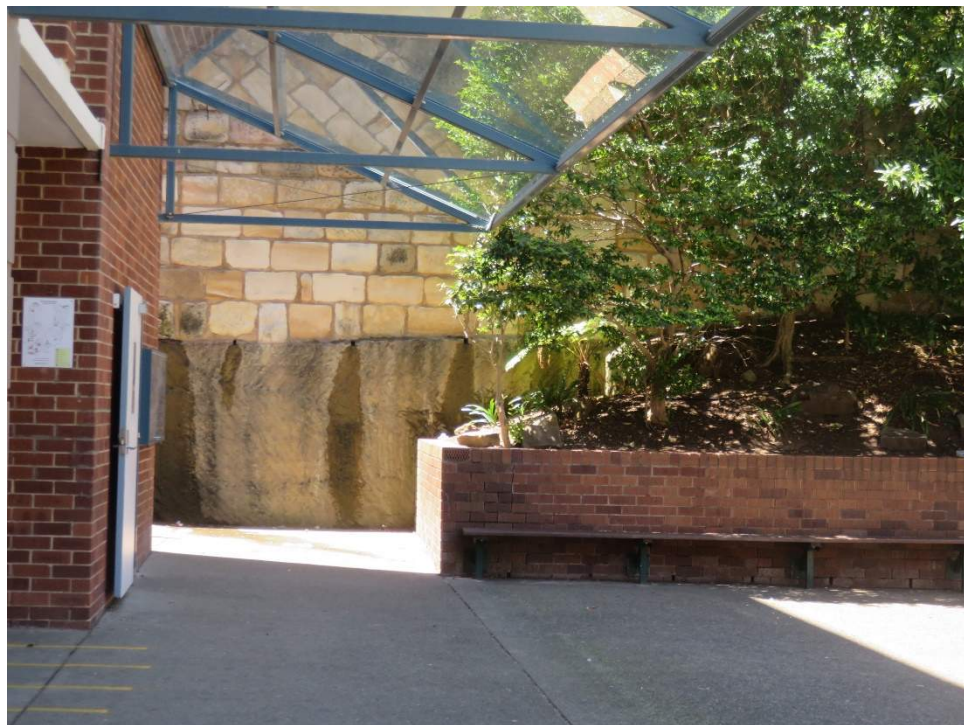


Figure 4.6: View looking east at exposed, worked natural sandstone bedrock with sandstone block eastern boundary retaining wall above. The wall extends across the study area. The natural sandstone drops below the present ground level midway across the garden area.

#### 4.2.2 SENIOR CAMPUS PRECINCT, OPEN PAVED AREA AT REAR OF 'WYALLA'

An open paved courtyard is the only area where subsurface disturbance is proposed as part of the new development within the Senior School Campus precinct. This courtyard is located on the east side of 'Wyalla' (Figure 4.7, Figure 4.8, Figure 4.9). Supplied survey drawings provide RLs ranging from RL31.40 in the north, RL 31.62 in the central courtyard area and a maximum RL31.41 in the south, indicating a relatively level area (Figure 4.7). Two grated services are located at either end in the north and south. Other services such as water bubblers and air-conditioning units were noted around the periphery of the study area.

Two low, stepped-garden beds are positioned along the eastern side of the study area. The first is single brick depth with a low wall separating it from the shrubbery behind it in the east (Figure 4.8). Behind these along the east side of the courtyard is a brick retaining wall of c.20-21 brick courses that supports a public access walkway, Robertson Lane, to the east (Figure 4.11). The brick pattern work of the wall is neither English nor Flemish but a combination of several styles created with hand pressed sandstock bricks and cement mortar bonding. The same wall is present in a 1951 image of the site during its use as an open playground area for students (Figure 2.16). The area was used for this purpose as early as the 1940s.<sup>29</sup> The wall may date to earlier occupation of 'Wyalla' from 1888-1889, prior to ownership of the site by SAC in 1916 (Figure 2.16).

Examination of the uneven ground level and brick courses exposed in the 1951 image (c.26-28 courses) compared with the currently visible c.20-21 courses suggests that the ground level was raised in this area for the existing paved courtyard in the late 1990s. It is likely that remains associated with earlier yard and playground surfaces were either removed or disturbed during the 1990s construction phase.

The Robertson Lane walkway above the courtyard has a north to south incline. An exposed natural sandstone face is located on the east side of the walkway (east of the study area). The existing courtyard area is raised well above the ground level to the south which is accessed via a stairwell in the south (Figure 4.11). This height drop to the ground level below is approximately 2.30m in depth. This drop in ground level indicates that bulk excavation removing earlier ground levels and surfaces is likely to have occurred as part of the late 1990s courtyard and surrounding area construction phase.

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<sup>29</sup> Pers. comm. Mr Chris Iacono, former SAC student during 1940s.



Figure 4.7: Survey plan of the Senior School Precinct that includes the heritage-listed building 'Wyalla' (arrowed). The courtyard area discussed in this section is indicated in red. Survey provided by Client: LTS Lockley 3/7/2017.



Figure 4.8: (Left) View of paved open courtyard looking south east toward Upper Pitt Street. Robertson Lane walkway on left of image.



Figure 4.9: (Right) Courtyard view looking northwest from Robertson Lane. Rear of 'Wyalla' visible on left of image. Note height of the courtyard above modern stairwell access in foreground.



Figure 4.10: (Left) Detail of eastern brick wall of courtyard area with modern concrete walkway/fence line above.

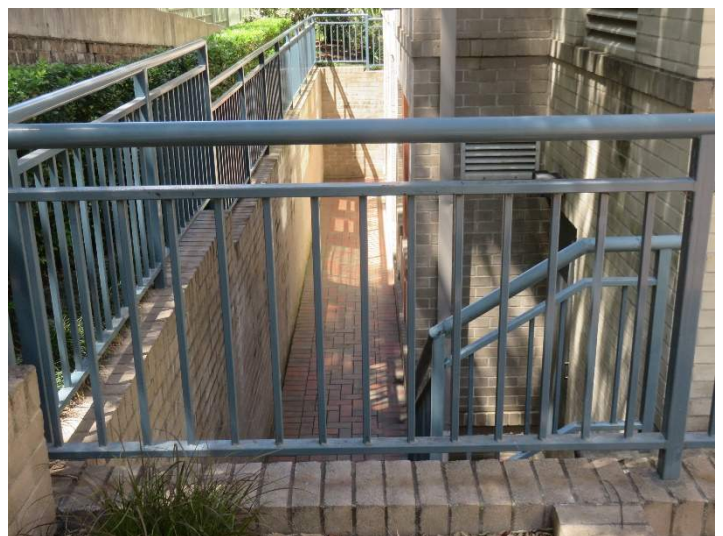


Figure 4.11: (Right) Looking south from the courtyard ground level down to the ground level around the remaining area of 'Wyalla'.

### 4.2.3 JUNIOR SCHOOL CAMPUS, BURTON STREET, PLAYGROUND AREA

The SAC Junior School Precinct is located between Burton Street in the north, Crescent Place to the east, Bligh Street in the south and Humphrey Place in the west. No survey plans were available for this precinct. The hardcourt playground and asphalt seating areas to the southeast of Crescent Lane within the Precinct will be impacted by the current development proposal (Figure 4.12). Prior to their demolition at least seven residential properties formerly fronting Bligh Street and a rear laneway behind were located within the Junior School precinct study area during the first half of the twentieth century (Figure 2.20). It is possible that salvaged sandstone blocks repurposed as landscape and built elements around the study area represent material associated with these earlier buildings.

The block has a general east to west slope from Bligh to Burton Streets. Within the study area, a paved surface with metal bench seating is located in the northwest parallel with Crescent Place (Figure 4.13). A graded, astroturfed embankment leads east from this area to a level hardcourt playground situated between Bligh Street and Crescent Place (Figure 4.14). The ground level in the blue hardcourt area was noted as similar to that of Bligh Street to the south, with a raised area between them terraced by sandstone benching.

A low, two-course sandstone block retaining 'wall' is visible along Crescent Place that supports the astroturf surface in the north area of the open space playground (Figure 4.15). The blocks appear to have been salvaged from an earlier structure of unknown provenance, possibly associated with the earlier houses on this part of the site. Recent resurfacing of the Crescent Place public sidewalk covers the exterior face of the sandstone blocks on the pavement, obscuring identification of whether additional courses continue below the existing sidewalk there. Within the study area, the surface above the stones is raised and uneven, encasing garden elements including three liquidambar trees and their root systems. Immediately south behind these trees is a low, curved wall comprising three and four courses of the same salvaged sandstone blocks that connects with the wall to the east, forming a 'D' shape surrounding the trees (Figure 4.16).

A small northeast corner of the study area has a softfall surface with play equipment above the sandstone blocks along the corner of Bligh Street and Crescent Lane. Other salvaged blocks have been repurposed as levelling, edging and seating around the playground. In some areas these are two courses deep with worn salvaged sandstone blocks below and a top course comprising larger, modern, machine cut sandstone blocks (Figure 4.17).

An asphalt open area extends west from the metal bench seating toward the 1887 old school building and Burton Street (Figure 4.18). This area steps down to a second asphalted area surrounding the school. The two levels are separated by a garden bed within a modern machine pressed brick retaining wall. Another garden area with a brick retaining wall is also located along the northwest corner of Burton Street and Crescent Place, partially within the proposed development area (Figure 4.18). A small grotto containing a statue of Mary sides is located immediately north of the paved seating area with Crescent Place to its north. The grotto comprises salvaged sandstone blocks with green picket fencing around three sides (Figure 4.19).

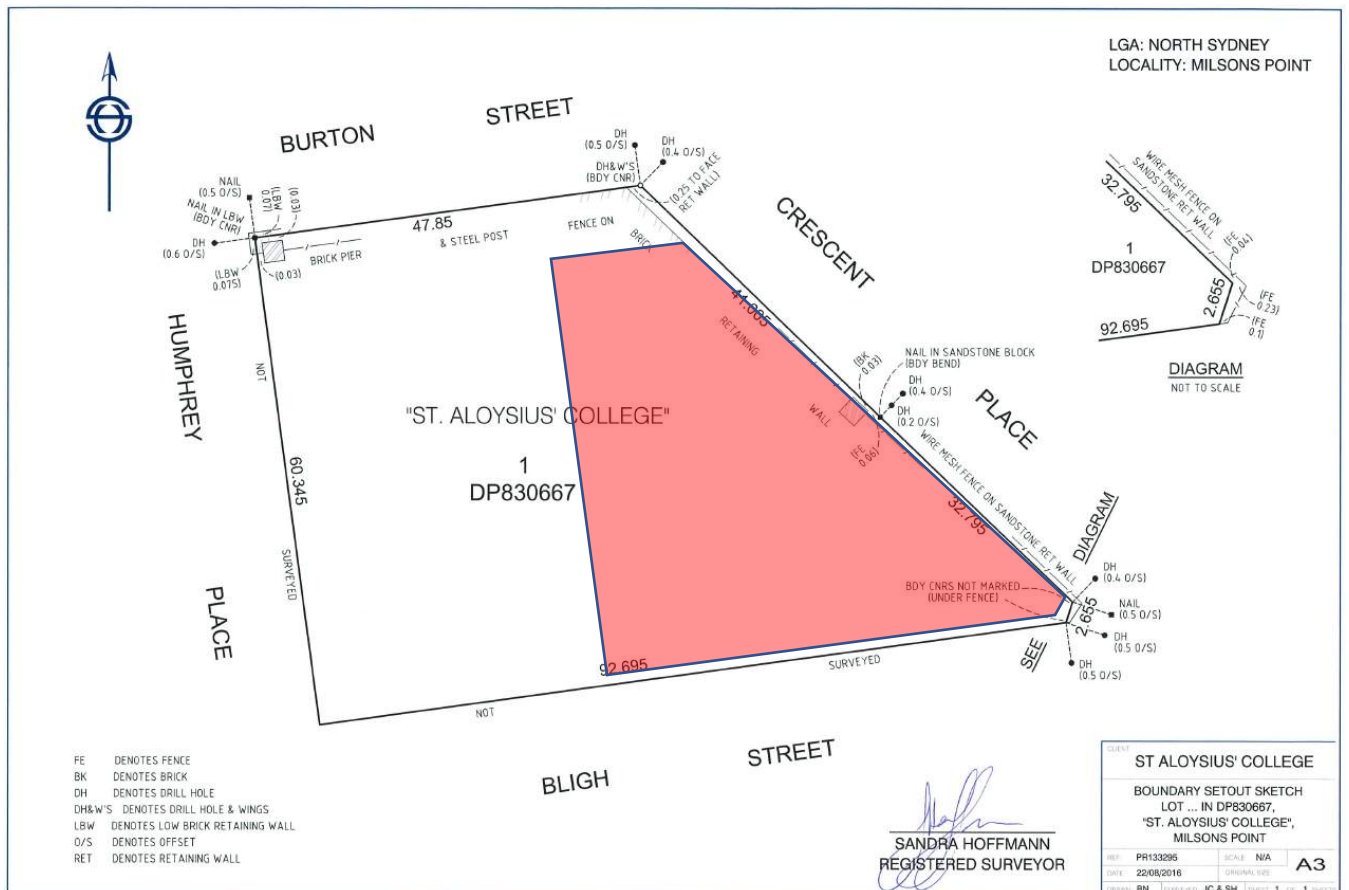


Figure 4.12: A boundary survey of the Junior School Precinct on Burton Street. Approximate area of site to be impacted by proposed new works identified in red. Provided by Client: RPS Australia 22/8/2016.



Figure 4.13: Looking south from seating area across playground toward Bligh Street.



Figure 4.14: Looking north from porch at playground with Crescent Place in background.



Figure 4.15: Looking southeast from Crescent Place at corner of study area. Sandstone block retaining wall exists below trees along northern boundary of study area (arrowed).



Figure 4.16: Looking west along north study area boundary toward original 1887 school building. Crescent Place on left. Salvaged sandstone blocks in two low lines form the study area boundary retaining 'wall' and a low curved wall behind trees. Some stones are above and others under the astroturf.



Figure 4.17: View looking east showing where earlier houses were located fronting Bligh Street. Note use of salvaged sandstone blocks for terraced seating in the playground. Bligh Street and study area are of similar levels with a raised area in between.



Figure 4.18: Looking west with 1887 school building on left and slope toward Burton Street in background..



Figure 4.19: A small grotto comprising salvaged sandstone blocks located immediately north of the paved seating area with Crescent Place behind.

### **4.3 GEOTECHNICAL TESTING**

Geotechnical reports have not yet been undertaken for the current proposal and no previous geotechnical data was accessible for the three study area precincts. The absence of these reports, however, is not considered to have a bearing on this assessment's conclusions.

### **4.4 OVERVIEW OF ARCHAEOLOGICAL POTENTIAL**

It is considered that substantial development impacts in the more recent past are likely to have affected the potential survival of historical archaeological resources at each of the three study area precincts. As discussed in Section 3.1 above archaeological investigations on sites in the vicinity have identified low survival rates of various types and phases of archaeological deposits below the existing interiors and yard areas of those domestic residences.

The following discussion of potential for archaeological remains at the site relates to the occupation and building phases outlined in Table 4.1 and identified in Figure 4.20 and Figure 4.25. The potential impact by later phases of buildings at the site (Phase 3 onward) is also included in the discussion below.

Table 4.1: Study Area Historic Building Phases.

| PRECINCT             | PHASE  | HISTORY  |
|----------------------|--|--|
| SAC Main Campus      | <b>Phase 1:<br/>Early Grants<br/>1800-1850s</b>  | <ul style="list-style-type: none"> <li>▪ 1800-1805 Robert Ryan grant unoccupied</li> <li>▪ 1805 to 1850s Robert Campbell land remains unoccupied (Figure 2.2, Figure 2.4)</li> <li>▪ Campbell's estate subdivided among his children in 1850s</li> </ul>   |
|                      | <b>Phase 2:<br/>Subdivision<br/>1850s-1900</b>   | <ul style="list-style-type: none"> <li>▪ 1863 Congregational Church built (Figure 2.5)</li> <li>▪ By 1875 HT Robey builds 'Hillside' residence cnr Jeffreys &amp; Clapham Rise, bought by Dr Cox (Upper Pitt St) (Figure 2.8, Figure 2.9)</li> </ul>   |
|                      | <b>Phase 3:<br/>St Aloysius'<br/>1900 to now</b> | <ul style="list-style-type: none"> <li>▪ 1903 St Aloysius' established on the site</li> <li>▪ 1907 Jr School wing added cnr Jeffreys Street</li> <li>▪ 1913/14 new wing added east side of 'Hillside'</li> <li>▪ 1962 Deep excavation Jeffreys &amp; Kirribilli Ave</li> <li>▪ 1964-67 new blgs on Jeffreys &amp; Kirribilli Ave (Figure 2.11)</li> <li>▪ 1970 Jr School wing demolished</li> <li>▪ 1978 Congregational Church, Hillside &amp; 1914 wing demolished</li> <li>▪ 1980 new blgs on Upper Pitt Street</li> </ul> |
| SAC Senior Campus    | <b>Phase 1:<br/>Early Grants<br/>1800-1850s</b>  | <ul style="list-style-type: none"> <li>▪ 1800-1805 Robert Ryan grant unoccupied</li> <li>▪ 1805 to 1850s Robert Campbell land remains unoccupied (Figure 2.2, Figure 2.4)</li> <li>▪ Subdivided among Campbell's children in 1850s</li> </ul>  |
|                      | <b>Phase 2:<br/>Subdivision<br/>1850s-1900</b>   | <ul style="list-style-type: none"> <li>▪ By 1868 until 1874 block owned and occupied by WH Platt's grand Gothic 'Ardross' house. Study site remains unoccupied (Figure 2.5).</li> <li>▪ 1888-89 'Wyalla' built by Leonard Dodds</li> </ul>   |
|                      | <b>Phase 3<br/>St Aloysius'<br/>1900 to now</b>  | <ul style="list-style-type: none"> <li>▪ 1916 St Aloysius' purchases 'Wyalla' (Figure 2.15)</li> <li>▪ Study area used as open playground (Figure 2.16)</li> <li>▪ 1954 additional classroom wings added east and southeast</li> <li>▪ 1997 renovations across the site including study area courtyard</li> </ul>  |
| Junior School Campus | <b>Phase 1:<br/>Early Grants<br/>1800-1850s</b>  | <ul style="list-style-type: none"> <li>▪ 1800-1805 Robert Ryan grant unoccupied</li> <li>▪ 1805 to 1850s Robert Campbell remains unoccupied (Figure 2.2, Figure 2.4)</li> <li>▪ Subdivided among Campbell's children in 1850s</li> <li>▪ 1848 Study area part of a block conveyed to Arthur Jeffreys</li> </ul>  |
|                      | <b>Phase 2:<br/>Subdivision<br/>1850s-1900</b>   | <ul style="list-style-type: none"> <li>▪ 1868 study area part of 'leased' block (Figure 2.5)</li> <li>▪ 1886 Burton St block purchased for school</li> <li>▪ 1887 School opened (Figure 2.18)</li> <li>▪ 1891 Two semi-detached residences present fronting Bligh Street (Figure 2.19)</li> </ul>  |
|                      | <b>Phase 3<br/>St Aloysius'<br/>1900 to now</b>  | <ul style="list-style-type: none"> <li>▪ Seven additional houses built fronting Bligh Street by 1943 (Figure 2.20). Possibly built c1900.</li> <li>▪ By 1978 vacant block where former residences fronted Bligh Street on study site (Figure 2.22).</li> <li>▪ 1991-1992 St Aloysius' purchases and further develops the former Milsons Point Public School site</li> <li>▪ 1993 St Aloysius' Junior School opens on the site</li> </ul>   |

## 4.5 POTENTIAL ARCHAEOLOGICAL REMAINS & PREVIOUS IMPACTS

The following discussion of potential for each precinct should be read in conjunction with Table 4.1 and Figure 4.20, Figure 4.21 and Figure 4.23 which present an overlay of historic plans to identify the key phases of occupation within each study area between 1800 and the present.

Taking into account the likely impacts associated with existing modern buildings and associated in-ground services within each of the three study area precincts, there is a range of nil to low potential for structural, occupation related and deeper subsurface features and elements to survive on each.

### 4.5.1 MAIN CAMPUS PRECINCT, QUADRANGLE STUDY AREA

Should intact remains survive in this precinct, they would likely be associated with the following historical phases of occupation and use (Figure 4.20 and Table 4.1):

#### PHASE 1:

- Undeveloped though possible evidence of early agricultural activity across the area.

#### PHASE 2:

- Remains of 1863-1978 Congregational Church.

#### PHASE 3:

- Archaeological evidence relating to post-1900 use of the site by SAC including the east addition to the 'Hillside' residence within the quadrangle east of the study area and existing 1960s-1980s school buildings.

Any surviving archaeological remains within the quadrangle study area are considered to take the following forms:

- Undeveloped. Possible evidence of early agricultural activity across the area.
- Structural remains such as stone foundations. Deeper-set features such as fence line postholes, wells, privies and drains may also remain.

Nil to Low potential exists for the study area to retain evidence of use for agricultural purposes or structural and other remains associated with the 1863 church building below the open, concrete paved quadrangle. It is anticipated that archaeological remains from Phases 1 to 2 will have been significantly disturbed or destroyed in this area in 1978 when the church was demolished. The subsequent building construction phase is expected to have caused considerable disturbance in the form of building elements including lift and stairwells, strip footings, concrete support piers and beams as well as excavation into natural bedrock.

Evidence associated with Phase 3 use of the site is not considered to have research potential or meet the local significance threshold.

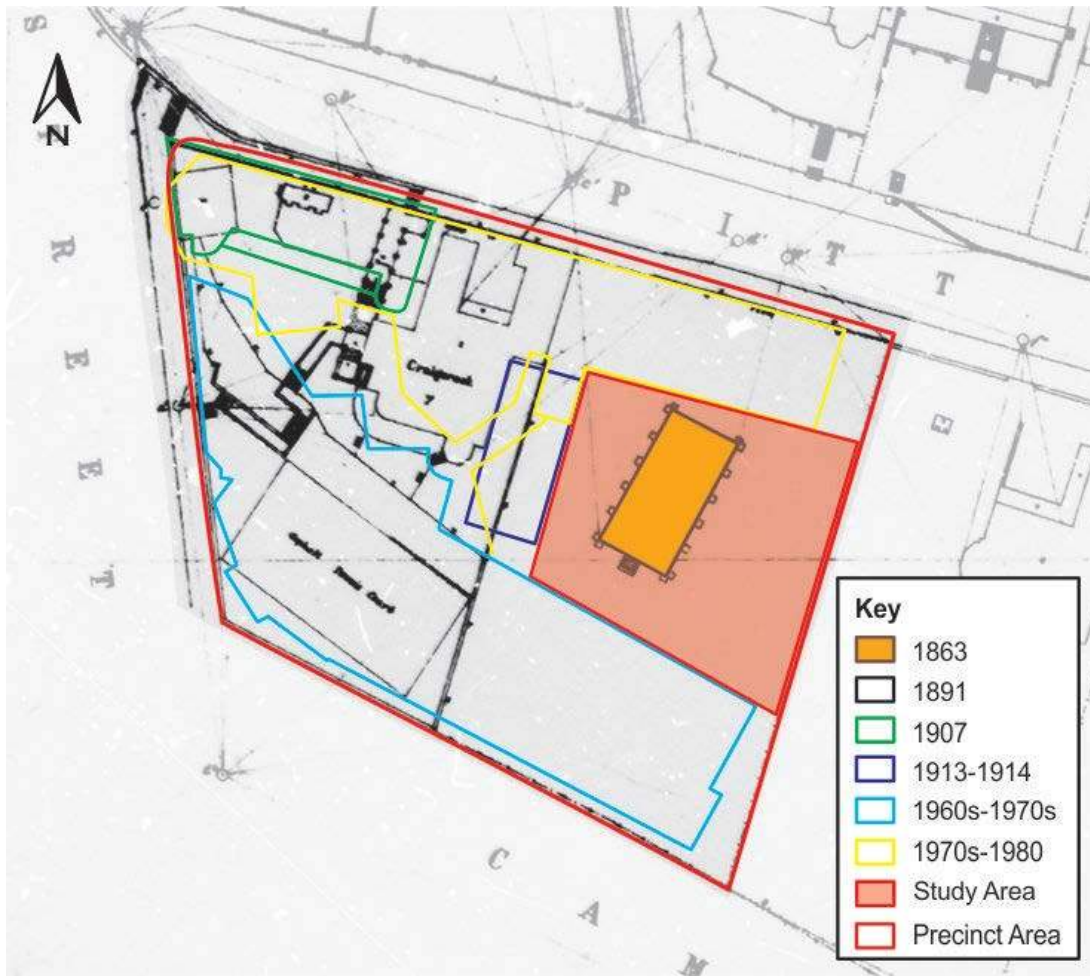


Figure 4.20: Overlay indicating the location of structures that have occupied the SAC Main Campus precinct including the church in the quadrangle study area since c.1863 (orange). Any potential archaeological resource at the site would be removed by proposed bulk excavation for underground carparking. Overlay C&L 2017.

#### 4.5.2 SENIOR SCHOOL 'WYALLA', EAST COURTYARD AREA

No previous structures are known to have existed within the courtyard study area of this precinct. Evidence suggests that the area was used as an open yard associated with the occupation of 'Wyalla' as a residential dwelling up to 1916, as a surfaced school playground after 1916 and as a paved open school courtyard area from the late 1990s. It is likely that the existing eastern brick boundary wall of the study area dates to the construction of 'Wyalla'. However, this feature is not an archaeological relic under the *NSW Heritage Act, 1977*.

The study area is expected to have been significantly impacted by bulk excavation and building works undertaken in the 1950s when the War Memorial Wing was added, in the 1990s when it was converted into an enclosed courtyard and subsequent works to the immediate north and south of the area in 2010-2012. Any potential archaeology within the courtyard area would be removed by a floating slab and piers that form part of the proposed works in this precinct.

Should intact remains survive in this precinct, they would relate to the following historical phases of occupation and use (Figure 4.21 and Table 4.1):

##### PHASE 1:

- Undeveloped. Possible evidence of early agricultural activity across the area.

##### PHASE 2:

- Remains associated with domestic use of this eastern area of 'Wyalla' built 1888-1889 as an open yard.

##### PHASE 3:

- Evidence of various ground surfaces relating to post-1916 use of the study area by St Aloysius' College as an open playground.

Any surviving archaeological remains within the courtyard study area would take the following forms associated with Historic Phases 1-2:

- Occupation and yard deposits, including yard surfaces, artefact scatters and rubbish pits associated with domestic occupation of 'Wyalla' prior to purchase by SAC.

Nil to Low potential is considered for remains associated with Phase 1-2 below the elevated paved courtyard study area. Any evidence from Phase 1 would likely have been removed during construction of 'Wyalla' in the late 1890s. It is anticipated that archaeology from these phases will also have been disturbed or destroyed by late 1990s bulk excavation and construction for the current courtyard and building additions to the north and south of 'Wyalla'. The original ground level in the open yard appears to have remained until at least 1951 (Figure 2.16). Current levels suggest that this has since been significantly altered to provide stairway access linking the courtyard area above to the Upper Pitt Street level to the south below (Figure 4.11, Figure 4.22).

Evidence of subsequent alterations and building additions associated with Phase 3 use of the site, including the existing paved courtyard, is not considered to have archaeological research potential or meet the local significance threshold.

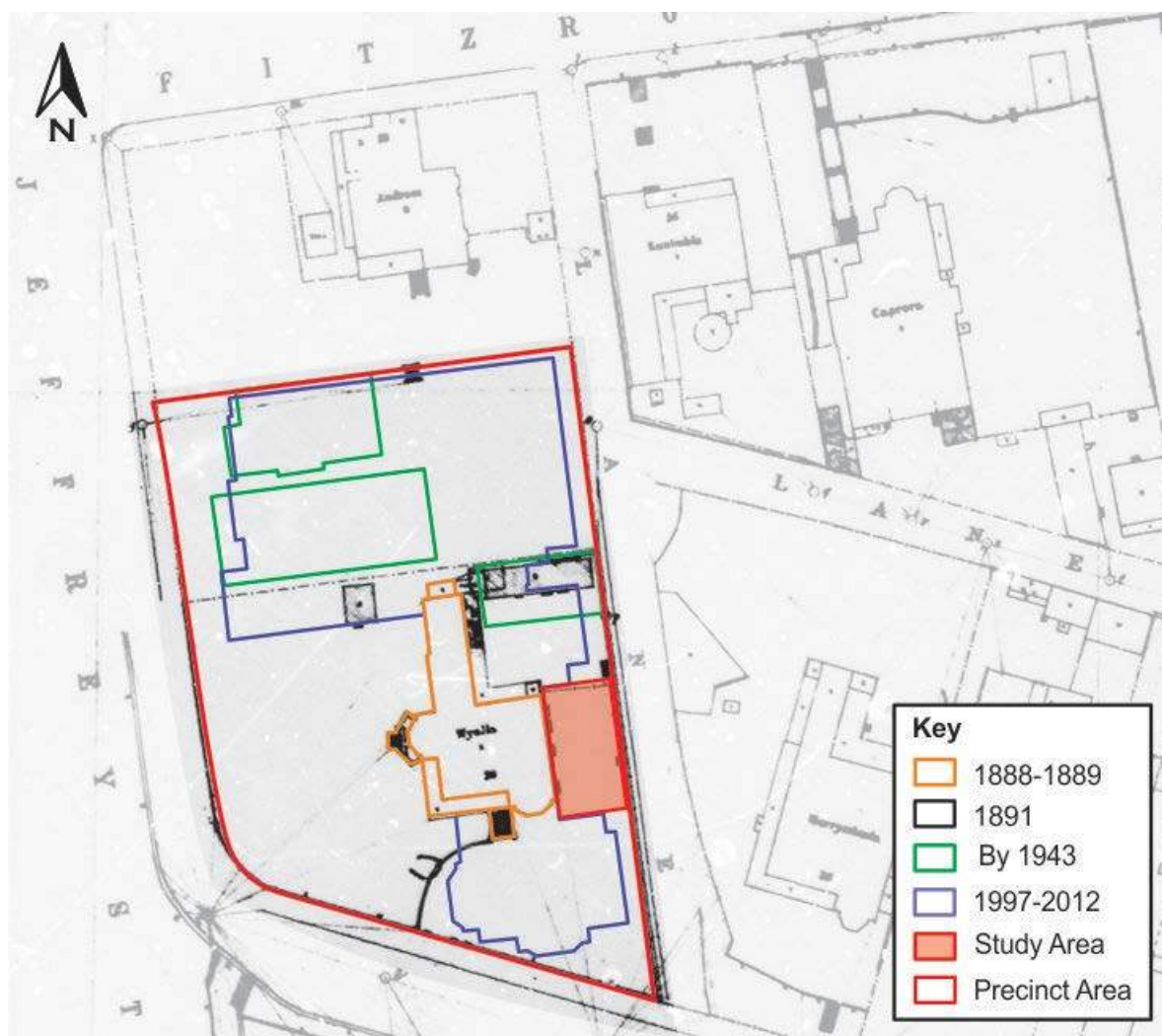


Figure 4.21: Overlay indicating the location of 'Wyalla' (orange) from c.1888 and other structures that have occupied the SAC Senior School Precinct, including the courtyard study area (red fill). Any potential archaeological resource within the courtyard area would be removed by a proposed floating slab and piers. Overlay C&L 2017.

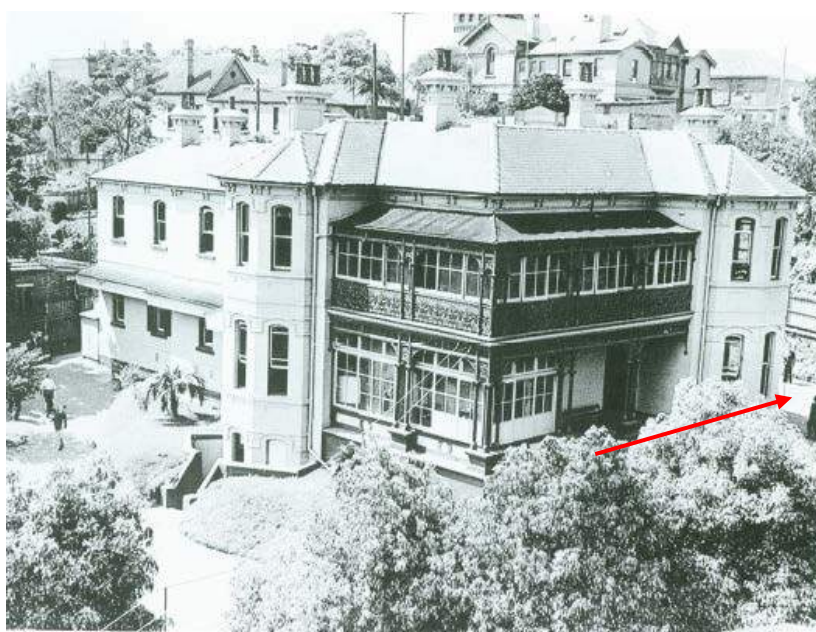


Figure 4.22: Image showing the level of the open playground behind 'Wyalla' prior to addition of the 1954 War Memorial Wing. Strong 1997:18.

### 4.5.3 JUNIOR SCHOOL PRECINCT, BURTON STREET, PLAYGROUND AREA

The northern half of the Junior School precinct's study area has largely remained undeveloped with the exception of two washroom outbuildings associated with the 1887 built school on the site and various playground surfaces. The southern half of the study area containing the hardcourt playground area includes a section of a subsumed block along Bligh Street that originally included eleven domestic dwellings, two present by 1891 and a rear lane. Evidence suggests that the dwellings were demolished by 1978 though the date of construction for nine of these is currently unknown.

Any potential archaeological resource within the precinct's study area would be removed by proposed bulk excavation for an underground sports court, courtyard and above ground play space. The study area is expected to have been significantly impacted during building works undertaken in the early 1990s when the precinct became the SAC Junior School. Any surviving remains in the playground study area would relate to the following historical phases of occupation and use (Figure 4.23 and Table 4.1):

#### PHASE 1:

- Undeveloped. Use unknown, possible evidence of early agricultural activity.

#### PHASE 2:

- Remains associated with school outbuildings and washroom, playground area and a laneway from 1887.

#### PHASE 2-3:

- Remains of one free-standing and five semi-detached residences in south area by 1945.

Should archaeological remains survive intact within the playground study area, these would likely take the following forms associated with Historic Phases 1-3 (Table 4.1):

- Structural remains of 1887 and pre-1891 school outbuildings/washrooms.
- Structural remains of five post 1891 domestic dwellings.
- Occupation and yard surfaces associated with these phases of building and residential occupational at the site.
- Evidence of a former laneway between the school and houses.
- Post 1978 school playground surfaces across area of former houses.

Nil to Low potential for Phase 2 evidence associated with an 1887 school washroom and another present by 1891 (Figure 4.23). Structural remains of the c1891 washroom at the rear of the school house are expected to have been removed during the 1991-1992 SAC constructions works to build the existing amphitheatre. Remains of the 1887 washroom in the location of the current grotto (Figure 4.19) are expected to have been disturbed if not removed during the 1991-1992 SAC conversion phase. Both of these outbuildings most likely had concrete ground surfaces common in wet areas and were therefore unlikely to have accumulated archaeological deposits of research value.

Nil to Low potential for structural remains, occupation and yard deposits associated with the Bligh Street houses demolished by 1978. It is likely that the former houses in the study area had tongue-and-groove floorboards which were in common use by the 1890s, which greatly reduces accumulation of underfloor artefact deposits. Subsequent use of that area and the former laneway to the north as an extension of the Milsons Point Public School playground would be represented by hard surfaces. It is anticipated that archaeology associated with the houses and former laneway will have been significantly disturbed and/or removed during 1991-1992 development for the existing SAC hardcourt playground.

Due to the likely lack of occupation deposits associated with these domestic structures and the laneway and playground areas comprising hard surfaces, these remains and elements are not considered to have archaeological research value or meet the local significance threshold.

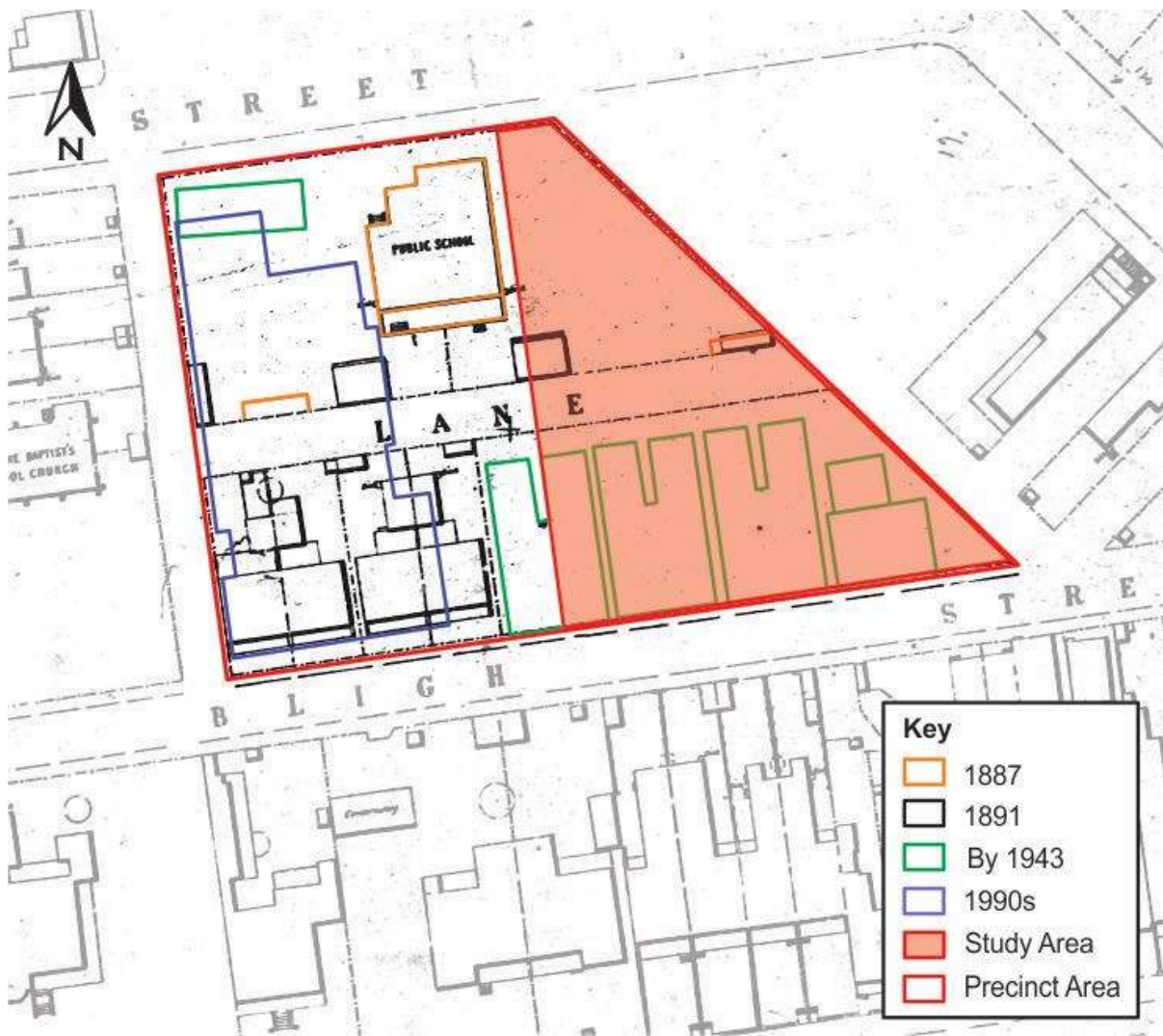


Figure 4.23: Overlay indicating the location of the 1887 schoolhouse and associated outbuildings, two pre-1891 dwellings and later houses that occupied the SAC Junior School precinct and open space of the study area. Any potential archaeological resource at the site would be removed by proposed bulk excavation for an underground sports court, courtyard and above ground play space. The base plan is the 1891 detail survey. Overlay C&L 2017.

#### 4.6 MAPPING OF ARCHAEOLOGICAL POTENTIAL

Figure 4.24 identifies each study area within each precinct. Figure 4.25, Figure 4.26 and Figure 4.27 present individual overlay images prepared to illustrate the archaeological potential assessed for the study areas within each of the SAC Precincts.

Nil to Low potential is anticipated across all three study areas of all three SAC precincts due predominately to recent development and alterations undertaken within each precinct after 1950.

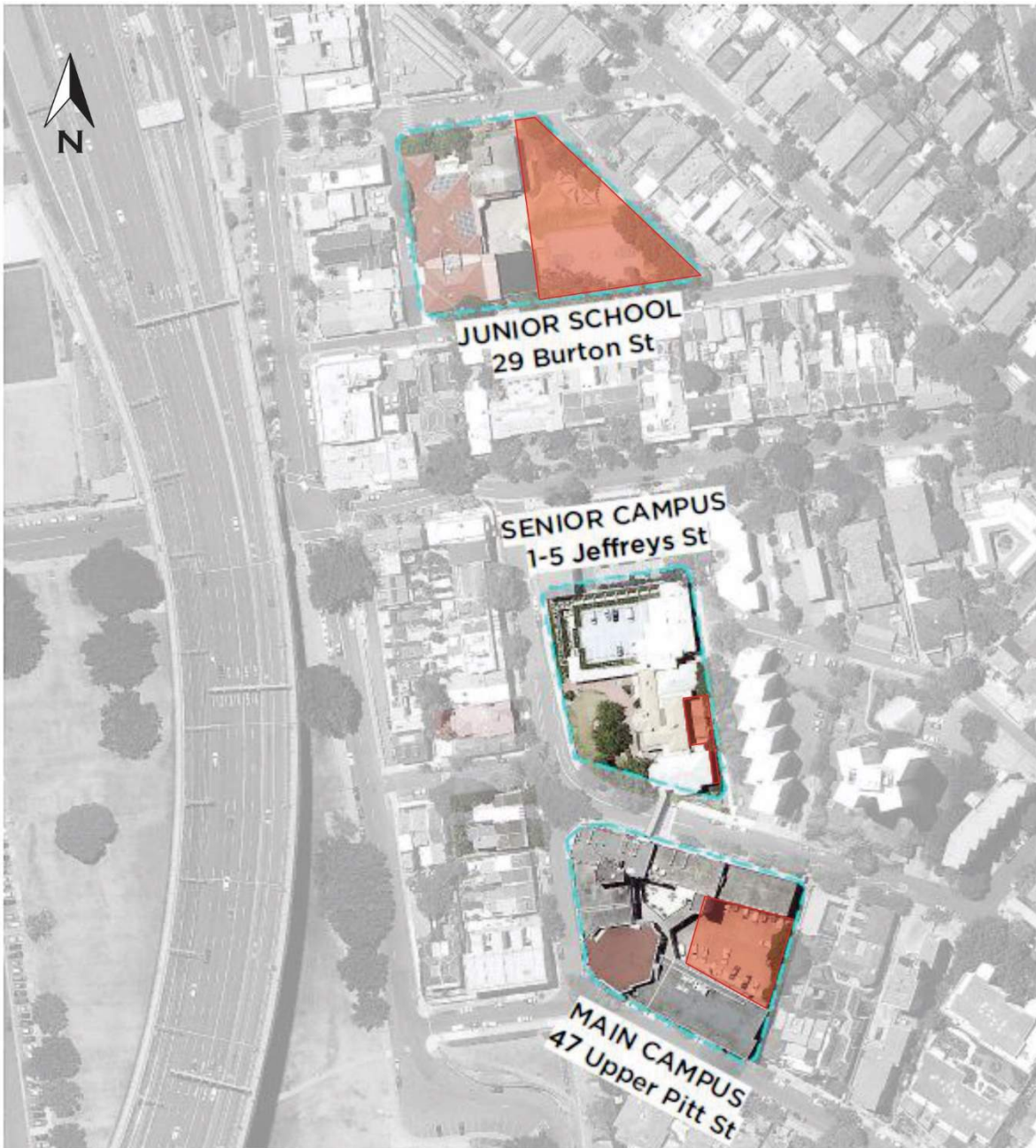


Figure 4.24: Overview plan identifying each study area within each of the three SAC Study precincts. Overlay C&L 2017 on image supplied by client.



Figure 4.25: Main Campus Precinct: Map of archaeological potential showing the current buildings within the precinct (red outline) and the study area to have nil to low (blue) archaeological potential. Overlay C&L 2017.



Figure 4.26: Senior School Precinct: Map of archaeological potential showing the current buildings within the precinct (red outline) and the study area to have nil to low (blue) archaeological potential. Overlay C&L 2017.



Figure 4.27: Junior School Precinct: Map of archaeological potential showing the current buildings within the precinct (red outline) and the study area to have nil to low (blue) archaeological potential. Overlay C&L 2017.

## 5.0 HISTORICAL ARCHAEOLOGICAL HERITAGE SIGNIFICANCE

### 5.1 BACKGROUND

Heritage significance is distinct from archaeological potential. Assessment of archaeological potential considers the probability of physical evidence from previous human activity to still exist on a site. Assessment of heritage significance for archaeological features considers the cultural values associated with those remains.<sup>30</sup>

This assessment of archaeological heritage significance has been written to be in accordance with the Heritage Branch 2009 guidelines: *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

These guidelines provide the following discussion of heritage significance:

Apart from NSW State guidelines, the nationally recognised Australia ICOMOS Charter for the Conservation of Places of Significance (*The Burra Charter*) also defines 'cultural significance' as meaning:

'aesthetic, historic, scientific and social value for past, present and future generations.'

Significance is therefore an expression of the cultural value afforded a place, site or item.

Understanding what is meant by value in a heritage sense is fundamental, since any society will only make an effort to conserve things it values. In terms of built heritage, what we have inherited from the past is usually places that have been continuously cared for. Conversely, many archaeological sites will comprise places which, for whatever reason, have not been cared for until the relatively recent period.

Our society considers that many places and items we have inherited from the past have heritage significance because they embody, demonstrate, represent or are tangible expressions of values society recognises and supports. Our future heritage will be what we keep from our inheritance to pass on to the following generations.<sup>31</sup>

#### Basis of Assessment of Heritage Significance

To identify the heritage significance of an archaeological site it is necessary to discuss and assess the significance of the study area. This process will allow for the analysis of the site's varied values. These criteria are part of the system of assessment which is centred on the *Burra Charter* of Australia ICOMOS. The *Burra Charter* principles are important to the assessment, conservation and management of sites and relics. The assessment of heritage significance is enshrined through legislation in the NSW *Heritage Act* 1977 and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines*.<sup>32</sup>

The various nature of heritage values and the degree of this value will be appraised according to the following criteria:<sup>33</sup>

#### Criterion (a): Historic Significance – (evolution)

an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

#### Criterion (b): Associative Significance – (association)

an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

<sup>30</sup> This distinction has long been recognised by historical archaeologists working in heritage management, but has recently been restated in *Practice Note – The Burra Charter and Archaeological Practice* (Australia ICOMOS 2013:7).

<sup>31</sup> NSW Heritage Branch 2009:1-2. Note that this passage quotes the 1988 version of the *Burra Charter*. The 1999 and 2013 revisions also include 'spiritual value' in their definition of cultural significance.

<sup>32</sup> NSW Heritage Branch 1996:25-27.

<sup>33</sup> NSW Heritage Branch 2001.

**Criterion (c): Aesthetic Significance – (scenic qualities / creative accomplishments)**  
 an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);

**Criterion (d): Social Significance – (contemporary community esteem)**  
 an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area);

**Criterion (e): Technical/Research Significance – (archaeological, educational, research potential and scientific values)**  
 an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (f): Rarity**  
 an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (g): Representativeness**  
 an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

If an item is to be considered to be of State significance it should meet more than one criterion, namely in the case of relics, its research potential.<sup>34</sup> Archaeological Significance:

may be linked to other significance categories especially where sites were created as a result of a specific historic event or decision, or when sites have been the actual location of particular incidents, events or occupancies.

Other relevant factors may be comparative values related to the intactness and rarity of individual items. The rarity of individual site types is an important factor, which should inform management decisions.

Relics must also be ranked according to their heritage significance as having:

- Local Significance
- State Significance

If a potential relic is not considered to reach the local or State significance threshold, then it is not a relic under the *NSW Heritage Act 1977*.

*'State heritage significance'*, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

*'Local heritage significance'*, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.<sup>35</sup>

### Research Potential

Research potential is the most relevant criterion for assessing archaeological sites. However, assessing research potential for archaeological sites can be difficult as the nature or extent of features is sometimes unknown, therefore judgements must be formed on the basis of expected or potential attributes. One benefit of a detailed archaeological assessment is that the element of judgement can be made more rigorous by historical or other research.

<sup>34</sup> Heritage Branch, Assessing Significance for Historical Archaeological Sites and Relics 2009:9.

<sup>35</sup> Heritage Branch Assessing Significance for Historical Archaeological Sites and Relics 2009:6.

### Assessment of Research Potential

Once the archaeological potential of a site has been determined, research themes and likely research questions identified, as addressed through archaeological investigation and analysis, the following inclusion guidelines should be applied:

Does the site:

- (a) contribute knowledge which no other resource can?
- (b) contribute knowledge which no other site can?
- (c) is the knowledge relevant to general questions about human history or other substantive problems relating to Australian History, or does it contribute to other major research questions?<sup>36</sup>

If the answer to these questions is yes, then the site will have archaeological research potential. The new significance guidelines have taken a broader approach.

## 5.2 DISCUSSION OF HERITAGE SIGNIFICANCE

### Criterion (a): Historic Significance - (evolution)

*an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*

The study areas incorporated within St Aloysius' College, Kirribilli includes areas of nil to low potential to contain archaeological remains dating from initial European settlement of the area after 1800 that would illustrate the changing nature of the suburb. Although significant structures such as the North Shore's first Congregational Church survived on the Main Campus study area from 1863 to 1978 its demolition and other substantial modern development phases across the three precincts have rendered these unlikely to have retained any surviving archaeological resources of historic significance.

### Criterion (b): Associative Significance - (association)

*an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

The study area is associated with two prominent Sydney residents including emancipists Robert Campbell and James Milson, both significant for their influence on the early development and layout of the lower north shore. Robert Campbell was a most significant contributor in the development of the early colony as a pastoralist and astute merchant with extensive land holdings in NSW including a large area of Kirribilli. By 1806 he was considered the largest private owner of cattle in the colony and one of the richest men in NSW. The site's archaeological remains, should they survive, are not expected to have heritage significance under this criterion. Such remains are unlikely to be able to be directly associated with these individuals and their activities.

The former Milsons Point Public School, now part of the SAC Junior School, was the second of two 'public' or government schools built on the north shore in the 1870s.

### Criterion (c): Aesthetic Significance - (scenic qualities / creative accomplishments)

*an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area).*

Any archaeological remains within the site have no predicted potential for aesthetic significance. While archaeological remains may have aesthetic value, mostly through their novelty and age, they are not 'important in demonstrating aesthetic characteristics and/or

<sup>36</sup> Bickford, A. & S. Sullivan 1984:23.

a high degree of creative or technical achievement in NSW'. Their aesthetic value is more by accident than design.

**Criterion (d): Social Significance - (contemporary community esteem)**

*an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area).*

No public consultation has been undertaken to assess the social significance of potential remains. While members of the local community who are interested in their history and heritage may have an attachment to heritage buildings and grounds within SAC including those of the former Milsons Point Public School, this attachment is not likely to be related to the potential archaeological resource there.

**Criterion (e): Technical/Research Significance - (archaeological, educational, research potential and scientific values)**

*an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*

Given the degree of post 1950s development on all three SAC precincts, the study area is considered to retain limited archaeological potential.

The Main Campus Precinct study area has nil to low potential to retain remains below the Quadrangle including:

- Evidence for unrecorded initial European use of the site, possibly for agricultural purposes.
- Structural remains of the 1863 Congregational Church demolished in 1978, the blocks having been repurposed in the existing east property boundary wall of the precinct.

The Senior School Precinct study area has nil to low potential to retain remains below the existing modern courtyard. No previous structures have been recorded there. The archaeological resource would at most comprise external yard deposits post-dating the 1888/89 construction of 'Wyalla' below subsequent SAC concrete playground surfaces.

The Junior School Precinct study area has nil to low potential to retain remains below the outdoor seating and hardcourt playground areas due to disturbance by more recent development. Should archaeological remains survive in the area they may include:

- Footings and hard surfaces connected to an 1887 and a pre-1891 school outbuilding washroom.
- Structural remains, occupation and yard surfaces associated with five post-1891 domestic dwellings on Bligh Street, demolished by late 1970s.
- Evidence of a former laneway located between the school and houses.

Such remains are considered to have little if any heritage significance and archaeological research value.

In summary, most of the identified structures and features post-dated the provision of water, Council-based rubbish collection and other services which reduce the accumulation of artefact and occupation deposits on archaeological sites, as these post-date earlier service features such as cesspits and wells. In the same way, the use of tongue-and-groove floorboards in post-1890s houses such as those formerly on the site would mean an absence of evidence accumulated in underfloor deposit build up. In addition, buildings dating to the late nineteenth century are not a rare resource.

**Criterion (f): Rarity**

*an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*

The subject site is not considered to have the potential to possess rare remains significant to the cultural history of North Sydney or NSW. Remains of the 1863 First Congregational Church demolished in 1978 have been reused within the SAC Main Campus Precinct and are therefore unable to yield information of this nature. Post-1880s archaeological remains are not necessarily considered to be a rare resource.

**Criterion (g): Representativeness**

*an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).*

The limited archaeological resource on each of the three SAC precincts is considered to represent evidence of post 1890s domestic dwelling and school grounds which are typically available and better represented by other similar sites and properties from the period. These remains are not considered to have any particular representative significance.

**Integrity**

All three study areas within the SAC precincts are considered to have been substantially impacted by post 1950s construction and building phases. Evidence exists to suggest that salvage and reuse of sandstone building material in existing walls and outdoor areas has had a major impact on the likely survival of structural remains of historic structures such as the 1863 Congregational Church formerly on the Main Campus and possibly also earlier houses along Bligh Street within the Junior School Precinct. This is expected to have resulted in the removal of footings and associated occupation deposits that may have accumulated in those areas, therefore limiting the potential for survival of earlier 19th and late 18th-century remains. The study area has undergone variable impacts associated with several phases of development during the 20th and 21st centuries. The three precincts are therefore considered to have nil to low potential to retain substantive remains.

**5.3 STATEMENT OF ARCHAEOLOGICAL HERITAGE SIGNIFICANCE**

The SAC Main Campus, Senior Campus and Junior School Precincts each have limited potential to contain substantive archaeological remains relating to their use prior to occupation by the College. The earliest recorded uses include the North Shore's First Congregation Church (1863) (Main Campus Precinct), Milsons Point Public School (1887) (Junior School Precinct) and a rear yard on the 'Wyalla' property (1888/89) (Senior School Precinct). Surviving remains would probably consist of hard surfaces associated with a 'Wyalla' rear yard and the Public-School playground and do not meet the significance under any of the criteria. The late 1800s and early 1900s period uses are considered to have no to low research potential due in part to substantial development impacts since that time and their limited ability to address a range of archaeological questions. The archaeological resource is not considered to meet the local heritage significance threshold.

## 6.0 DESCRIPTION OF PROPOSED WORKS

The proposed future works at the site include a series of redevelopment and refurbishment stages across the three campuses. The SSDA seeks consent for the staged redevelopment of the St Aloysius' College based on the following:

1. Concept approval is sought for the building envelopes for alterations and additions and new development across the Junior, Middle and Senior School Campuses.
2. Detailed built approval is sought for Middle and Senior School Campuses. For these two campuses the delivery will be conducted across two clear phases as summarised below:
  - Wyalla Senior Campus: Single storey addition to the heritage building fronting Robertson Lane, as well as internal refurbishment and upgrades of teaching and learning spaces.
  - Upper Pitt Street Main Campus: Demolition and rebuild of the existing four (4) storey North-East Wing fronting Upper Pitt Street, construction of new infill building in the existing quadrangle, and associated refurbishment of north-wing, south-wing, Great Hall and Chapel.

Stage 2 detailed built approval for the Junior School Campus will be at a later date and not part of this submission.

The wording and description is in accordance with Section 83B of the EP&A Act, as well as the SEARs issued by the Department of Planning on 28 August, 2017, and revised 22 November 2017. The overall submission is a Staged Development Application under 83B of the EP&A Act for the staged redevelopment of St Aloysius College (Concept). In accordance with Section 83B(b) of the EP&A, consent is also sought for:

Stage 1: Ports are

- Concept Approval for all three campuses;
- Detailed built form approval of Upper Pitt Street Main Campus and Wyalla Senior Campus.

As such, in accordance with the above the following is required to capture the proposed:

- Concept Approval Plans for Middle, Senior and Junior School – this is similar as to what was originally prepared for the SEARs Request.
- Detailed Built Form Architectural Plans for the redevelopment of the entire Upper Pitt Street Campus and Wyalla Campus.

Stage 2 will require lodgement of another DA/SSDA for delivery of detailed built form approval for the Junior Campus in accordance with stage 1 concept approval.

In summary, the phases and stages of the SAC Plan Magis Concept that involve archaeological requirements are identified in the details of proposed works within each precinct below:

### 6.1 MAIN CAMPUS PRECINCT, UPPER PITT STREET

Phase 2, Construction Stages 1-6 of the proposal provides staged works to the Upper Pitt Street campus, including a new infill building with below ground plant room facilities within the existing courtyard area and refurbishment of other surrounding areas (Figure 6.1, Figure 6.2). This work is envisaged to be completed across 6 construction stages. The infill building will require some excavation to provide footings and slabs with a proposed average finish level of RL28.46, as currently exists in the south area of the site (Figure 4.1). A finished floor level of RL25.16 is proposed for two basement plant rooms. As

geotechnical investigations were in finding stage at the time of writing it is unknown whether the depth required for the plant rooms will necessitate excavation into bedrock.

The proposed location, scale and depth required for infill building foundations and below ground plant room facilities is likely to disturb and/or remove any remaining evidence associated with the 1863 church within the study area, though these remains are expected to be limited due to substantial impacts from the 1978 demolition and removal of the structure. Approval for the proposed infill building development would not require further archaeological input in the area.

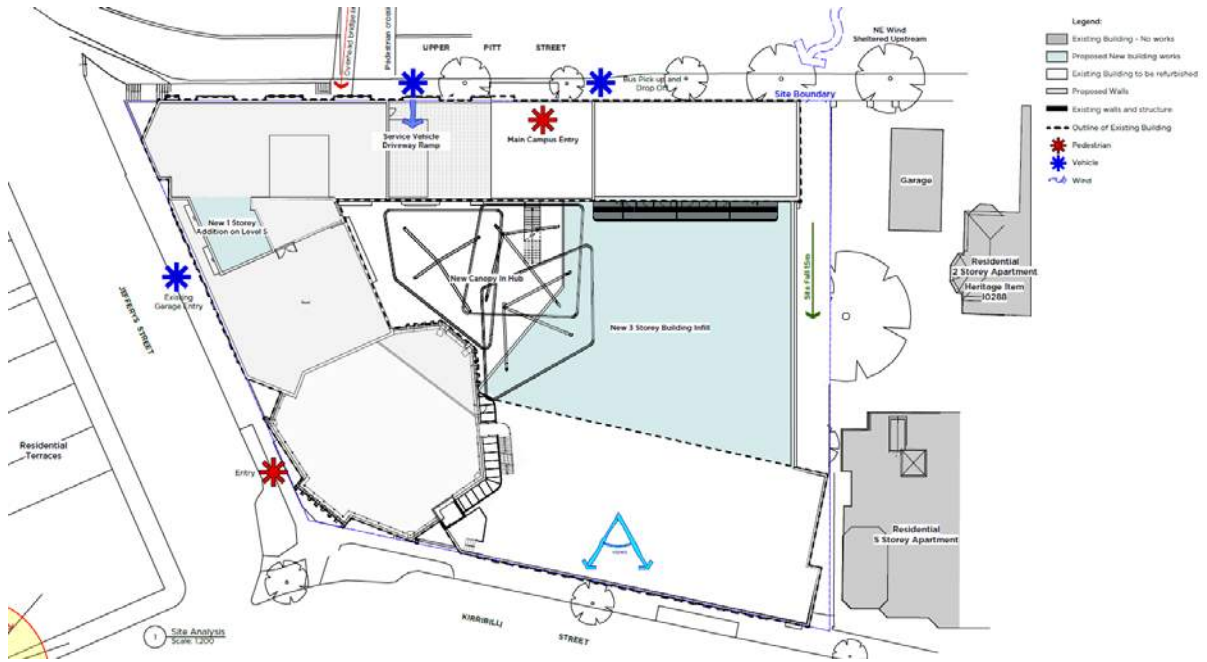


Figure 6.1: Draft Site Analysis plan of the proposed Main Campus Precinct showing infill building proposed in existing quadrangle area (blue). Source: PMDL, February 2018.

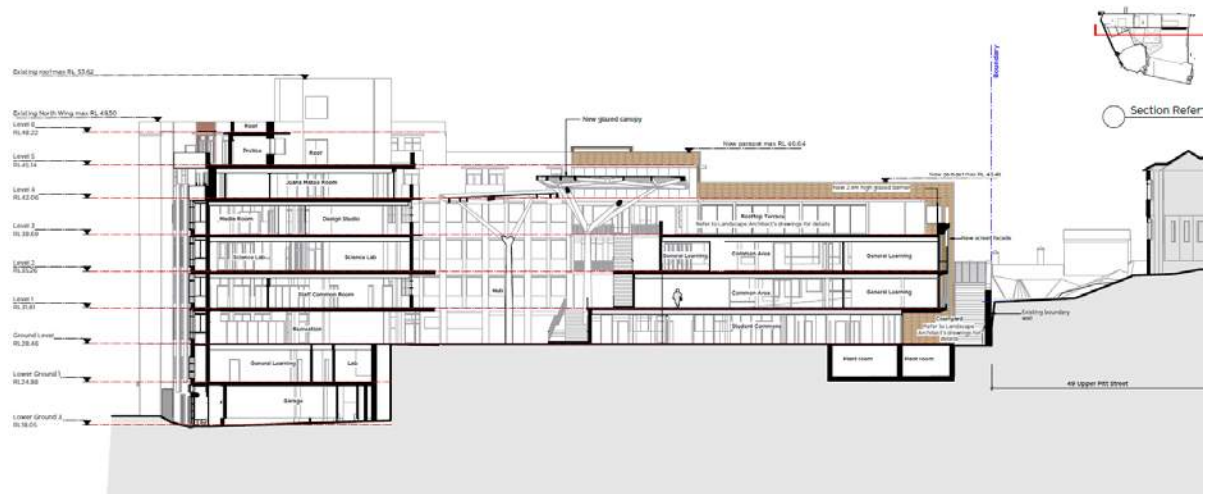


Figure 6.2: Draft east-west section through Main Campus Precinct showing proposed finished level of infill building (library area) and plant rooms below in east. Source: PMDL, February 2018.

## 6.2 SENIOR SCHOOL PRECINCT, 'WYALLA'

The proposed refurbishment of 'Wyalla' includes a small single-storey addition to the heritage building. In addition, a new covered infill will require excavation and subsurface disturbance to provide a floating slab on piers in the existing courtyard study area (Figure 6.3). This work would remove any surviving archaeological resource within the study site associated with use of the area as an external yard from the time that 'Wyalla' was constructed in 1888/89 and subsequently as an outdoor play area for SAC students from 1912. The existing historic brick wall that forms the area's eastern boundary along Robertson Lane walkway is located within this development area. Approval of the proposed new sports court and play space development would not require further archaeological input in the area.

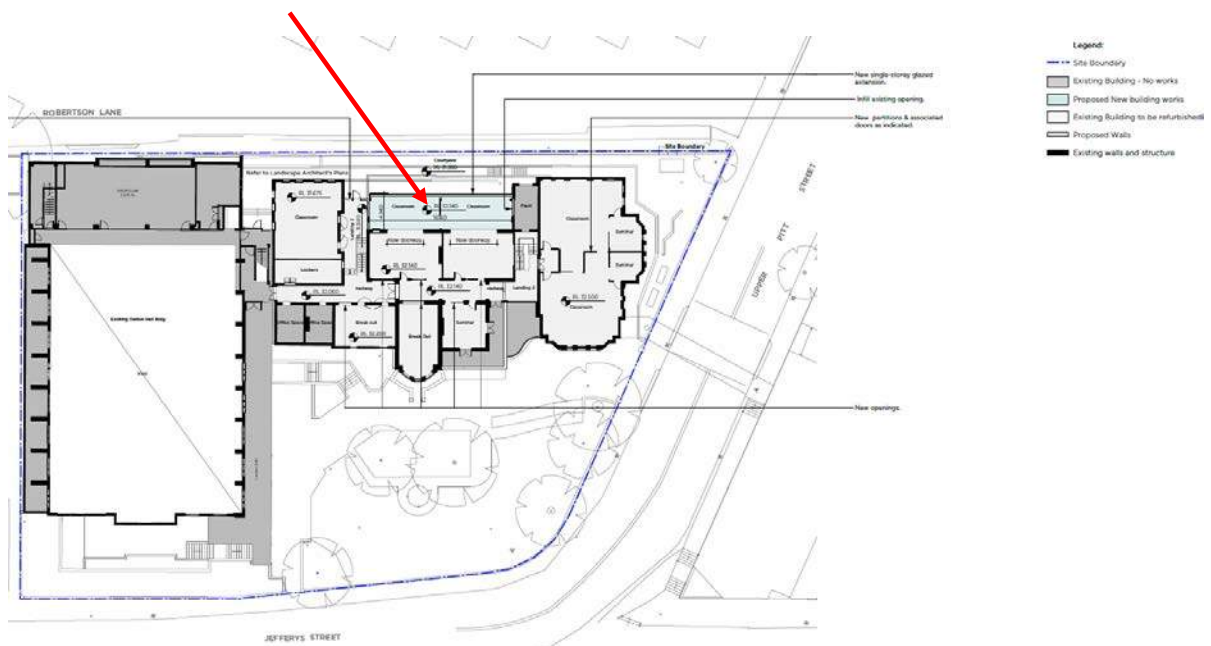


Figure 6.3: Draft Senior School Precinct Level 1 Plan showing courtyard area to be infilled (blue and arrowed). Source: PMDL, February 2018.

### 6.3 JUNIOR SCHOOL PRECINCT, BURTON STREET

Proposed new building works within the Junior School Precinct are currently at Concept Stage only. These works will be submitted in a separate, subsequent stage of the SSDA process. Additional archaeological assessment would be required if alterations are made to proposed works within this precinct within areas that have not been assessed in this report.

The proposed location, scale and depth required for a new sunken courtyard approximately 2m below existing ground level and foundations and a below-ground sports court in the existing seating and open play space area of the Junior School would remove any surviving archaeological resource within the study area (Figure 6.4, Figure 6.5). This would include remains associated with the occupation of the site as a school from 1887 and of former houses located along Bligh Street from 1891. As these remains are considered to have no archaeological significance or research value, approval of proposed works at the Junior School is not considered to require a program of archaeological testing or monitoring.

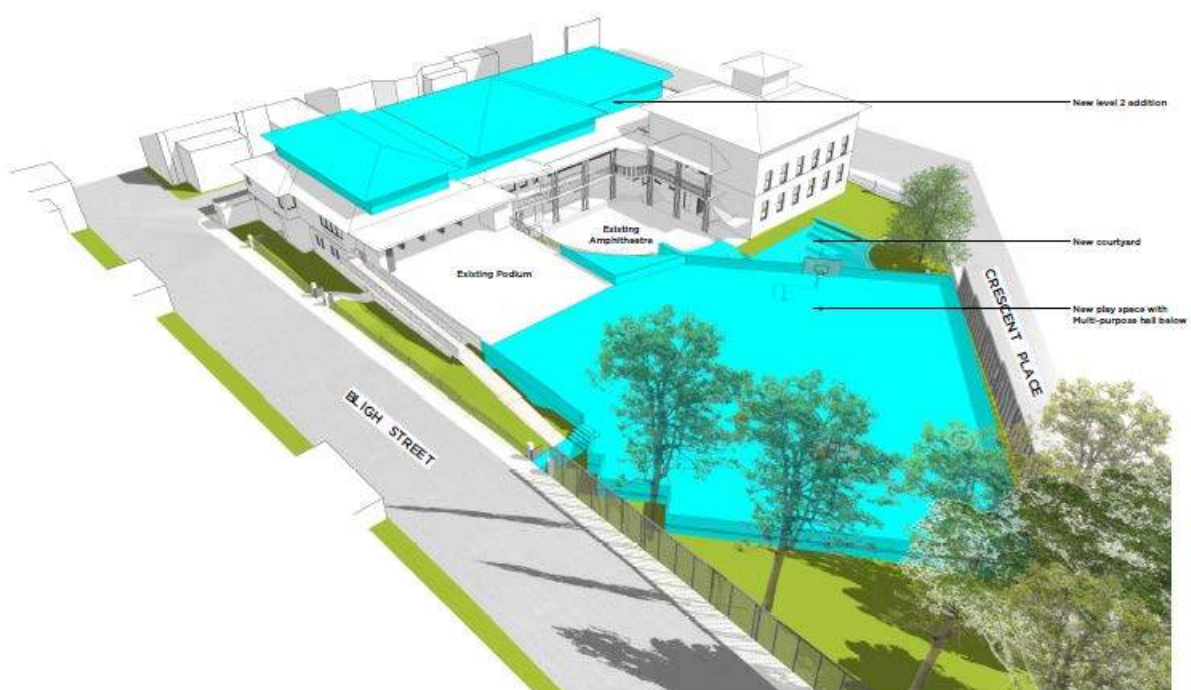


Figure 6.4: Junior School Precinct Aerial Perspective showing proposed subterranean hall and sports court area as 'Multipurpose Hall Below' (blue). Source: PMDL, February 2018.

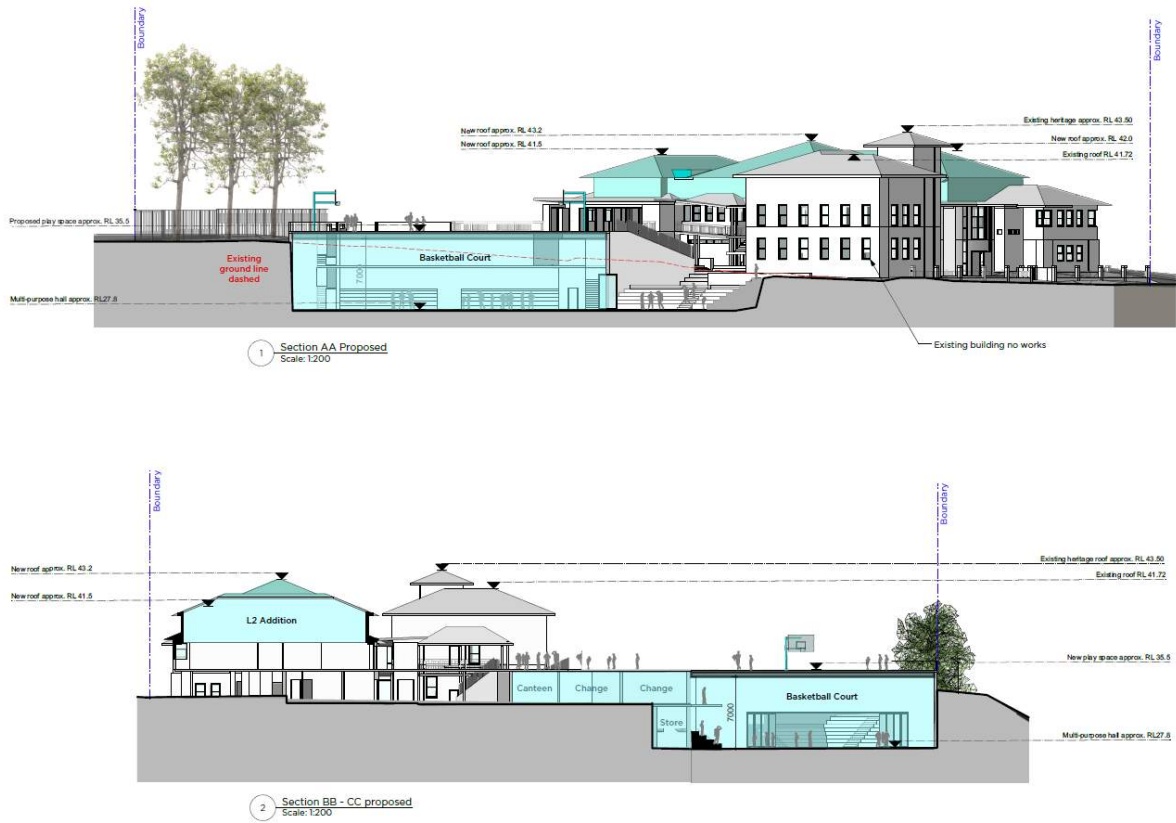


Figure 6.5: Junior School Precinct Draft Sections AA & BB-CC showing proposed subterranean hall and sports court area. Proposed new works identified in blue. Source: PMDL, February 2018.

## 7.0 IMPACT ON ARCHAEOLOGICAL SIGNIFICANCE

The following section provides an overview of identified proposed development works within each precinct study area that are likely to impact on historical archaeological resources. Mitigation measures are recommended based on the degree of the impacts and the significance of the archaeological remains that would be affected.

A summary of recommended archaeological mitigation for proposed new works within each precinct is summarised in Table 7.1 below.

### 7.1 MAIN CAMPUS PRECINCT

The study area within the Main Campus precinct is considered to have nil to low potential for archaeological remains as construction of the quadrangle and existing late twentieth-century buildings surrounding it will likely have resulted in the complete removal of any earlier remains. As such, demolition works associated with removal of the existing concrete-paved quadrangle area to facilitate construction of an infill building is unlikely to result in any impacts to significant archaeological remains or relics.

### 7.2 SENIOR CAMPUS PRECINCT

The study area within the Senior School precinct is a small courtyard along the east side of the North Sydney LEP heritage listed 'Wyalla' building and is considered to have nil to low potential to contain archaeological remains due to more recent construction phases from the late twentieth century onward that are anticipated to have removed any earlier archaeological remains. As such, proposed works including minimal excavation for piers and a floating slab in-fill structure are unlikely to result in any impacts to significant archaeological remains or relics.

### 7.3 JUNIOR SCHOOL PRECINCT

The proposed works in this precinct are at Concept Stage only as part of the current SSD Application. The study area comprises 1990s landscaped open hard courts and outdoor benching and is considered to have nil to low potential to retain archaeological remains that would meet the local significance threshold. This is due in part to existing twenty-first-century development of the outdoor spaces and surrounding buildings that would have substantially disturbed and/or removed earlier remains. As such, the proposed development to construct a new sports facility and associated undercroft area approximately 2m below current ground level is unlikely to result in any impacts to significant archaeological remains or relics.

Table 7.1: Recommended Archaeological Mitigation

| Precinct                     | Activity  | Archaeological Resource Potential | Recommended Mitigation Action |
|------------------------------|---|-----------------------------------|-------------------------------|
| Main Campus                  | Construction of Infill Building   | Nil to Low                        | Unexpected Finds Procedure    |
| Senior School Campus, Wyalla | Excavation of piers for floating slab infill of existing courtyard building | Nil to Low                        | Unexpected Finds Procedure    |
| Junior School                | Excavation for new Sports Facility and Undercroft facilities                | Nil to Low                        | Unexpected Finds Procedure    |

## 8.0 RESULTS & RECOMMENDATIONS

### 8.1 RESULTS

- The study area is the subject of a State Significant Development application and this Archaeological Assessment fulfils the requirements for archaeology under Key Issue 10 under the EIS for SEARs
- Despite known historical uses of the three St Aloysius' College (SAC) study areas, this report has assessed the potential historical archaeological remains in each to be of negligible archaeological significance.
- The study areas within each of the three SAC precincts are considered to contain limited archaeological evidence of previous occupation which do not meet the local heritage significance threshold required for archaeological remains to be defined as a relic under the *NSW Heritage Act 1977*.
- As these study areas do not contain relics or significant historical archaeological remains there are no known constraints arising to this development associated with historical archaeology or relics.

### 8.2 RECOMMENDATIONS

- The SAC Main Campus, Senior Campus and Junior Campus Precincts have each been assessed as having nil to low potential to contain archaeological remains that meet the local heritage significance threshold and no further archaeological work is regarded as being required.
- If additional subsurface works are proposed outside the SAC study areas identified in this report, these would require assessment to determine their archaeological potential and significance.
- An unexpected finds procedure should be developed and implemented prior to the commencement of works on-site to explain the process of stop-work provisions should these be required. The Heritage Division should be notified if the demolition and/or construction works uncover or disturb any historical archaeological features or deposits.
- Proposed development of the Junior School Precinct is currently in Concept Stage only. Any future alterations to proposed works that have been assessed in this report would require additional archaeological assessment to determine their impact on potential archaeological remains that are outside the current project scope.

## 9.0 REFERENCES

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available online as a pdf at:

[file:///F:/St%20Aloysius%20AA/From\\_Milson\\_to\\_Medium\\_Density.pdf](file:///F:/St%20Aloysius%20AA/From_Milson_to_Medium_Density.pdf).

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**Appendix 1:**

**LEP LISTINGS:**

**ST ALOYSIUS' (PART OF JUNIOR SCHOOL) (I0188)**

**'WYALLA' (I0242)**



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# St Aloysius (part of junior school)

## Item details

|                          |  |
|--------------------------|--|
| <b>Name of item:</b>     | St Aloysius (part of junior school)    |
| <b>Other name/s:</b>     | Former Milsons Point Public School     |
| <b>Type of item:</b>     | Built                                  |
| <b>Group/Collection:</b> | Education                              |
| <b>Category:</b>         | School - Private                       |
| <b>Primary address:</b>  | 29 Burton Street, Kirribilli, NSW 2061 |
| <b>Local govt. area:</b> | 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 superceded 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 as resources become available.*

## Description

|  |  |
|--|--|
| <b>Designer/Maker:</b>                                     | W. Kemp  |
| <b>Builder/Maker:</b>                                      | Fallick and Kendall  |
| <b>Physical description:</b>                               | <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> |
| <b>Physical condition and/or Archaeological potential:</b> | Minor Alteration   |
| <b>Modifications and dates:</b>                            | Accretions of pipework on exterior walls detract from design. Renovation in 1992 for private school use is sympathetic and of high quality.  |


## History

|                          |   |
|--------------------------|---|
| <b>Historical notes:</b> | 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. |
|--------------------------|---|

## 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

|  |   |
|--|---|
| <b>SHR Criteria f)</b><br>[Rarity]             | This item is assessed as aesthetically rare locally.  |
| <b>SHR Criteria g)</b><br>[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.  |
| <b>Integrity/Intactness:</b>                   | Unsympathetic   |
| <b>Assessment criteria:</b>                    | Items are assessed against the  <b>State Heritage Register (SHR) Criteria</b> 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 |               | I0188          | 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<br>16/3/92 | Y<br>e<br>s     |

## References, internet links & images

None

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



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# Wyalla

## Item details

|                          |   |
|--------------------------|---|
| <b>Name of item:</b>     | Wyalla                                    |
| <b>Other name/s:</b>     | St. Aloysius College                      |
| <b>Type of item:</b>     | Built                                     |
| <b>Group/Collection:</b> | Residential buildings (private)           |
| <b>Category:</b>         | House                                     |
| <b>Primary address:</b>  | 1-5 Jeffreys Street, Kirribilli, NSW 2060 |
| <b>Local govt. area:</b> | 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 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 as resources become available.*

## Description

|                              |  |
|------------------------------|--|
| <b>Physical description:</b> | 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.<br>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.<br>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 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 |               | I0242          | 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<br>17/3/92 | Y<br>e<br>s     |

## References, internet links & images

None

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



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## Data source

The information for this entry comes from the following source:

**Name:** Local Government

**Database number:** 2180141

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