



Aditi Coomar
School Infrastructure Assessments
Department of Planning & Environment
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By email: aditi.coomar@planning.nsw.gov.au

Dear Ms Coomar

RE: HERITAGE COMMENTS ON EXHIBITION OF PHYSICAL EDUCATION PRECINCT, ST JOSEPH'S COLLEGE (SSD 8970)

I refer to your letter 15 October 2018 inviting comments and proposed conditions of consent on the above State Significant Development. While it is noted that St Joseph's College is not listed on the State Heritage Register, the study area is listed as an item of local significance on the Hunters Hill LEP 2012 Schedule 5 and is part of Hunters Hill Conservation Area No 1—The Peninsula (Item No. C1).

A review of the relevant documents within the Environmental Impact Statement (EIS) indicates that the proposal will have no impact on the heritage significance of important items on the College site. Its contemporary design is consistent with development that has taken place across the site since the 1950s.

As the site is not listed on the SHR, our advice is limited to historical archaeology which is based on our review of Section 5.13 and Appendix I of the Environmental Impact Statement:

- The archaeological assessment prepared by Biosis identified that the northern portion of the south-eastern corner of the study area may contain archaeological material relating to the use of this area as a farm or dairy in the late 19th and possibly early 20th centuries. The potential archaeological remains may include underfloor deposits, building foundations, outbuilding postholes, refuse pits, yard surfaces and fencing post holes.
- The southern portion of the south-eastern corner of the study area and the north-eastern and north-western corner of the study area have been assessed as having low potential to contain archaeological resources. The assessment of significance has indicated the archaeological resource present may be significant at a local level for its potential ability to provide insight into late 19th century domestic, farming and/or dairying practices within Hunters Hill.
- The assessment indicates the proposed works will have significant impacts in south-eastern corner, where the current sports courts, Visual Arts Centre (19th century two-story building), Healy Gym and maintenance workshops, and the workshop/storage and shed currently stand. The proposal involves the demolition of these structures and construction of a new facility featuring a basement, lower ground floor, ground floor and a driveway entry, landscape upgrade and tree removal/replacement. Excavation will be

required for the construction of the foundations, basement and lower ground levels of the structure. Following the construction of the late-19th century dairy building, the former sports facilities and current administrative buildings were constructed in the 1970s and 1980s with potential to have disturbed archaeological resources associated within them.

- The remaining two areas of proposed works will be in the north-western and north-eastern corners of the study area involving construction with low impact footing installed to accommodate the Healy Gym in the north-west corner of the study area, involving minimal excavation for building footings with potential to disturb archaeological resources. The proposed impacts involving the Healy Gym building footings are likely to be minimal as the excavation will be localised.
- A substation proposed within the landscaped gardens unlikely to impact on archaeological relics due to the use of the area as a landscaped area and garden.
- The assessment proposes the implementation of a 'Chance Finds Procedure' to record archaeological materials excavated during the proposed works. Whilst recording archaeological material during excavation works, this measure would not appropriately mitigate impacts to archaeological relics uncovered during the excavation works. The Unexpected Finds Procedure as outlined in the Conditions of Consent are recommended to replace the above 'Chance Finds Procedure'.
- The assessment includes an archaeological monitoring program for the area identified as have moderate potential for unrecorded archaeological relics. The archaeological monitoring would be undertaken by the nominated and appropriately qualified archaeologist. Recommendation 1 indicates that should substantial archaeological remains be identified; open area excavation would be undertaken to ensure that if archaeological relics of State or local significance are identified they are appropriately mitigated.
- The management recommendation includes the provision of a Research Design as a framework for the excavation and/or monitoring during the proposed works prepared in consultation with NSW Heritage Council and the Secretary. The assessment indicates that the proposed Research Design would interface with a Construction Management Sub-Plan to be prepared following approval of the SSD submission.

Recommendations

Based on the above, if the project is approved the following conditions of consent are recommended.

1. If any archaeological relics are uncovered during construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Secretary, Department of Planning and Environment and the delegate of the Heritage Council of NSW.
2. The excavation shall be guided by an appropriate Archaeological Research Design, Excavation Methodology and be directed by a suitably qualified and experienced excavation director who fulfils the Heritage Council's Excavation Director Criteria for the excavation of state significant archaeological sites.
3. The Applicant must retain state significant archaeological items *in situ* and minimise all impacts from the project to these state significant archaeological items as much as possible.

4. After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the City of Sydney and the Department of Planning & Infrastructure. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations.

If you have any questions regarding the above advice on SSD 8970, please contact Gary Estcourt, Senior Heritage Officer, at the Heritage Division on (02) 9895 6409 or at gary.estcourt@environment.nsw.gov.au

Yours sincerely



14/11/2018

Katrina Stankowski

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As Delegate of the Heritage Council of NSW