

URBIS

HERITAGE IMPACT STATEMENT

Kambala School

Prepared for
KAMBALA SCHOOL
23 July 2020

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies		
Senior Consultant	Ashleigh Persian		
Project Code	P0012687		
Report Number	01	24.04.2020	Draft
	02	29.06.2020	Final SSDA Draft
	03	23 July 2020	SSDA Issue

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary	1
1. Introduction	3
1.1. Background.....	3
1.1.1. Need for a Campus Masterplan	3
1.2. Location and Description of the Subject Area	3
1.2.1. Legal Description and Ownership	6
1.3. Proposed Development	6
1.4. Methodology	7
1.5. Author Identification and Acknowledgements.....	7
1.6. Heritage Listing.....	7
2. Setting, Views and Curtilage	9
2.1. Setting.....	9
2.2. View Analysis.....	10
2.3. Heritage Curtilage for Tivoli	13
3. Site Description	14
3.1. Context and Landscape	14
3.2. Tivoli.....	15
3.2.1. Overall Description	15
3.2.2. Exterior	16
3.2.3. Interior and Layout.....	24
3.2.4. Main Room Descriptions	28
3.2.5. Condition Assessment.....	38
4. History	39
4.1. Introduction	39
4.2. European History	39
4.2.1. Rose Bay and Tivoli Bay	39
4.2.2. Peter & Elizabeth Haydon	42
4.2.3. Tivoli (1830s configuration)	44
4.2.4. The Menagerie & Grounds	45
4.2.5. The Dumaresq family 1840 – 1881	45
4.2.6. William Bede Dalley.....	51
4.2.7. 1881 Auction Sale	53
4.2.8. The Hunt Alterations for Morrice T Black	53
4.2.9. Sale of Tivoli	56
4.2.10. Mrs Joseph Pearse (or Pearce)	57
4.2.11. Barney Allen, The Golden King	58
4.2.12. The Love family (by 1901-1912).....	58
4.2.13. Sale of Tivoli	63
4.2.14. Senior's Building.....	66
4.2.15. The Hawthorn Building, Extensions to Tivoli & the Alexander Building 1958-1968	68
4.2.16. 1970s & 1980s.....	70
4.2.17. 1990s.....	72
4.3. Construction Dates	73
4.4. Historical Themes	74
5. Heritage Significance	76
5.1. What is Heritage Significance?	76
5.2. Significance assessment	76
5.3. Statement of Significance	81
5.4. The Relative Significance of Site Elements.....	82
5.4.1. Levels and Grading of Significance.....	82
5.4.2. Schedule of Significant External Elements.....	82

5.4.3.	Schedule of Significant Internal Elements.....	85
5.5.	Significance Diagrams	86
5.5.1.	Floor Plans	86
5.5.2.	Elevations	90
5.6.	Comparative Analysis	93
5.7.	Summary.....	100
6.	Impact Assessment.....	102
6.1.	Statutory Controls	102
6.1.1.	Woollahra Local Environmental Plan 2014	102
6.1.2.	Woollahra Development Control Plan 2015	104
6.2.	Heritage Division Guidelines.....	105
6.3.	Conservation Management Plan Policies	109
7.	Conclusion and Recommendations	115
8.	Bibliography and References	116
8.1.	Bibliography	116
8.2.	References.....	116
	Disclaimer.....	117

FIGURES

Figure 1 – Regional Location of the subject area	4
Figure 2 – Location of the subject area	5
Figure 3 – Proposed works.....	5
Figure 4 – Proposed Works.....	6
Figure 3 – Detail from Woollahra LEP 2014 Heritage Map showing the boundary of the school site.....	8
Figure 4 – Kambala School Plan	9
Figure 5 –Views Analysis Diagrams	11
Figure 6 –Views Analysis Diagrams	12
Figure 7 – Visual Curtilage. The red indicates areas of distant high visibility and significance. The blue overlay indicates areas of high visibility and significance in the immediate setting.	12
Figure 8 – The heritage curtilage of Tivoli	13
Figure 9 – Landscape elements within the school.	14
Figure 10 – Northern elevation showing verandah and gabled entrance.....	17
Figure 11 – Northern elevation showing front entrance door recessed and bay window on north-western corner.	17
Figure 12 – North elevation prior to construction of extension on the eastern end of northern façade, c1911.	18
Figure 13 – Eastern elevation.....	19
Figure 14 – Rear of Tivoli, c1911, prior to central rear extension.	19
Figure 15 – Southern elevation and courtyard.	20
Figure 16 – Southern courtyard.....	20
Figure 17 – Western elevation showing prominent gable with lattice detailing, colonnaded verandah and Norfolk Island Pine.....	21
Figure 18 – Detail of western gable.....	22
Figure 19 – Detail of later extension to southern end of western elevation and colonnaded verandah.	22
Figure 20 – Tivoli prior to extension of southern end of western elevation 1964.	23
Figure 21 – Basement Floor	24
Figure 22 – Ground Floor	25
Figure 23 – First Floor	26

Figure 24 – Attic Floor	27
Figure 25 – Main hall and stair	28
Figure 26 – Main hall looking east c1911	28
Figure 27 – The ground floor second hall vestibule	29
Figure 28 – Drawing Room.....	30
Figure 29 – Drawing room c1911	31
Figure 30 – Smoke room/office	31
Figure 31 – Library/office	32
Figure 32 – Dining Room.....	32
Figure 33 – Dining room, C1911	33
Figure 34 – First Floor main hall.....	35
Figure 35 – First floor dorm rooms	35
Figure 36 – Attic Floor	37
Figure 37 – Senior dormitory on attic floor, c1940s.....	37
Figure 38 - Extract from the 1830s Parish Map showing Breakwells 60 acre grant.....	40
Figure 39 - Extract from the first edition Parish Map showing Breakwell's 60 acre grant.	41
Figure 40 - Extract from the sale plan of the Vauclose Estate prepared by Simeon Lord, showing the outline of Peter Haydon's house below the subdivision and the bridal road.	43
Figure 41 – Extract from James Hume's architecture drawings of an unidentified cottage (possibly Wyoming near Gosford) showing the similar French doors with fanlights above.....	46
Figure 42 – Henry Campbells Sketch of the rear of Tivoli showing the additions carried out by James Hume.	46
Figure 43 – Martens Sketch of Tivoli from the west.	47
Figure 44 - Tivoli from the sketch book of John Andrew Bonar who visited Australia in 1857.....	48
Figure 45 – Photographs of Tivoli from the Macarthur Album. Macarthur family photographs, 1857-66 and 1879.....	48
Figure 46 - Interior view believed to be of Tivoli but not identified as such in the Macarthur Album.	49
Figure 47 - Extract from Thomas Mitchell's Survey, 1853.....	50
Figure 48 – Copy of the subdivision plan by Richardson & Wrench, 1881, showing the original position of the entrance gates.	52
Figure 49 - <i>Enlargement of Tivoli House from the Subdivision plan by Richardson & Wrench, 1881 showing the form of the house before it was altered by Horbury Hunt.</i>	53
Figure 50 - <i>Dining Room with Bay Window. Photographs taken during the Love family's occupation.</i>	55
Figure 51 - <i>Dining Room with fire place. One of the series taken during the Love family occupation.</i>	57
Figure 52 - View of the Drawing Room taken during the Love family occupation.....	59
Figure 53 - Subdivision plan held in the Fergusson collection.	60
Figure 54 - South eastern room with the pressed metal dado possibly installed by the Love Family.....	62
Figure 55 – Harold Cazneaux's view of Tivoli.	62
Figure 56 - View of the rear of Tivoli taken c. 1920. A tree screens the courtyard.	64
Figure 57 – External view of Tivoli / Kambala taken prior to the infilling of the verandahs (1930s) showing the dark painted timber columns and balcony rails.	65
Figure 58 - Aerial view of the school taken prior to the addition of new wings and buildings, c1935.	66
Figure 59 - Aerial showing the Senior's building added the north west.	67
Figure 60 - Kambala/Tivoli, May 1951 showing the infilled verandah (now a dormitory).	68
Figure 61 - Views of Kambala / Tivoli taken by Max Dupain in the 1960s showing the additions by PTW.	69
Figure 62 - Views of Kambala / Tivoli taken by Max Dupain in the 1960s showing the additions by PTW.	69
Figure 63 - Block plan prepared by PTW architects.....	70
Figure 64 - 1970s view of Tivoli/Kambala.....	71
Figure 65 - First floor plan prepared by FMJM architects in the early 1980s.	72

Figure 66 - Rebuilding of the servants' hall from the series of construction photographs.	73
Figure 67 – Basement Floor	86
Figure 68 – Ground Floor	87
Figure 69 – First Floor	88
Figure 70 – Attic Floor	89
Figure 71 – Northern elevation	90
Figure 72 – Western elevation.....	90
Figure 73 – Eastern elevation.....	91
Figure 74 – Southern elevations.....	91
Figure 75 – Southern elevations cont.	92

PICTURES

Picture 1 –View of the school entrance to Kambala on New South Head Road.....	14
Picture 2 – Detail of historic gates on Tivoli Avenue.	14
Picture 3 – View to the mature Norfolk Island pine to the west of the site.	15
Picture 4 – View across sports oval to Tivoli and the Norfolk Island pine in its immediate vicinity.	15
Picture 5 – View to the sports oval.	15
Picture 6 – View to the irrigated water used for the oval from the former “Emmas Well.”	15
Picture 7 – Main hall and stair on ground floor.	28
Picture 8 – Decorative stained glass window on stair landing.....	28
Picture 9 – Ground floor second hall vestibule	29
Picture 10 – Ground floor second hall vestibule in c1911	29
Picture 11 – View to northern bay windows.....	30
Picture 12 – View to western windows	30
Picture 13 – Elaborate fireplace	30
Picture 14 – View to western windows	30
Picture 15 – Fireplace and hearth	31
Picture 16 – Smoke room/office, c1911.....	31
Picture 17 – Fireplace and hearth	32
Picture 18 – Library/office, C1911.	32
Picture 19 – Fireplace and hearth	32
Picture 20 – Dining room. Note new opening.	32

EXECUTIVE SUMMARY

Urbis have been engaged by Carmichael Tompkins Property Group on behalf of Kambala Girls School to prepare a Heritage Impact Statement for a State-Significant Development Application (SSD-10385).

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed redevelopment of the sports precinct of Kambala School at 794 -796 New South Head Road, Rose Bay.

This application is SSD by way of clause 8 and schedule 1 under State Environmental Planning Policy (State and Regional Development) 2011 on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than \$20 million.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project by DPIE, ref no SSD-10385 issued on 24 November 2019. This HIS has been prepared to respond to requirement 9 of the Planning Secretary's Environmental Assessment Requirements (SEARs), which states:

Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996).

Parts of the Kambala School property are identified as a consolidated heritage item under the Woollahra Local Environmental Plan (LEP) 2014, being 'Kambala School—building formerly Tivoli and interiors, gateposts, gates and flanking walls with railing facing Tivoli Avenue, 2 Norfolk Island Pines' (Item No. 325), as shown in Figure 3 below.

The site is located within the vicinity of local heritage listed items 'Kambala School' and the 'Kincoppal, Roman Catholic Convent of the Sacred Heart and school' (Item No. 396) at 2 Vaucluse Road, Rose Bay.

There are no proposed physical interventions to any significant fabric within the heritage listed elements on the site. No changes are proposed to the Tivoli building itself or any of its associated heritage listed elements including entrance gates or listed walls.

Physical change is only being proposed to later already modified elements within the broader Kambala School site, including the sports field and later sporting facilities. There are no heritage impacts as a result of the modification of the existing sporting field, which is not an original or significant element to the place.

The proposal will facilitate the construction of much needed classroom and sporting facilities which is difficult to achieve on an inner city land locked education campus such as Kambala. These new facilities will provide for the ongoing educational use of the place which will in turn provide for ongoing conservation and maintenance of the heritage listed elements including Tivoli.

The demolition of later contemporary additions and structures to the rear of Tivoli, part of Hawthorne Building and the Arts Building will recapture open space surrounding the heritage listed Tivoli building and improve the building's setting and curtilage. Views along the entrance driveway from New South Head Road towards the rear elevation of Tivoli will be improved specifically through the removal of later additions to Hawthorne, and will provide Tivoli with a sense of space and identity.

While inward views towards the campus and the immediate visual setting of Tivoli will be altered as a result of the proposal, these potential impacts have been mitigated through the provision of generous physical setbacks from the heritage building. The overall benefit of the proposal from an educational and use perspective outweighs the potential heritage impact from minor alterations to existing views towards Tivoli, which it is noted, sits within and already highly modified setting and landscape. Views towards the principal elevation of Tivoli will not be significantly impacted views towards all of the heritage listed elements on the site will be retained and will not be obscured. It is noted that already approved development which will be undertaken in the future will provide for a greater alteration of the existing setting and views than that which would be added through the subject proposal.

The proposal will have no detrimental impacts on any heritage items of conservation areas located within the vicinity of this site, and will have no detrimental heritage impact on the adjacent Kincoppal heritage item no. 396.

It is beyond the scope of this report to assess the archaeological potential of the site or comment on the potential archaeological impacts of the proposal.

The proposal has an acceptable heritage impact and is recommended for approval.

1. INTRODUCTION

1.1. BACKGROUND

Urbis have been engaged by Carmichael Tompkins Property Group on behalf of Kambala Girls School to prepare a Heritage Impact Statement for a State-Significant Development Application (SSD-10385).

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed redevelopment of the sports precinct of Kambala School at 794 -796 New South Head Road, Rose Bay.

This application is SSD by way of clause 8 and schedule 1 under State Environmental Planning Policy (State and Regional Development) 2011 on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than \$20 million.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project by DPIE, ref no SSD-10385 issued on 24 November 2019. This HIS has been prepared to respond to requirement 9 of the Planning Secretary's Environmental Assessment Requirements (SEARs), which states:

Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996).

1.1.1. Need for a Campus Masterplan

Kambala is an independent day and boarding school for girls up to 18 years. Kambala also has an early learning centre catering for approximately 70 girls and boys aged between 6 months and 5 years. The school was established in the late 1800s and moved to the current campus in 1913. The campus has evolved in an organic and ad-hoc manner over the last 100 years as the school and its demands have grown.

A new campus-wide planning approach offers the opportunity to strategically plan for the future in a sustainable and effective manner and to preserve the unique aesthetic and heritage qualities of the campus. The preparation of a campus-wide planning approach is also consistent with the School's 2019 - 2023 Strategic Plan which identified the need for a broader strategic plan to coordinate renewal and development in a feasible and staged manner.

1.2. LOCATION AND DESCRIPTION OF THE SUBJECT AREA

Kambala is located at 794 -796 New South Head Road, Rose Bay and is within the Woollahra Council local government area (LGA) (see Figure 1 & Figure 2). Situated in the eastern suburbs of Sydney, the School is approximately 8km east of the Sydney CBD. The School is located on New South Head Road which is a classified road connecting the City with the eastern beaches. The School is surrounded by predominantly residential uses. The school encompasses the following lots:

- Lot 67 DP2538.
- Lot 1 DP1089403.
- Lot 1 DP187595.
- Lot Null SP64653.
- Lot C DP310074.
- Lots 1 - 12 DP1116858.

The campus is bound by New South Head (to the east), Bayview Hill Road (to the north) and Tivoli Avenue (to the west). Fernbank Boarding House is located at 1A -3 Bayview Hill Road (Lot 45-46 DP2538 and Lot 1 DP173852) opposite the Kambala School grounds. No works are proposed to this part of the campus in this DA.

The School campus slopes down from New South Head Road in the east to the west and comprises a series of existing buildings in the western part of the campus that range in height and age. The south western and north western part of the campus accommodates much of the school's existing built form, while the eastern part has the school's sporting fields and courts.

The Kambala School building known as Tivoli House is in the heart of the campus. The house, its interiors, gateposts, gates and flanking walls with railing facing Tivoli Avenue, as well as 2 Norfolk Island Pines are listed as a heritage item in Woollahra Local Environmental Plan 2014 (WLEP 2014).

Within the School campus, the site of this SSDA is illustrated in Figure 2. The site proposed for new buildings is on top of the existing sports field and music building, as shown in green. The site proposed for demolition works and associated façade redevelopment and landscaping works is shown in red and is limited to a portion of the existing Hawthorne Building and the Arts building. The site of new landscape works is shown in yellow and includes all external spaces connecting these works. It is anticipated that the construction works will be staged, so the construction site for any given stage will be smaller than the overall site identified. The four key main buildings proposed are identified in Figure 3.

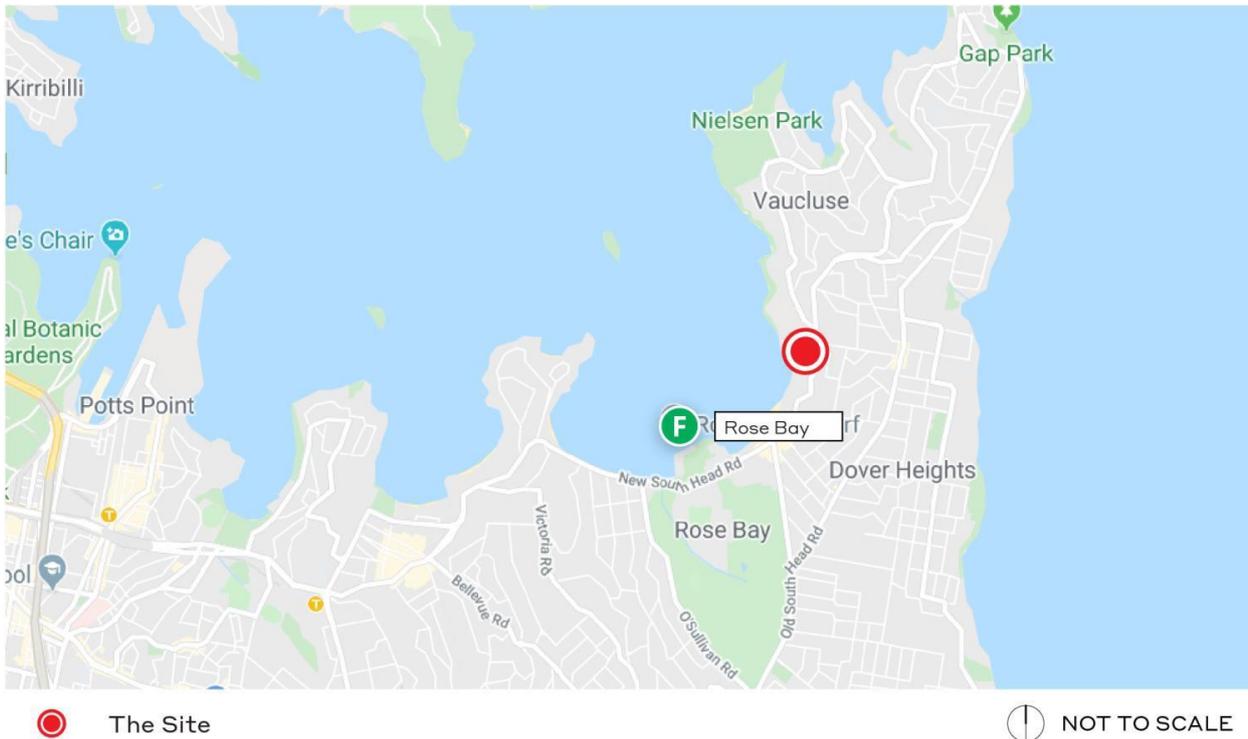


Figure 1 – Regional Location of the subject area



 The Site

 NOT TO SCALE

Figure 2 – Location of the subject area

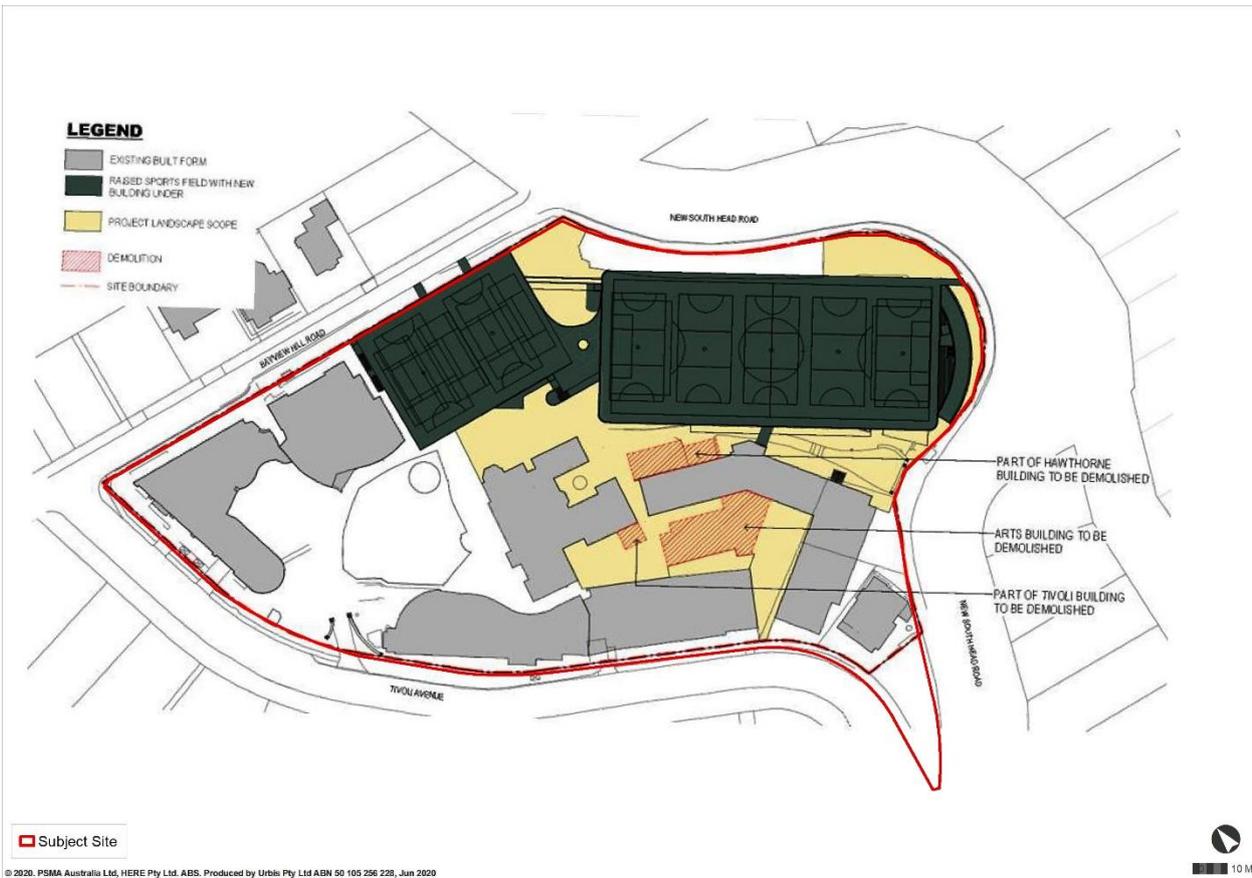


Figure 3 – Proposed works



Figure 4 – Proposed Works

1.2.1. Legal Description and Ownership

The campus comprises several allotments, the legal descriptions of which are provided in **Table 1** below. The existing campus has a site area of approximately 22511m².

Table 1 – Legal description

Address	Lot	Plan
794-796 New South Head Road	Lot 67	DP 2538
	Lot C	DP 210074
	Lot 1	DP 1089403
3 Tivoli Avenue	Null	SP 64653
3 Bayview Hill Road	Lot 1	DP 175832
1A Bayview Hill Road	Lot 45	DP 2538
1 Bayview Hill Road	Lot 46	DP 2538

1.3. PROPOSED DEVELOPMENT

This SSDA includes detailed plans for a new sport, wellbeing and senior learning precinct. Accordingly, consent is sought for the following:

- The excavation of part of the existing sports field to facilitate the construction of the following:
 - sports facilities including weights room and dance rooms;

- indoor multipurpose sports courts for use by up to 1500 people;
- innovative and flexible teaching and learning spaces;
- amenities, store rooms, plant, circulation and ancillary spaces
- reinstatement of the sports field surface on the roof (sports field and perimeter fencing)
- spectator seating / bleachers;
- The removal of the tennis courts (currently on the roof of the music building), and the construction of the following:
 - a wellbeing centre, called the SHINE centre, to accommodate the Kambala SHINE program
 - a new staff centre, called the KITE centre, to accommodate staff workstations, meeting areas, staff development workshop rooms and amenities
 - reinstatement of the tennis courts, lighting and perimeter fencing on the new roof
- a new eastern forecourt for the school, new external landscaped areas and new courtyards;
- minor works to the existing music building to facilitate a new connection to the new courtyard;
- the partial demolition of the Hawthorne building and the construction of a new façade, roof and landscaping; and
- the demolition of the Arts building and the construction of new facades to adjacent affected buildings, and new landscaping to the footprint of the demolished building

The proposed works will involve the demolition of the existing structures, bulk excavation within the subject area and the upgrade of facilities. The proposed works will have direct impact on the subject area and will entirely destroy any potential archaeological resource within the subject area.

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter 1999* (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Woollahra Local Environmental Plan 2014, the Woollahra Development Control Plan 2015, and the Conservation Management Plan prepared by Urbis.

1.5. AUTHOR IDENTIFICATION AND ACKNOWLEDGEMENTS

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant), with background information (site description, significance assessment) sourced from the Conservation Management Plan prepared by Urbis consultants Alicia Vickers (Consultant) and Mary Knaggs (Senior Consultant). The history was compiled by Dr Noni Boyd as a sub-consultant to Urbis.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The authors would like to thank the following people for their assistance with the compilation of this plan:

- Malcolm Boyes and Anthony Girling (Facilities Managers), Kambala;
- Kathryn Hillier, Archivist, Kambala;
- Dr Noni Boyd and Jean Rice; and
- The occupants of the buildings for providing access.

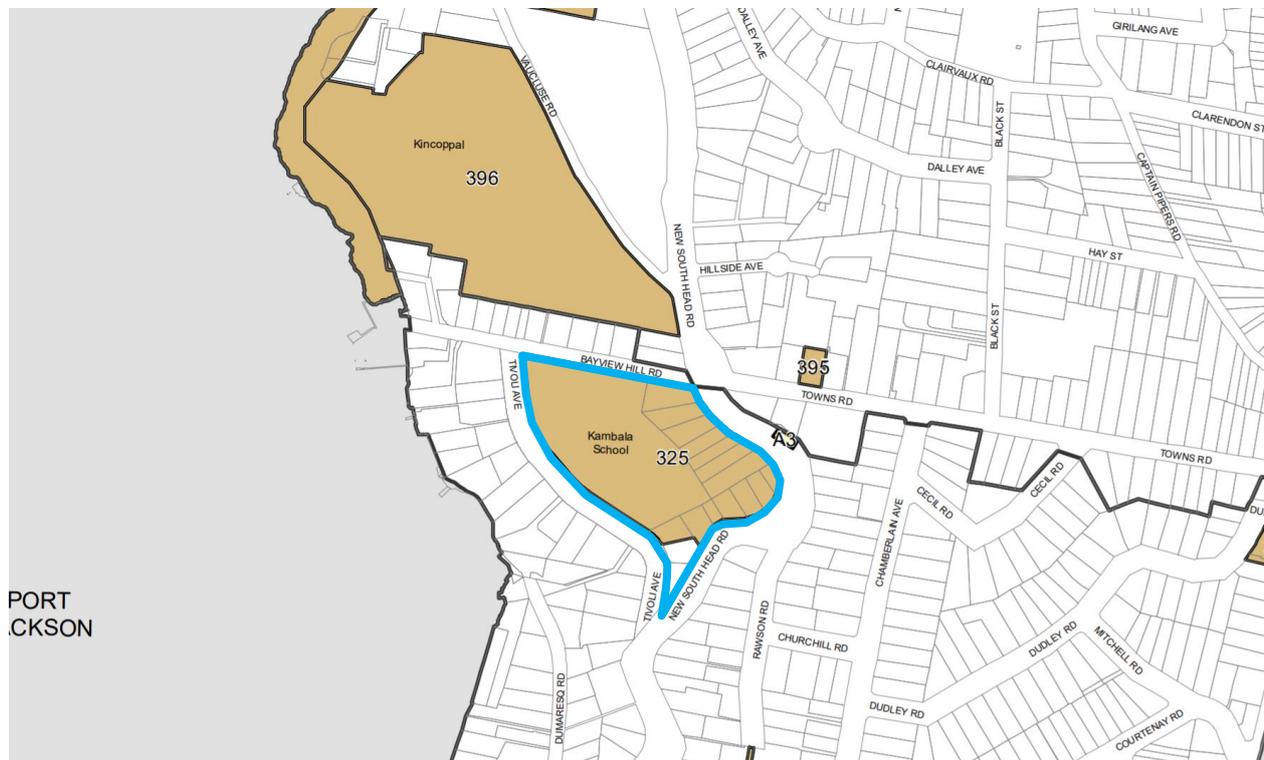
1.6. HERITAGE LISTING

Parts of the Kambala School property are identified as a consolidated heritage item under the Woollahra Local Environmental Plan (LEP) 2014, being '*Kambala School—building formerly Tivoli and interiors*,

gateposts, gates and flanking walls with railing facing Tivoli Avenue, 2 Norfolk Island Pines' (Item No. 325), as shown in Figure 5 below.

The site is located within the vicinity of local heritage listed items 'Kambala School' and the 'Kincoppal, Roman Catholic Convent of the Sacred Heart and school' (Item No. 396) at 2 Vaucluse Road, Rose Bay.

Figure 5 – Detail from Woollahra LEP 2014 Heritage Map showing the boundary of the school site.



Source: Woollahra LEP 2014 Heritage Map.

2. SETTING, VIEWS AND CURTILAGE

2.1. SETTING

Kambala School is on the low side of New South Head Road as it curves around the west facing hillside that slopes steeply down to Rose Bay and Sydney Harbour.

The general area is dominated visually by Kincoppal (Rose Bay School) on the hill to the north of Kambala. The Kincoppal school chapel (also designed by architect John Horbury Hunt) has high visibility from New South Head Road and most areas of Rose Bay.

Other buildings lining New South Head Road, in the vicinity of the subject site, are 1-3 storey residential buildings with a mixture of old and new architecture. On the opposite side of New South Head Road there are sandstone retaining walls supporting multi-storey residential buildings above.

To the north of the site is Bayview Hill Road which falls steeply from New South Head Road. Lining Bayview Hill Road to the north (below Kincoppal) are large residential allotments featuring mainly large two storey residences. Fernbank is a two storey boarding house facility belonging to Kambala and is also situated on the north side of Bayview Hill Road below Kincoppal.

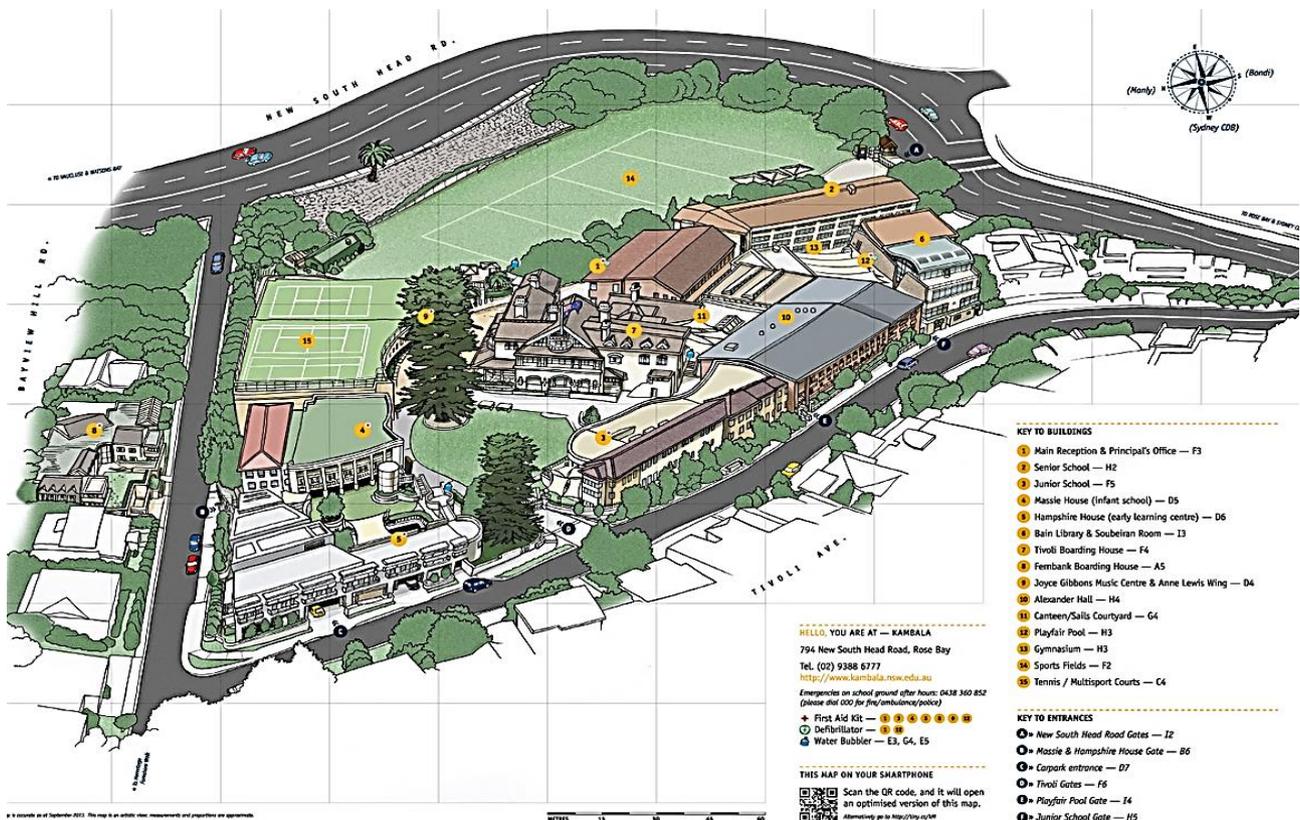
Along Tivoli Avenue the houses to the west are generally constructed on land terraced below the road level, so that even the two storey houses read as a single storey to the street. Many of these properties have multiple single storey garages built close to the boundary of Tivoli Avenue.

Near the intersection of Tivoli Avenue and New South Head Road there are inter-war three storey apartment blocks.

The impact of these developments is softened by plantings on the street and in the private domain.

The following section below assesses the visual and heritage curtilage of Tivoli.

Figure 6 – Kambala School Plan



Source: Kambala

2.2. VIEW ANALYSIS

Tivoli House and the tall Norfolk Island pine to its north west have high visibility in views to the south west from the top of New South Head Road (and at various points along Bayview Road).

Distant views from New South Head Road and Bayview Avenue to Tivoli House and the Norfolk Island Pine have high significance, due largely in part to the sports field allowing for an open and uninterrupted vista to the site. Although the context from which these views are appreciated are passing streetscape and vehicular views only, they are nevertheless of high significance as they form a significant element in sweeping views of the harbour from these aspects. They should be retained and conserved (without interruption). Other distant views to Tivoli are of moderate-low significance as they have largely been obstructed by extant recent development on the school site.

The mature Norfolk Island pines on the Kambala site are important in the cultural landscape setting of Kincoppal, particularly in distant silhouettes on the horizon from the south and west.

Further, there are important visual links and views from Tivoli to Kincoppal Rose Bay Convent and to Sydney Harbour (from the western facade).

Traditionally, Tivoli was appreciated “in the round” within its wider setting; however, the school development carried out in various stages around Tivoli has encroached on its setting (on its eastern, southern and south western sides).

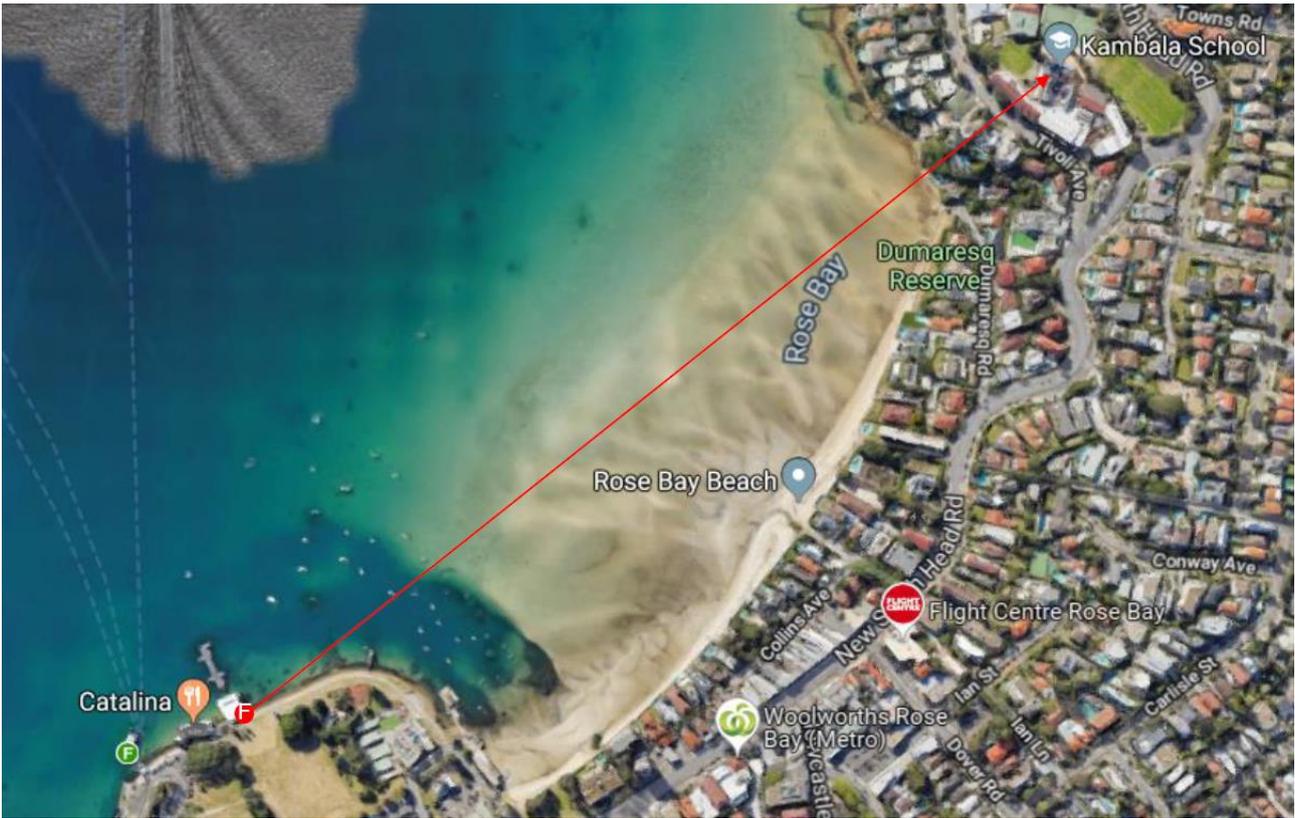
View No.	Direction	Significance	Discussion
A	East	High	View from the existing entrance gates towards Tivoli house. This view has historic significance and faces the principal elevation of the heritage item, and encompasses the suite of significant elements within the place, including the building, the entrance gates/wall and the trees. This view is a modified view given the immediate development.
B	South-west	Moderate	View facing Tivoli house from the corner of New South Head Rd and Bayview Hill Rd. This point historically provided a secondary entrance into the Tivoli estate towards the northern secondary elevation of the building. This view is a modified view given the immediate development.
C	South-west/west	Moderate	View towards the rear elevations of Tivoli from a raised section of New South Head Road. This view has no historical connection to another significant element but this provides a generally uninterrupted view of the rear elevations of Tivoli. This view is a modified view given the immediate development.
D	North-west	High	View from the current entrance gates for Kambala School on New South Head Road towards the rear of Tivoli. This view has historic links as this alignment is the former service entrance leading to the former location of the stables and poultry yard. This view is a substantially lost view given the immediate development.
E	North-west/north	High	View from the intersection of Tivoli Avenue and New South Head Road facing towards Tivoli. This is a historically significant view and marks what would have been the outer entrance gates to the Tivoli Estate. It would have been from this location that visitors benefited from a sense of arrival as they approached along the carriage loop. This view is a modified view given the immediate development.
F	North-east	Low	View from Rose Bay towards the Tivoli estate. Whilst not a historically significant views, a view from the Harbour or Rose Bay does have significance for Tivoli’s relationship with the Harbour.

Figure 7 –Views Analysis Diagrams



Source: Google Maps with Urbis overlay.

Figure 8 –Views Analysis Diagrams



Source: Google Maps with Urbis overlay.

Figure 9 – Visual Curtilage. The red indicates areas of distant high visibility and significance. The blue overlay indicates areas of high visibility and significance in the immediate setting.



Source: Six Maps with Urbis overlay.

2.3. HERITAGE CURTILAGE FOR TIVOLI

Heritage curtilage is defined as the area surrounding a building of heritage significance, which is essential for retaining and interpreting its heritage significance.

The site forms part of an original sixty (60) acre grant to Samuel Breakwell in 1812. The historic lot boundary is no longer apparent, having been reduced by past subdivisions for residential development in the Rose Bay area and access roads.

Tivoli forms part of the larger Kambala school site, which is bounded by Bayview Hill Road to the north, New South Head to the east and Tivoli Avenue to the west.

The current boundaries for the school site were in part established in 1840, when the original sixty-acre grant was subdivided to create five separate sites suitable for "Marine Villas", leaving a small parcel of land immediately associated with Tivoli. There have been minor changes to the school boundary during the twentieth century, as a number of residential blocks have been subdivided and sold, and New South Head Road was realigned.

The original gardens and outbuildings associated with Tivoli have been replaced with further development. The only surviving elements of the former estate existing on the site are the caved sandstone gate piers and gates and the remnant palisade fence located at the entrance to Tivoli from Tivoli Avenue. Two araucaria Norfolk Island pines are the only surviving remnants of the nineteenth century garden.

Although new buildings and facilities have been constructed to the north, east and south/south western sides of Tivoli, the former house still occupies a prominent rise in the topography of the site, and retains a visual link between its western elevation (garden front) and Rose Bay.

The physical heritage curtilage of Tivoli and associated remnant elements of the former Tivoli Estate have a **reduced heritage curtilage** within the overall boundary of the school site.

The physical heritage curtilage in this report below encompasses the whole of Tivoli, the open garden setting to the west, the former drive (and original gates) to the south west and the more recent paved area to the north, which form significant features to the physical setting of the item.

Extant recent site development in the vicinity of Tivoli is excluded from the physical heritage curtilage of Tivoli, as this is intrusive to its setting.

Figure 10 – The heritage curtilage of Tivoli



Source: Six Maps with Urbis Overlay.

3. SITE DESCRIPTION

3.1. CONTEXT AND LANDSCAPE

Kambala School is located on a single campus on the rising shore above suburban Rose Bay, overlooking Sydney Harbour. The main school campus covers a large irregular allotment and is divided into four main areas:

- Hampshire House - the Early Learning Centre (creche)
- Massie House for students from Preparation (4 year olds) to Year 2;
- Junior School for girls in Years 3 to 6; and
- Senior School for girls in Years 7 to 12.

The main entrance to the school is from New South Head Road via a contemporary drive. This drive continues to the north arriving at the northern entrance of Tivoli. Tivoli is centrally located on the school grounds and addresses Sydney Harbour with a garden front facing west. There is paving abutting Tivoli on all other sides.

Most of the Kambala school buildings are of a low scale dating from the mid-late 20th century. More recent senior school development is situated on the eastern and southern edges of the school site. The infant and junior schools are located to the south west of Tivoli.

Remnant elements of the former entrance to the Tivoli Estate off Tivoli Avenue (which now serve as a secondary rear entrance) include the gateposts, gates, sandstone flanking walls. There are two mature Norfolk Island Pines located to the west of Tivoli

Other vegetation (trees and shrubbery) on the site appear to be more recent and of no identified significance.

There is a large open sports ground and tennis courts located to the north east of Tivoli. The tennis courts and sports field date from c1935. Irrigated water used for the oval comes from the former “Emma’s Well” (Picture 14) and a stream which now flows underground to Rose Bay. There was originally a small historic bridge over the “well” which was demolished in c1958 when Woollahra Council constructed a new drainage system for the oval and drive to the school site.

Figure 11 – Landscape elements within the school.



Picture 1 –View of the school entrance to Kambala on New South Head Road



Picture 2 – Detail of historic gates on Tivoli Avenue.



Picture 3 – View to the mature Norfolk Island pine to the west of the site.



Picture 4 – View across sports oval to Tivoli and the Norfolk Island pine in its immediate vicinity.



Picture 5 – View to the sports oval.



Picture 6 – View to the irrigated water used for the oval from the former “Emmas Well.”

3.2. TIVOLI

3.2.1. Overall Description

Tivoli is one of the series of 19th century marine villas erected overlooking Port Jackson (Sydney Harbour) that extended from Elizabeth Bay to Watson’s Bay. The name of the house is the name of the original land grant. Tivoli has had a number of phases of historical development and has notable associations with prominent owners and architects.

It was originally constructed as a colonial gentleman’s cottage in c1834 and at that time consisted of central house, with single storey wings located to its north and south creating a service courtyard to the east. The house was constructed of traditional load-bearing masonry with a hipped timber shingle roof. The house was orientated on a north south alignment, with its main facade facing west, and looking across Rose Bay to Point Piper and Sydney Harbour beyond.

The house was substantially extended in 1845 and 1885. Its present configuration and design, as a large Federation Arts and Crafts Style residence, is attributed to the work of notable architect John Horbury Hunt (1885). Hunt was commissioned to substantially reconstruct and enlarge the 1840s version of the residence, which is encapsulated within the new works. The interior of the building exhibits much of the original detailing of the earlier 1840s Victorian house.

The later use of the house by Kambala School (from 1913) led to progressive and substantial modifications and additions to parts of the building between 1925-1965, including extensions to the southern end of the western façade, eastern end of the northern façade and enclosure of the first floor balcony; as well as major changes internally to suit the requirements of the school and to accommodate increasing enrolments. Tivoli is presently occupied by administration areas, offices and boarding facilities.

3.2.2. Exterior

Tivoli is a substantial two to three storey building located centrally on the school site. It is constructed of rendered brick and stone and has a hipped and gabled slate roof.

The building is a substantial reconstruction of the earlier 1840s house occupying the site evolving its basic plan form from that building and developing it with additional floors and enlarged service wings.

The plan of Tivoli forms a 'U' shape around a rear courtyard with a closing service wing. Both the northern and western facades are principal elevations. The northern façade features a principal entrance to the building and there is a secondary entry from the rear courtyard (eastern side). The western facade overlooks a garden with extensive views towards Sydney Harbour.

The building is stylistically of John Horbury Hunt's Federation Arts and Crafts Style (with characteristics of the American Shingle style).

Federation Arts and Crafts buildings were typically domestic in scale and featured traditional vernacular motifs including informal (rather than symmetrical) planning, massing, fenestration and landscaping. The roof was a dominant element featuring gables, bay windows and tall chimneys.

The exterior of Tivoli features a wide verandah which runs around the northern side of the building joining up with a colonnaded verandah on the western side, with turned timber verandah posts and joinery. There are French windows to ground floor and arched windows to the upper floor. A series of bay windows are placed around the building with lattice screens to the gables over these bays. There are tall Victorian style chimneys to the hipped and gabled roof form. The great western gable with lattice like screen and beam end grotesques of Tivoli are characteristic of the American Shingle style.

Northern elevation (principal entrance)

The northern side of the building has a wide paved front verandah with a gabled main entrance (with timber lattice). The verandah wraps around the north-eastern corner of the building. There is a large bay window on the north-western corner.

The principal entrance is through a wide stone flagged verandah on the ground floor of the northern façade of the building and is set into a deep arched recess with a solid rendered surround. There is a timber panelled front door with a large brass doorknob and a brass key escutcheon on the outer face.

Figure 12 – Northern elevation showing verandah and gabled entrance.



Source: Urbis 2017.

Figure 13 – Northern elevation showing front entrance door recessed and bay window on north-western corner.



Source: Urbis 2017.



Source: Urbis 2017.

Figure 14 – North elevation prior to construction of extension on the eastern end of northern façade, c1911.



Source: Google Earth

Eastern elevation and service wing (courtyard and secondary entrance)

The eastern elevation (rear courtyard) contains a secondary entrance and features a series of service wings centred around a courtyard. The service wing of the original house runs off the eastern end of the main dining room on the ground floor, forming the southern side of the courtyard. It links to a second service wing at the eastern end that forms a partial enclosure of the courtyard. A single storey gabled addition to the central rear gable was constructed c1945.

Figure 15 – Eastern elevation



Source: Urbis

Figure 16 – Rear of Tivoli, c1911, prior to central rear extension.



Source: Unknown

Southern elevation (courtyard)

The southern elevation comprises the southern side of the rear service wings and a recent paved courtyard with canteen (a later addition).

Figure 17 – Southern elevation and courtyard.



Source: Urbis 2017.



Source: Urbis 2017.

Figure 18 – Southern courtyard.



Source: Urbis 2017.

Western elevation (principal elevation overlooking garden and Sydney Harbour)

The western elevation is the principal elevation to the building and features a high prominent gable and a large ground floor colonnaded verandah. The gable features a large lattice screen and a first floor and attic balcony with timber posts, shingles and detailing and beam end grotesques. It is noted that the first floor verandah has been entirely enclosed with windows.

The southern wing of the western elevation is a c1964 extension to the residence and matches the style of the original building. There are roof dormer windows to the upper bedrooms overlooking the harbour. This extension comprises of a bay window adjoining the south of the colonnaded verandah and external stair to the ground floor on the south western corner.

Figure 19 – Western elevation showing prominent gable with lattice detailing, colonnaded verandah and Norfolk Island Pine.



Source: Urbis 2017.

Figure 20 – Detail of western gable.



Source: Urbis 2017.

Figure 21 – Detail of later extension to southern end of western elevation and colonnaded verandah.



Source: Urbis 2017.



Source: Urbis 2017.

Figure 22 – Tivoli prior to extension of southern end of western elevation 1964.



Source: Google Earth

3.2.3. Interior and Layout

The internal structure of Tivoli comprises of timber framed floors supported by load bearing masonry. The roof is timber framed supported by masonry walls. The floor system is a timber joist and timber floor board system with heritage ceilings. The foundations are unknown but can be assumed to be high level strip footings.

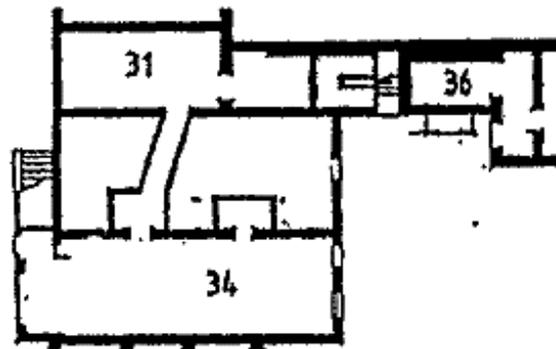
The internal layout of Tivoli is shown in the floor plans shown below, derived from the CMP prepared for Tivoli in 2003.

Major changes occurred to Tivoli internally post c1913 to suit the requirements of the school and to accommodate increasing enrolments.

Tivoli is presently occupied by administration areas, offices and senior boarding facilities. Offices, dining and service areas are located on ground floor and boarding facilities are located on the upper levels.

Note that some of the current uses of the rooms have changed since 2003. This includes the school archives which is now located in the basement level.

Figure 23 – Basement Floor

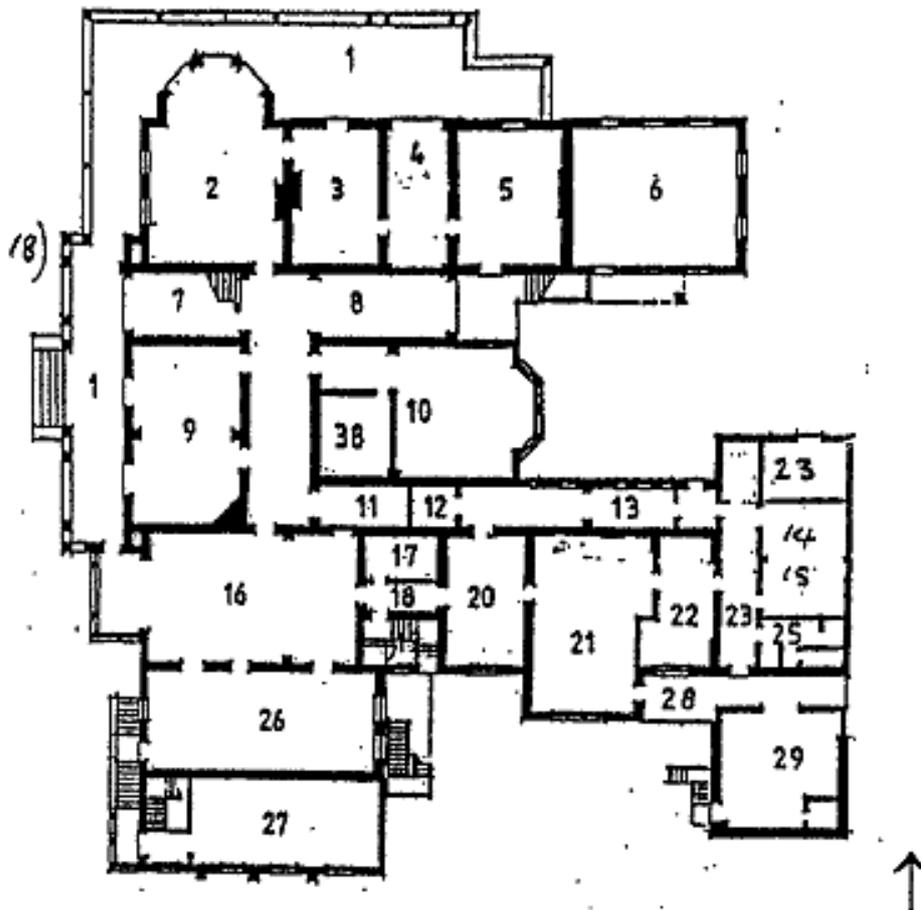


TIVOLI - KAMBALA Basement Floor Plan Current Uses 2003

31	Bag Store
34	Meeting Room
36	Sub Floor Area

Source: NBRS CMP 2003

Figure 24 – Ground Floor

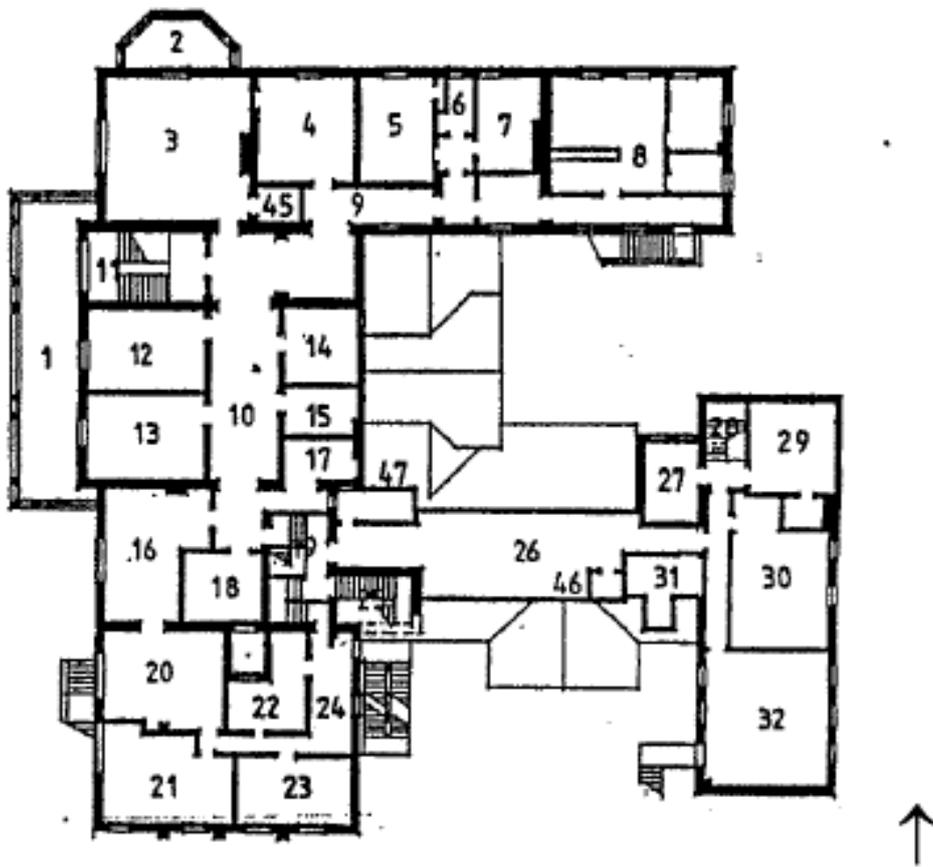


TIVOLI - KAMBALA
Ground Floor Plan Current Uses 2003

1	Verandah	16	Main Dining Room
2	Drawing Room	17	Staff Room
3	Enrolments	18	Service hall
4	Entry Hall	19	Service Stair
5	Foundation Office	20	Wash-up area
6	Archives Office	21	Kitchen
7	Main Stair	22	Dry Stores
8	Main Hall	23	Service Passage
9	Music Rooms	24	Property Manager
10	Year 10 Common Room	25	Staff Wash Room
11	Toilet	26	Dining Annex
12	Store	27	Games Room
13	Service Passage	28	Service Passage
14	Laundry	29	School Canteen
15	Laundry		

Source: NBRIS CMP 2003

Figure 25 – First Floor



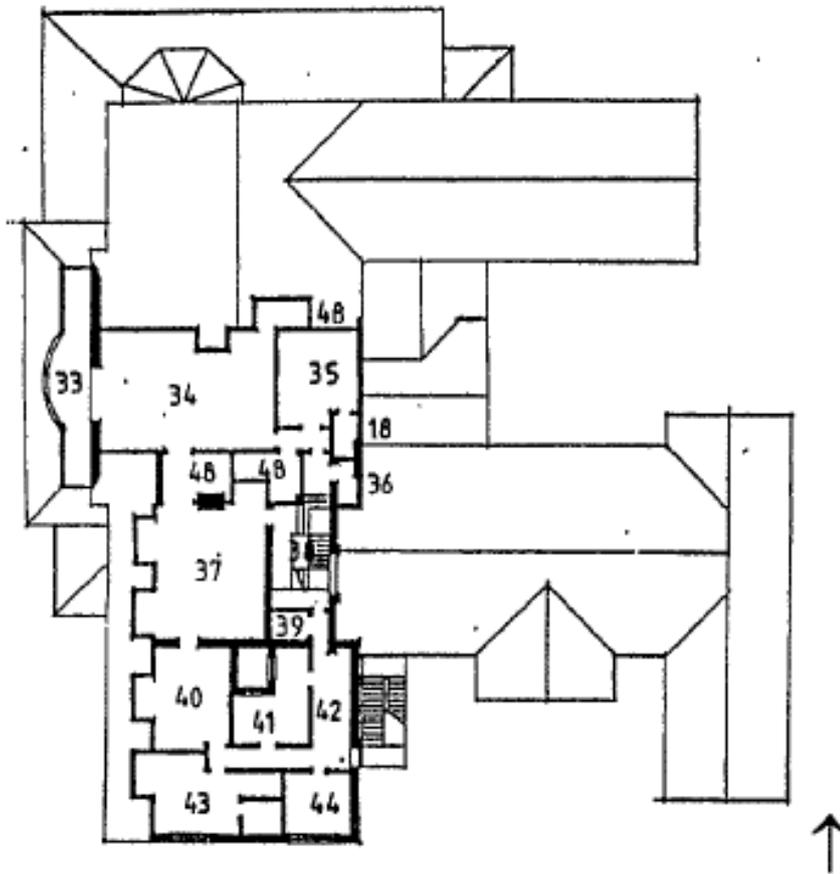
**TIVOLI - KAMBALA
First Floor Plan**

Current Uses 2003

1	Balcony	18	Bathroom
2	Balcony	19	Back Stair
3	Dormitory	20	Dormitory
4	Dormitory	21	Dormitory
5	Boarding Mistress	22	Wash Room
6	Bathroom	23	Dormitory
7	Wash Room	24	Passage
8	Staff Flat	25	Stair
9	Passage	26	Common Room
10	Main hall	27	Wash Room
11	main Stair	28	Stair
12	Dormitory	29	Boarding Mistress
13	Dormitory	30	Dormitory
14	Office	31	Wash Room
15	Toilet	32	Dormitory
16	Hospital	45	Store
17	Wash Room	46	Store

Source: NBRS CMP 2003

Figure 26 – Attic Floor



TIVOLI - KAMBALA
Attic Floor Plan Current Uses 2003

- | | |
|----|-------------------|
| 33 | Balcony |
| 34 | Dormitory |
| 35 | Boarding Mistress |
| 36 | Hot Water Unit |
| 37 | Dormitory |
| 38 | Stair |
| 39 | Hot Water Unit |
| 40 | Dormitory |
| 41 | Wash Room |
| 42 | Passage |
| 43 | Dormitory |
| 44 | Head Boarder |
| 47 | Store |
| 48 | Clothes Store |

Source: NBRS CMP 2003

3.2.4. Main Room Descriptions

The Main Hall and Stair

The main hall and stair is largely intact including arched openings, a main timber stair and decorative cornices. The stair is late Victorian in character; having replaced the original house stair. It has simple turned newels. There is a large stained glass window located on the landing of the main stair. It is Arts and Crafts in style with birds and flowers and occupies the northern wall above the landing. The original marble floor finishes have been retained. The original lighting has been removed throughout the main ground floor hall and vestibule (second hall).

Figure 27 – Main hall and stair



Picture 7 – Main hall and stair on ground floor.

Source: Urbis



Picture 8 – Decorative stained glass window on stair landing.

Source: Urbis

Figure 28 – Main hall looking east c1911



Source: Kambala school archives

Ground Floor Vestibule (second hall)

The ground floor vestibule (second hall) has generally retained the same configuration and finishes. However, new doors, of a character similar to those existing, have been added to the eastern wall. The original marble floor finishes have been retained. The original lighting has been removed throughout the main ground floor hall and vestibule (second hall).

Figure 29 – The ground floor second hall vestibule



Picture 9 – Ground floor second hall vestibule

Source: Urbis



Picture 10 – Ground floor second hall vestibule in c1911

Source: Kambala School archives/

Drawing Room

The drawing room is the most significant and intact room in the building. It originally contained an elaborate chamber organ.

There are French doors in the bay window area which open onto the northern verandah and terrace. A carved and gilded 'Baroque' style pelmet is still in place in the bay. A pair of recessed arched niches are set to either side of the bay. The ceiling is simple with a lath and plaster finish and a run cornice.

There is an elaborate fireplace with a carved and tiled surround. The fireplace is decorated with chequer board blue and yellow tiles with side panes. The hearth extends into the room with Japonise printed tiles. The surround is finely carved with panels of flowers

Figure 30 – Drawing Room



Picture 11 – View to northern bay windows

Source: Urbis



Picture 12 – View to western windows

Source: Urbis



Picture 13 – Elaborate fireplace

Source: Urbis



Picture 14 – View to western windows

Source: Urbis

Figure 31 – Drawing room c1911



Source: Kambala School Archives

Smoke Room/Office

This room is substantially intact though the hardware to the internal and external doors has been modified. The fireplace surround is that shown in the 1911 photograph while a later brick insert replaces the original grate. A feature of the hearth is the 'Japanese' tiling which was high fashion in the 1880's. The original bell pull is in place in this room.

Figure 32 – Smoke room/office



Picture 15 – Fireplace and hearth

Source: Urbis



Picture 16 – Smoke room/office, c1911.

Source: Kambala School Archives

Library/Office

This area has been unsympathetically subdivided and a new door has been inserted to provide access to the later extension of the southeast wing. A new ceiling has been installed obscuring the original cornice and ceiling rose details.

The original fireplace and tiles survive intact, as does the pressed metal dado panelling.

Figure 33 – Library/office



Picture 17 – Fireplace and hearth

Source: Urbis



Picture 18 – Library/office, C1911.

Source: Kambala School Archives

Dining Room

The dining room originally had access only from the ground floor vestibule. As part of the school modifications this room has been expanded to the south into the original service area and to the south through the original window openings into the western extension. The room retains part of its original ceiling and ceiling rose but has been modified with later false ceilings, down lights and other fittings that are intrusive. The large bay window has been modified by the removal of the central sashes and replacement with plate glass. The fireplace and overmantel are intact with some original tiling representing floral patterns.

Figure 34 – Dining Room



Picture 19 – Fireplace and hearth



Picture 20 – Dining room. Note new opening.

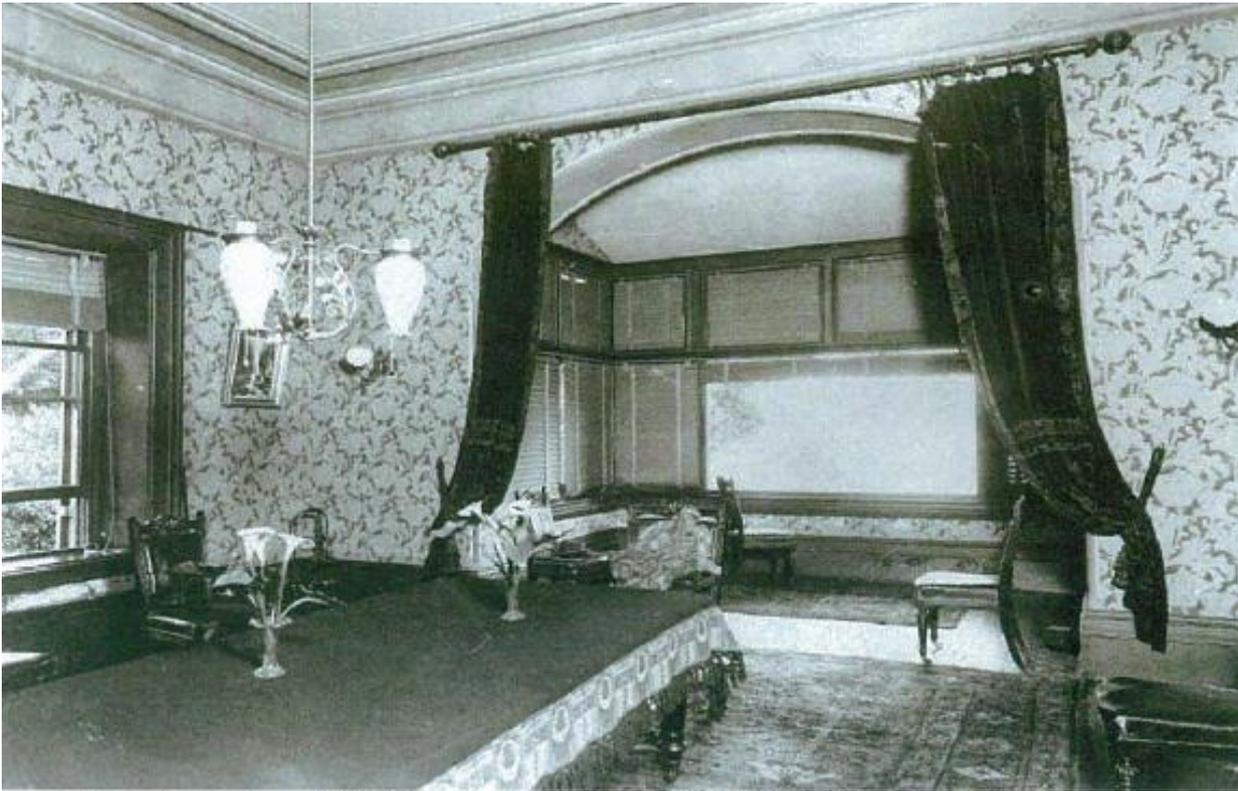
Source: Urbis

Source: Urbis

Figure 35 – Dining room, C1911



Source: Kambala School Archives



Source: Kambala School Archives

First Floor

The first floor rooms sit generally over those of the ground floor and are most likely substantially derived from the design of the earlier house. The stair arrives at a landing that addresses a square hall defined by arches. To the left is the master bedroom set over the drawing room below and with a balcony over the semi octagonal bay. The bedroom is attached to an adjoining dressing room set partially over the library below and originally a second bedroom and dressing room sat over the Smoking room and main entry on the ground floor. These areas have been modified to permit access to the extended south eastern wing. A small hallway runs along the western side of the wing and is connected back to the main hall through an archway.

A first floor hall follows the plan of the ground floor, with two bedrooms on the northern side set over the two rooms below. The rooms provide access to the original first floor balcony that is now enclosed and used as a dormitory. The enclosure has not damaged the original fabric unnecessarily.

Rooms on the southern side of the vestibule are currently large bathrooms but were originally a hall and two small bathrooms and stores. They have low significance.

The western end of the first floor is a modification made in conjunction with the later ground floor additions made by the school. The dispensary and school nurse occupies the area. Original room configurations in this part of the building are heavily modified and have lower significance.

An attic connection has been made between the original main house and the former servants quarters at the southern end of the service wing. This was a box room in the 1920's, while the dormitory at the southern end was originally servant's quarters, the two dormers being later additions.

The location of the original service stair is not clearly apparent due to the extensive changes in the service areas of the house. Drawings showing the layout in the 1920's indicate at least three service stairs associated with the southwest wings.

Figure 36 – First Floor main hall



Source: Urbis



Source: Urbis

Figure 37 – First floor dorm rooms



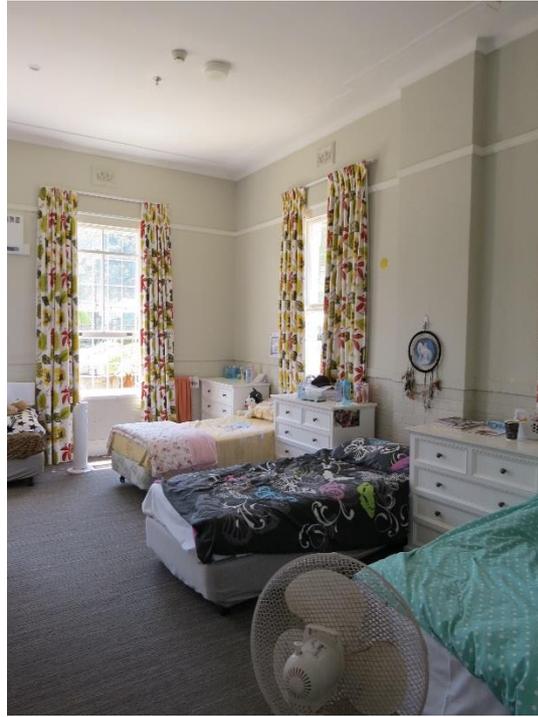
Source: Urbis



Source: Urbis



Source: Urbis



Source: Urbis

Attic Floor

The original house provided some limited attic accommodation and this has been extended particularly across the southwestern service wing and over the later western additions made by the school for its use as the senior's Dorm. A large central attic space is now divided and has access to the attic balcony facing the harbour. The original use of these areas is not apparent.

Figure 38 – Attic Floor



Source: Urbis



Source: Urbis

Figure 39 – Senior dormitory on attic floor, c1940s



Source: Kambala School Archives

3.2.5. Condition Assessment

Tivoli has been extended a number of times to its current substantial form.

The external facades, envelope and detailing of the building have remained in relatively intact condition. Later extensions have been designed sympathetically to match the style and character of the existing residence.

Internally, the layout of the building has been modified to suit the requirements of the school and some fabric has been compromised by the creation of new openings to provide alternative fire escapes and new services; and some of the upper level rooms have been partitioned for boarding rooms. There are recent amenities areas and fitouts throughout. The principal hallway and principal rooms on ground floor and first floor have remained relatively intact.

The building has been well-maintained, although some fabric and finishes have now reached the a time when extensive “catch-up” maintenance is required to prevent possible deterioration of other elements. For example a program of conservation of the slate roofing is now in progress. Other recent conservation and repair works has involved replacement of the external stone flagging and repair of the bases of the timber columns on the main verandahs.

Primarily, cosmetic and maintenance works are required across the building, including damp and timber repair works and some services require upgrading. The ground floor in particular needs a ‘refresh’.

The gateposts, gates and flanking walls with railing facing on Tivoli Avenue also have remained in relatively intact condition but similarly, no holistic conservation works have been carried out on these elements.

The Norfolk Island Pines on the site generally appear in good condition with very dense broad canopies.

4. HISTORY

4.1. INTRODUCTION

Tivoli is one of the series of marine villas erected overlooking Port Jackson (Sydney Harbour) that extended from Elizabeth Bay to Watson's Bay. Like nearby Vaucluse House, Tivoli has been extended a number of times to form a substantial residence. The name of the house is also the name of the original land grant. This history has been prepared by Dr Noni Boyd to understand the phases of development and buildings on the site. It is not intended to be a definitive history of the Kambala School as an organisation (for which histories already exist).

4.2. EUROPEAN HISTORY

4.2.1. Rose Bay and Tivoli Bay

By 1807 Government Salt Pans and a Salt House had been erected at Rose Bay and this enterprise lasted until around 1810. Other early attempts at industry were short lived and the area developed a residential character with a series of substantial marine villas and small villages along the road to the lighthouse at South Head.

Old South Head Road had been constructed in 1811 during Governor Macquarie's term in office and can be seen on the early Parish map below (Figure 40). Thomas Mitchell laid out a new road to South Head that was constructed in the early 1830s. This new route now forms the southern boundary of Kambala School and is still known as New South Head Road. The original land grant extended to Old South Head Road. The marine villas were initially connected by a bridal trail from Rose Bay that passed below the houses (Figure 42).¹

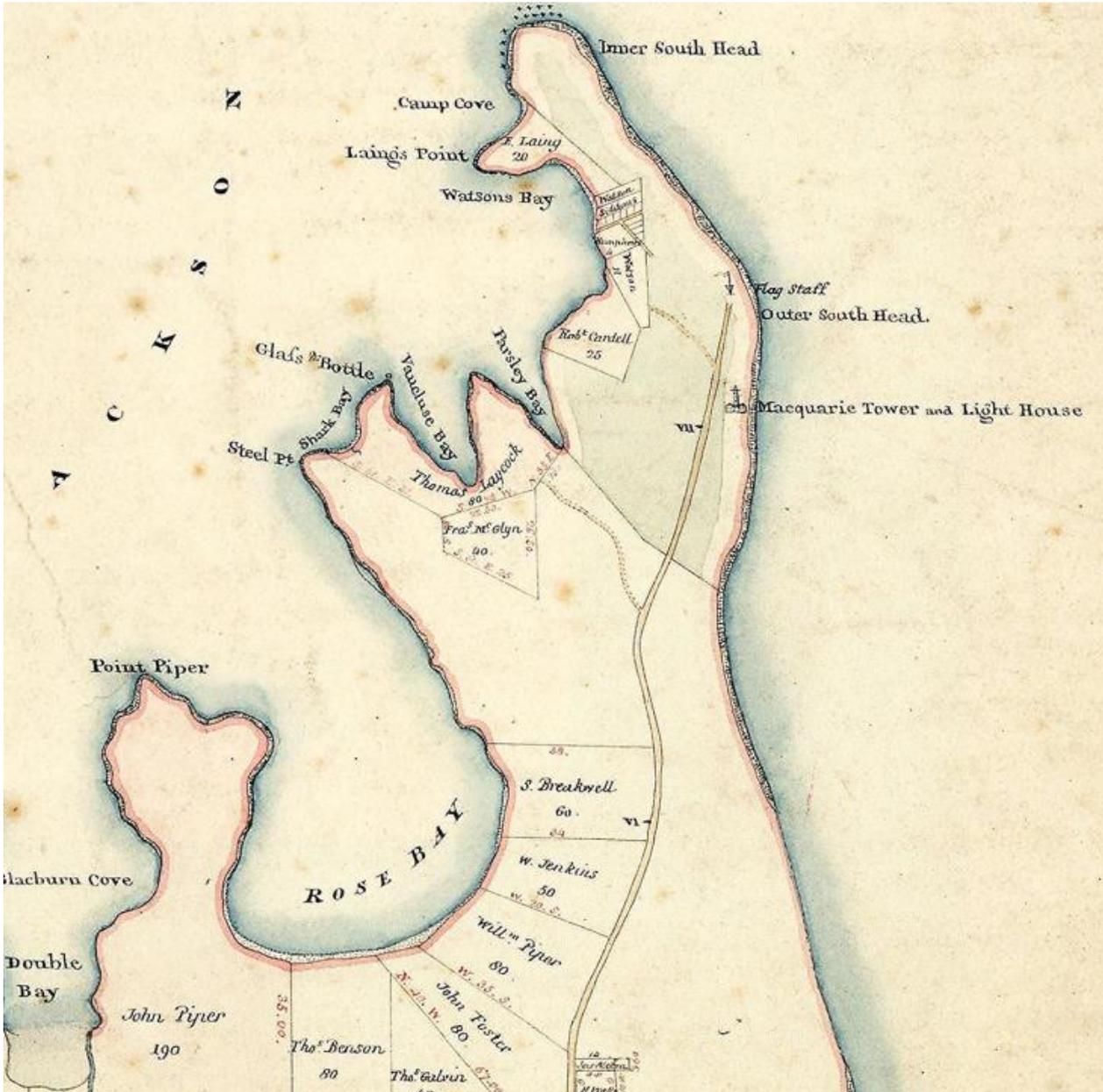
An area comprising 60 acres was granted to Mr Samuel Breakwell by Governor Macquarie and it was Breakwell who named the estate Tivoli after the village and grand house at Tivoli near Cork in Ireland.² The name was initially spelt the French way - Tivolé. The more common spelling is now Tivoli and this is how the grant was named in the later subdivisions. Breakwell was in the employ of Sir Henry Brown Hayes and whilst in Sydney he served land steward and manager of Hayes' Vaucluse Estate. Unlike Hayes, who was transported for abducting an heiress, Breakwell came to Sydney as a free man, initially as Hayes' valet. Breakwell petitioned Governor Macquarie for a land grant, which he duly received. In October 1812, shortly after having been notified of the granting of an allotment of land near to Hayes' Vaucluse estate, Breakwell announced that he was returning to Great Britain. He was returning with Hayes who had been pardoned by the Governor.³ No records have been located that indicate the extent of improvements or buildings on Breakwell's land, although he later described the property as a farm, so some agricultural activities may have been undertaken between 1812 and 1830.

¹ Sale plan of part of the Vaucluse Estate prepared by Simeon Lord MLZ/MZ 811.1813/1840/1.

² The area is now a container port. The house has been demolished.

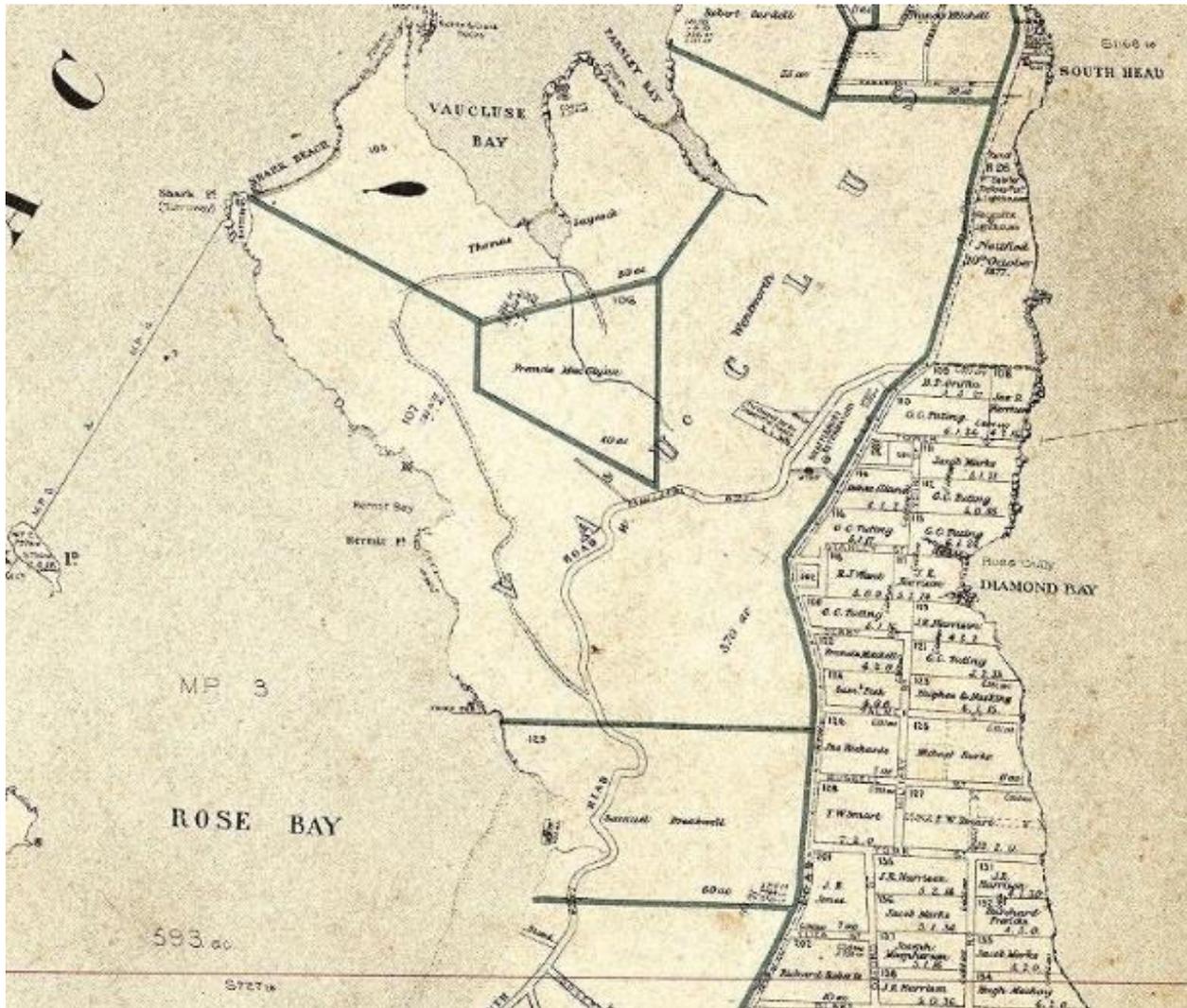
³ SG&NSWA 10 October 1812.

Figure 40 - Extract from the 1830s Parish Map showing Breakwells 60 acre grant.



Source: AO Map 185 – viewed via the Historic Lands Record Viewer.

Figure 41 - Extract from the first edition Parish Map showing Breakwell's 60 acre grant.



Source: Parish Map of Alexandria 1900 AO Map 24497 – viewed via the Historic Lands Record Viewer.

The 60 acres bounded by the South Head Road in the Parish of Alexandria promised to Breakwell by Governor Macquarie was included in the series of formalized grants published in the Sydney Gazette in September 1830.⁴ Shortly after having received notification of the creation of title deeds, Breakwell instructed Atwell Adam Hayes to “Go to the farm at Rose Bay that nearly adjoins the one that I had lived on, see what state it is in and what it may be worth, and then sell it”.⁵

Atwell Hayes, nephew of Sir Henry, was charged with selling the Sydney properties of both Hayes and Breakwell. The convenience of the location was spelt out in an article on Hayes’ estate.

*“The New South Head Road passes through the [Vaucluse] Estate, which makes its distance from the Capital about four miles, along a good and lively road; it is also the same distance by water; so that conveyances at all seasons are practicable, a desideratum of great importance, as gentlemen in public offices (particularly those with families) might here live economically and conveniently”.*⁶

Attempts to subdivide land described as ‘splendid marine allotments’ within Breakwell’s Tivoli estate date back to 1830. The land between Vaucluse and Point Piper was described in real estate advertisements as

⁴ SG&NSWA 30 Sept 1830.

⁵ Typescript held by the Kambala archives – notes on Samuel Breakwell.

⁶ Australian 3 April 1838.

containing two 'romantic and picturesque bays', Rose Bay and Tivoli Bay.⁷ Six lots were for sale in 1830 and the subdivision was aimed at free settlers rather than ticket-of-leave convicts. The lots were marketed at those seeking a change of scene such as "invalids of rank from India (who) would prefer the fine salubrious and luxuriant air of NSW to that of proceeding to the capricious climate of Great Britain".⁸

Deeds for the land were advertised as being available from the Surveyor General in March 1831 and by May 60 acres of land had been purchased by Thomas Horton James.⁹ James mortgaged the property, raising money for other, unspecified projects and he seems to have made no attempt to build on, or improve, the land. He subdivided the Tivoli Estate but initially had little success in selling smaller portions of the estate, which were sandwiched between two much larger estates, the Point Piper Estate and the Vaucluse Estate. Press releases indicate a level of interest that does not match the actual rate of sales.

TIVOLI ESTATE AND ROSE BAY

Bounded by that superb sheet of water on the west, by the estate of Point Piper on the east, by the South Head Road on the South, and Major Mitchell's new and beautiful drive to the Lighthouse running all through the Estate. Numerous applications have been made to the Proprietor to purchase this property as a whole ; but it forming so many little gems of situations for country houses for the Merchants of Sydney, abounding in fresh water, and superb views of the Ocean, Port Jackson, Blue Mountains, &c., it has been divided into Allotments, so as to afford every one the opportunity of escaping out of a crowded and unhealthy Town to one of the most elegant spots near Sydney, now (by the Governor's new road) only four miles distant.¹⁰

Corresponding subdivision plans were drawn up which could be viewed at the Auctioneers rooms, however none have yet been located dating from the 1830s for the Tivoli Estate.

4.2.2. Peter & Elizabeth Haydon

In 1834 the Irish born Sydney-based merchant Peter Haydon purchased one of the lots in the Tivoli estate. In May of the same year his marriage to Miss Elizabeth Jenkins, the youngest of the three Jenkins sisters, occurred. Elizabeth and Susannah Jenkins had come to NSW in the early 1820s as their brother Robert, one of the founders of the Bank of NSW, was now successfully established in the colony. Their brother died in a riding accident shortly afterwards and it was Elizabeth who managed the property and stock that the sisters owned, including grants at Muscle Creek (Muswellbrook). The house erected on the Tivoli estate was intended to be for the newlyweds – "Mr. Haydon, of Sydney, has also laid the foundation of a house farther on, on an elevated site which commands a delightful view of the harbor".¹¹

⁷ Ibid.

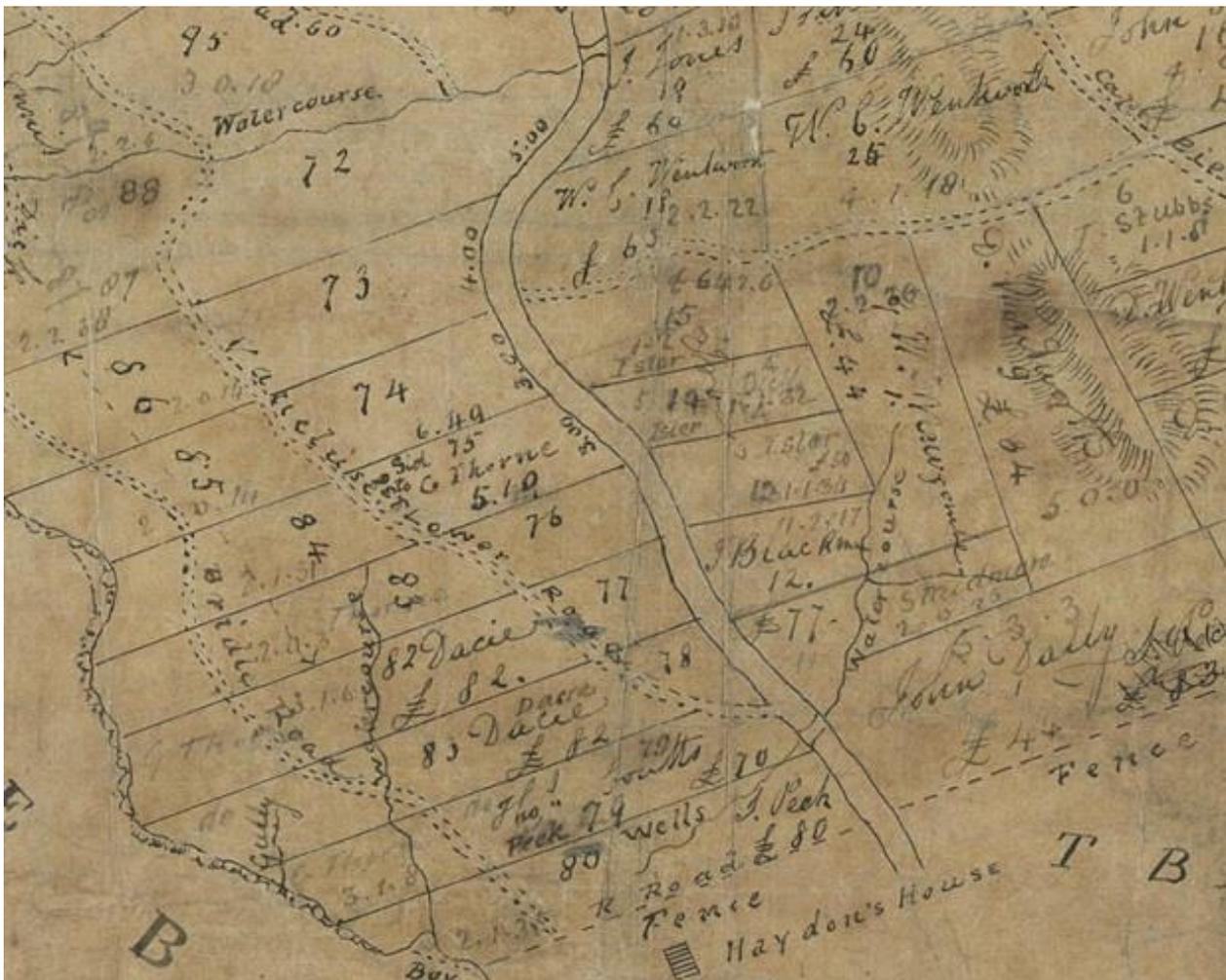
⁸ Sydney Gazette 18 Feb 1830.

⁹ Typescript, Kambala Archives – Notes on Thomas Horton James.

¹⁰ Sydney Gazette Reference.

¹¹ Sydney Gazette 18 November 1830.

Figure 42 - Extract from the sale plan of the Vaucuse Estate prepared by Simeon Lord, showing the outline of Peter Haydon's house below the subdivision and the bridal road.



Source: Mitchell Library (ML Z/Mz 811.1813/1840/1).

All subsequent alterations and enlargements of the house have retained these views. Haydon had begun to build his house prior to all of the land transfers being finalised. The couple is believed to have moved into their new house at the end of 1834 but this arrangement did not last. By the time his siblings Thomas and Matilda Haydon arrived from Ireland in 1835, Peter Haydon had separated from his wife and living in rented rooms in town. Mrs Haydon was in occupation at Tivoli where she received visitors including her estranged husband's family, as no other provision had been made to accommodate them. Peter Haydon did not like Sydney, rather he preferred living on his pastoral holdings in the Page Valley in the Upper Hunter Valley. In his letters to his business partner and future brother in law Peter Brodie, which the Haydon family retain today, he complains that he did not enjoy family events in Sydney such as concerts and in another letter states that he preferred to live in a slab hut. In retaliation, his wife said she would return to England rather than go and live in the country. There is little mention of the actual house in his correspondence, the descriptions concern visitors, improvements to the Tivoli estate, the family pets and prize livestock.

As early as 1836 Haydon was arranging for the sale of his Rose Bay property, but there was a problem with the title, which Mr. Norton estimated would delay the sale for a year.¹² Terry Hughes came to look at the property however it was the Dumaresq family who finally purchased Tivoli from Peter and Elizabeth Haydon, with the sale formalised in 1840. Peter Haydon's letters reveal that he had considerable business dealings with the Dumaresqs throughout the 1830s.

¹² Letter to Peter Brodie.

4.2.3. Tivoli (1830s configuration)

No architect has been identified for the initial house erected by Haydon nor have any plans been located. Suggestions have previously been made that John Verge or Mortimer Lewis may have been involved.¹³ Other than the newspaper report in November 1834 mentioned above noting that the foundations having been started, no tender notices have been located. The house was probably built for Haydon by his assigned convicts and some of the buildings materials are likely to have been obtained from the site. As was common practice, stone was likely to have been quarried from the site, creating a level platform to build on and also creating a cellar and possibly additional water storage. The main roof and verandah roof is likely to have been shingled. An unpublished MS in the Kambala archives refers to an 1838 plan of the house and grounds; however, this has not been located and it is not referred to in the earlier CMP, nor is the rectangular outline of the house included on the 1840 Vaucluse Estate sale plan (Figure xx).

Since the 1950s various historians and architects have speculated as to which portion of the house was the original section. An assumption has been made is that the house built by Haydon was a U-shaped cottage with a verandah. The entrance hall is believed to have been in the same location as it is today. The previous CMP has an annotated plan showing walls that are believed to have survived within the existing ground floor. These assumptions have been made based on the 1842 sketch by Henry Campbell, a sketch that shows the house after the enlargements designed by Hume. The original house appears to have been smaller, the rectangular outline of Peter Haydon's house is show on the plan of the sale of part of the Vaucluse Estate in July 1840 (Figure xx).

An analysis of the phases of development of Sydney houses commenced in the 1830s that were extended over time and then substantially enlarged during in the 1880s or 1890s such Toxteth at Glebe and Admiralty House (originally the marine villa Wotonga) also does not tally with the assumptions made in the previous CMP regarding the original layout of Tivoli. The surviving sketches and photographs of the 1830s marine villas on Millers Point show two types, a single storey house with an attic with wide front and verandah (like 50 Argyle Place) and a two storey form, also with front and side verandahs supported on columns (a smaller version of Tocal). Both house types were rectangular in plan with a service yard and outbuildings to the rear. In houses erected in the 1830s the kitchen wings were invariably totally separate and connected by breezeways to reduce the risk of fire spreading. For reasons of personal security, assigned convict servants were also accommodated separately.

It is unclear as to whether Haydon's Tivoli had attic rooms (like the Haydon's house at Bloomfield¹⁴ and Grimes Cottage at 50 Argyle Place) or was a two storey house (similar to the now demolished marine villa Moorcliff on Millers Point or the later Tocal near Patterson). Both forms are typical of the 1830s. There is mention in the Haydon correspondence of an upper floor, but it is not clear that it is Tivoli that Haydon is describing. Further evidence as to the original planning of the house built by Haydon may survive within the masonry walls and below the current floors. Various later descriptions of the house note that the stone verandah flagstones as were as they were in 1834, whilst other descriptions date the flags to the Dumaresq improvements of the 1840s. Splitting sandstone into flagstones was a difficult and expensive task, as the flags often broke. Generous flag-stoned verandahs were characteristic of marine villas on Sydney Harbour however none survive in their original configuration. Photographs taken during the 1920s to the 1970s show the worn flagstones of the front and eastern verandahs at Tivoli. A detailed view was published in the late 1930s.

¹³ There is no mention of the building in the Verge ledger however not all of the volumes survive. Lewis is the more likely of the two choices, as the two men knew each other. Lewis had purchased one of the nearby allotments and Haydon purchased some additional acreage from Lewis in 1836 and entered into a mortgage with him. Lewis was not working as an architect but was occupying an official position, that of Government Surveyor, but he could have made suggestions or shown pattern books to Haydon. To date no documentary evidence has been located that shows the internal planning of house or confirms if an architect was involved. Lewis commenced buildings three villas in Sydney for his family: Bronte House, Derby Lodge (Mt Adelaide, Darling Point) and Richmond Villa however these are more elaborate designs.

¹⁴ James Backhouse, who visited the Dumaresq brother's estates St Heliers near Muswellbrook and St Aubin near Scone in 1836, noted that Peter Haydon was also building a house some 22 miles further into the interior.

4.2.4. The Menagerie & Grounds

In a subsequent sale notice for Vauclose Village, Mr Haydon's house is described as having a 'domain' or extensive grounds and he employed a number of staff.¹⁵ Haydon's granddaughter documented the memories of the former ground staff at Tivoli who were relocated by the Haydons to Bloomfield after the sale of the house at Rose Bay in 1840. Tim [?] the head gardener and Michael O'Rourke recalled that the house had fine grounds, and aviary and a menagerie.¹⁶ Peter Haydon's letters contain references to the yard and animals kept by the family including a pet known as 'Tiger'. A plan of the grounds, drawn in 1838 and mentioned in notes held in the Kambala Archive describes the house, garden, stables, stockyard, water supply, wells, fences and roads. This document has not been located and may still be in the possession of the Haydon family. Peter Haydon's letters to his business partner and future brother in law Peter Brodie that show he continued to have an interest in the estate improvements, arranging for planting of exotic species, even though he was intending to sell his property at Rose Bay.

"You will hardly know Rose Bay when you come down, I have had it laid with couch and English grape seeds. I am planting many now in great style."¹⁷

In July 1836 Haydon sent Brodie 'choice trees and shrubs' from Shepherd's nursery in Darlington to the Hunter so is likely to also have ordered specimens for Tivoli.¹⁸

There was to be no reconciliation between Peter and Elizabeth Haydon. When the land transfer was finalised in August 1840 the Haydons were still married and the property was in both their names. A separate payment was made to Mrs Haydon as part of the sale. Peter Haydon continued to live at Bloomfield until his death in 1842 aged 40. The Haydon family continue to live at Bloomfield in the Upper Hunter today. The widowed Mrs Elizabeth Haydon did not remarry, she lived in Francis Street, East Sydney where she owned property from at least 1845 until her death. Her sister Susanna Jenkins also resided in Francis Street. Both sisters died in the 1860s, Susannah in 1863 and Elizabeth in 1866.

4.2.5. The Dumaresq family 1840 – 1881

There are numerous mentions of the Dumaresq family in the Haydon letters. William Dumaresq of St Aubin, Scone, purchased Tivoli and unlike Haydon, he preferred to be near Sydney and from 1840 spent much of his time there. His business and political activities required this. The property at Scone was also retained until his death. Dumaresq did not waste any time in improving the house and he had raised funds by mortgaging the property to his sister's husband, Sir Ralph Darling. His wife Christina, who he had married in 1830, was the daughter of the Colonial Secretary, Alexander Macleay of Elizabeth Bay House. Four of the couple's children were born in the 1830s, with the fifth child Elizabeth Henrietta born at Tivoli in 1841.

By late August 1840 the architect James Hume had been engaged and the plans had already been prepared and were ready for tender.

"Tenders will be received at the office of Mr James Hume, No 10 King Street, Sydney, where the plans and specifications may be seen...for portions of masons', carpenters'. Joiners and other artificers' work required in making alterations and additions to the dwelling-house at Tivoli, the property of Captain Dumaresq near Sydney. Sydney, 20 August 1840."

The architect James Hume had been working in Sydney since the late 1830s. Very little of his work survives, the most substantial of which is a terrace in Pitt Street, Redfern. Drawings for an unidentified cottage prepared by Hume in 1841 include similar details to Tivoli, including French doors with large fanlights above.¹⁹ Hume's cottage design included a separate wing containing the kitchen and laundry and staff accommodation, connected by a covered way, as was typical.

¹⁵ Sydney Mail 20 June 1838.

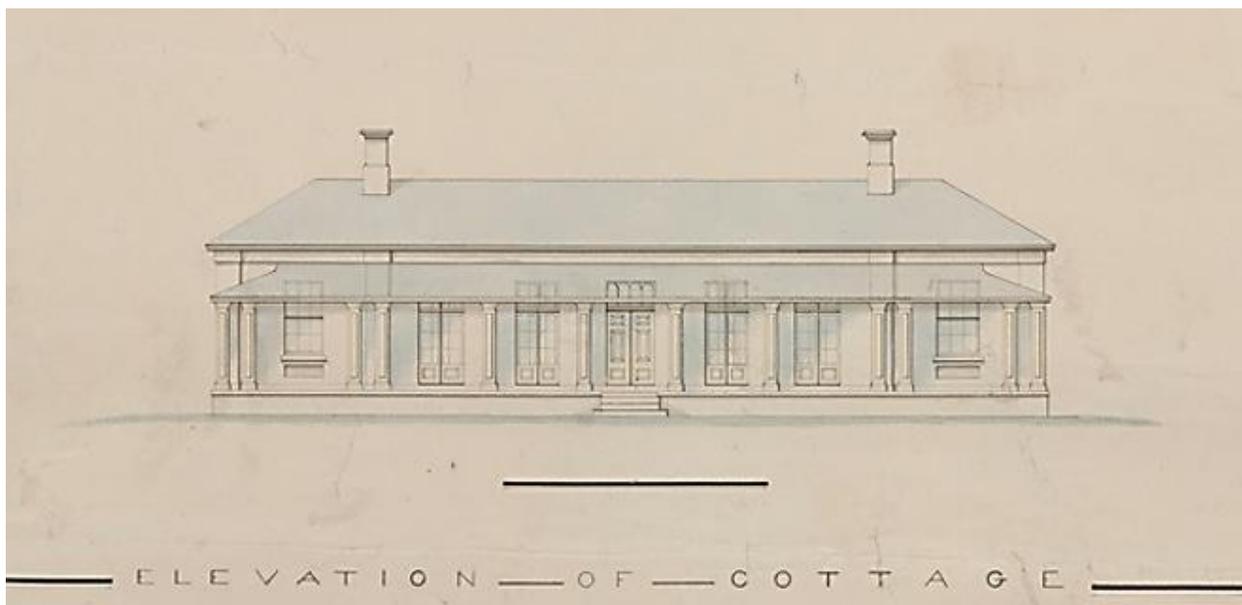
¹⁶ From the typescript, Kambala archives.

¹⁷ P Haydon to P Brodie, 1836, Haydon family letters.

¹⁸ P Haydon to P Brodie, 28 July 1836, Haydon family letters.

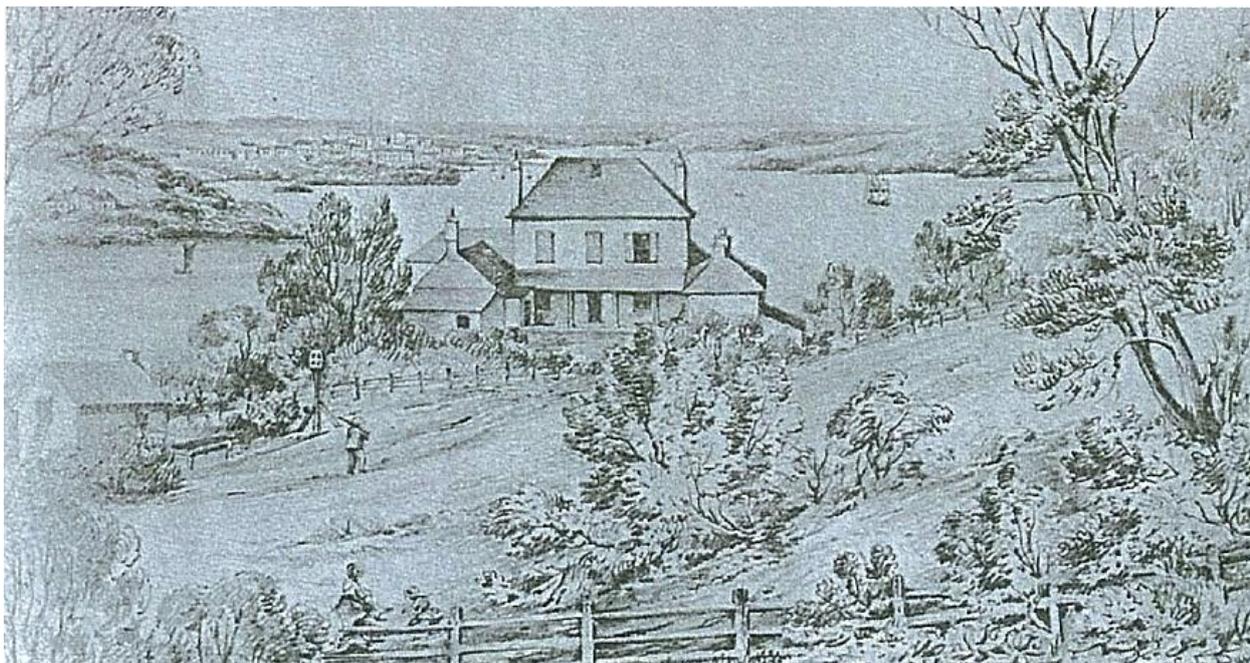
¹⁹ ML PXD 784 containing 20 Architectural Drawings by architects such as W Moir, James Hume, John Verge & James Barnet collected by Goether Kerr Mann.

Figure 43 – Extract from James Hume’s architecture drawings of an unidentified cottage (possibly Wyoming near Gosford) showing the similar French doors with fanlights above.



Source: Mitchell Library (ML PXD 784/1).

Figure 44 – Henry Campbells Sketch of the rear of Tivoli showing the additions carried out by James Hume.



Source: ML PXC 291 Sydney Views circa 1840-42, Album of Sketches by Henry Campbell Folio 42, Sydney from Cap Dumaesq's, South Head Road, Digital order a6273025.

A sketch of the rear of Tivoli dating from 1842 show Tivoli as extended by Hume (Figure 44). The house now has a two storey central portion that contained three windows at the rear, a large single storey wing to the west (in the position of the current dining room) and a western rear wing with an attached lean-to. To the east can be seen a second smaller rear wing, a corner of which meets the main building, and the curved roof of the return verandah beyond. There was also a low lean-to that could possibly have led to a cellar, which might account for the continued damp in this area. The rear wings were accessed from a verandah that stretched across the back of the house, a feature that survived until the 1886 alterations. The building to the southwest is believed to have been a stable or coach house and can be seen in photographs from the 1920s.

The surviving sequence of views of the house indicate that large room with a bay appears to have been added between 1842 when Campbell sketched the house and Bonar's sketch of 1857. Around 1846 Alexander Macleay moved to Tivoli from Elizabeth Bay House, the contents of the house having largely been sold. At the time of his death in 1848 Macleay was residing at Tivoli. A second wave of additions to the house may have been to accommodate Macleay and may have included the library mentioned in later for lease notices. One of William Dumaresq's earlier roles had been as Civil Engineer and he is credited with the design of a number of watch houses including Erskine Street. The various rooms added to Tivoli may have been designed by Dumaresq as the need arose. No tenders have been located dating from the 1840s or 1850s except for the 1840 additions by Hume.

The single storey room added to the west by Hume can be seen in an undated Conrad Martens sketch held in private ownership. Martens was a friend of the Dumaresq family and he made numerous sketches in the grounds of Tivoli, some of which he later worked up into watercolours. Martens also taught drawing to the daughters of a number of families in the area. Other sketches by Martens may survive, still in private collections. A view held in a private collection shows different configuration of rear wings to Campbell's sketch, the eastern wing appears to have been extended.

Figure 45 – Martens Sketch of Tivoli from the west.



Source: Private collection sold by Sotheby's in Melbourne. Image by Artecord.com.

In 1849, after the death of Alexander Macleay, the Dumaresq family advertised the house for lease; however, no room descriptions were included. The house was described as being a 'commodious and beautifully situated Family Residence.'²⁰ No tenders have been located for work during the late 1840s or 1850s and it has not been confirmed at what date the verandah roofing was altered to sheet metal that can be seen in the late 1850s photographs. The house and the verandah are likely to have originally been roofed with hand-cut shingles. Shingles do not last so would have needed replacing regularly and shingle roofing was prone to fire. Zinc metal sheet roofing was available in Sydney by the early 1840s.

²⁰ SMH 10 Dec 1849.

Figure 46 - Tivoli from the sketch book of John Andrew Bonar who visited Australia in 1857.



Source: ML PXD 538 Volume 1 folio 10 Digital order a6096023.

Visitors to the house in the late 1850s sketched and photographed Tivoli. In addition to the watercolour by John Andrew Bonar, which shows the main front of the house and a central front door, there are a series of views in the Macarthur album of Tivoli, some of which only show the buildings and grounds whilst other photographs show the family members relaxing on the verandah. Most views are of the eastern elevation.

Figure 47 – Photographs of Tivoli from the Macarthur Album. Macarthur family photographs, 1857-66 and 1879.



Source: ML PXA 4358 Volume 1 folio 123 (c) digital image a840129.



Source: (LHS) PXA 4358 Volume1 folio 116 (c) digital image a840122 (RHS).

Plantings were used to shade one of the rooms in the eastern wing and the verandah roof in this section contained two skylights possibly creating a plant propagating area. The exact purpose of this room is unknown however adjacent is a latticed shade structure, probably a shade house for plants. The later descriptions of the house for sale purposes do not provide any clues regarding these structures. This series of photographs documents the immaculate grounds of the house and also locate the chimneys in the main portion of the house, which Hunt later removed when he added the stair hall. Other elements removed during the alterations by Hunt include verandah roof and sandstone columns. The French doors were retained but may date from more than one phase as the front elevation is likely to have had French doors rather than windows however no views have been located.

Figure 48 - Interior view believed to be of Tivoli but not identified as such in the Macarthur Album.



Source: ML PXA 4358 Volume 1 folio 22b. Album of views, illustrations and Macarthur family photographs, 1857- 66, 1879 / by various photographers.

Christina Macleay's sister married Arthur Pooley Onslow that accounts for the frequent visits to Tivoli and the photographs in the Macarthur Albums. In the Macarthur album there is also an interior view, which is not labelled, but is believed to be the large room with the bay window at Tivoli (Figure 48).²¹ This is one of the first photographs of a furnished interior to have been taken in Australia. The ornate pediment is not shown in the photographs and its date of installation has not been determined, however it may predate the mid 1880s alterations. The assumption that the room was added in the 1850s dates stems from the sketches and photographs however no documentation regarding its actual date of construction have been located.

In 1857 a description of a ride to Rose Bay was published as described below:

“Road [that] winds along the beach, and gradually rises to the opposite side, whose acclivities are studded with numerous villas, peeping invitingly out from amidst the foliage. Amongst these stands pre-eminent Clermont [Clairmont], the residence of Mr George Thorne, whilst Tivoli, the

²¹ Jessie Searle in her study of Australian interiors believes the room to be at Tivoli. The Mitchell Library simply notes that the room is not at Camden House.

pretty unpretending, English looking residence of Captain Dumaresq and the new mansion in the course for erection by Mr Hosking (Carrara now Strickland House)".²²

It is the rear of the house that can be seen from the road as can be seen in Campbell's 1842 view, and the rear yard of Tivoli would have appeared as a typical English Georgian manor house. The verandahs to the front were a different matter. The locations of the villas of Tivoli, Thorne [Claremont], Milk Beach [Strickland], Greycliffe and Vacluse can be seen on the chart of Sydney Harbour prepared for the British Admiralty by Captain Denham. Tivoli is also located on Sir Thomas Mitchell's Trigonometrical Survey of Port Jackson however neither plan shows the outlines of the marine villas particularly accurately. Mitchell shows the lower level bridal path that follows the contours below the villas, a path than can also be seen on the 1840 sale plan. Tivoli is shown as being L-shaped with a separate block to the east and two buildings to the southwest, in the vicinity of the stream. The drive extends to just past the bridge over the stream but does not extend to the front of the house. The early configuration of nearby Claremont is also shown (Figure 49).

Figure 49 - Extract from Thomas Mitchell's Survey, 1853.



Source: NLA Map RM 1267.

In 1860 Dumaresq once again sought to lease the house, probably in order to spend extended amounts of time at other family properties. This time the house was available either furnished or unfurnished.²³ Following the deaths of his youngest daughter (1865), one of his two sons (1866) and his wife in 1868, William J. Dumaresq moved to Queensland to live with his remaining daughter Susan, Mrs Louis Hope. Around the time of the death of her mother, Susan had come down to Sydney for a while, giving birth to a daughter at Tivoli in June 1868. His surviving son (William A Dumaresq) inherited Tivoli.

²² SMH 13 April 1857.

²³ To Let the commodious Family Residence of TIVOLI, Rose Bay, furnished or unfurnished. Possession given on or about the 15th March next. Apply personally, or by letter, to the proprietor, William Dumaresq, at Tivoli. ¹² Jan 1860 SMH.

Members of the Dumaresq family were still occupying the house in 1873, although arrangements for new staff were made by 'Mrs Dumaresq at Mrs Macleay's in Elizabeth Bay'.²⁴ Attempts to sell the estate in the mid 1870s had not been successful. Tivoli is described as being first class, a description that originated in the grades of buildings set out in the London Fire Regulations, regulations that were subsequently adopted in Sydney in 1838. First class came to be used with houses at the upper end of the market however the term also meant that the building had solid masonry walls.

"This first-class commodious residence is most substantially built, and finished in excellent taste and superior style it is sheltered on two sides by a fine wide verandah, stone-paved, and supported by massive handsome pillars. The hall is spacious, from which are the lobbies the following apartments are entered on. Drawing Room, 36 x 25, a beautiful apartment, In good proportion, with well designed oriel window. Dining Room, 29 x 24 and library, 24 x 15. Eight bedrooms, bath-room, dressing-room, kitchens, laundry, male and female servants' apartments, store room, wine-cellar, and every possible convenience for family comfort. The out-buildings comprise extensive, stabling, coachhouse, harness and groom's rooms, hayloft, &c. A never filling supply of pure water, from a constantly running spring, is obtained from the higher level of the land which, by gravity which supplies the residence and outbuildings. The grounds contain an area of about fourteen acres and a half, with very extensive frontage to the South Head Road, and to a road dividing the property from the Vaucluse Estate...

The residence is approached by a magnificent avenue and carriage drive (one of the most beautiful in the colony) entered on to from the main road by stately, handsome recently erected iron gates, supported by massive stone pillars, dwarf wall and palisade fencing. These grounds are exceedingly beautiful, and will be found unsurpassed by any other site overlooking the harbour.

Immediately surrounding the house are tastefully arranged gardens, croquet ground, rich lawn banks, huge masses of evergreens and beautiful clumps of native and imported timber, through which a splendid panoramic vista of the harbour scenery is obtained, from the south head of Rose Bay to the Parramatta River...

*The serene quietude and beauty of this lovely scene is enhanced by the soothing gentle sounds of miniature torrents and waterfalls through depths of wilderness, primitive tracts of dense wilderness..."*²⁵

The upper floor (prior to the extension of the house for the Black family) appears too small to have contained eight bedrooms and dressing rooms on the one floor. One of the downstairs wings (the now much altered eastern wing) may also have contained bedrooms. From the room sizes, the drawing room is the room with the bay window and the dining room is the room added to the west, which once had two windows looking back towards Sydney (now doors). The Dining Room is still in this location. The library would have been one of the remaining two ground floor rooms, both of which would have fireplaces (as there are chimneys in this location in Campbell's sketch (Figure 44).

The gates to the carriage drive erected in the early 1870s were relocated to the south west of the house where they were included on Richardson and Wrench's subdivision plans and in one of Cazneaux's series of views taken in 1920. Tivoli Avenue follows the alignment of the carriage road. The photograph of the stone bridge with its pierced stone balustrade is probably the bridge erected on the carriage road. The addition of the now relocated gateposts on New South Head Road seems to have been undertaken during the Dumaresq family occupation in the early 1870s and may have been undertaken to make the property more attractive to prospective tenants. Elaborate gates were also erected at Vaucluse House. The elaborate pelmet could have been installed during the 1870s, as stylistically it does not fit with the alterations designed by Horbury Hunt.

4.2.6. William Bede Dalley

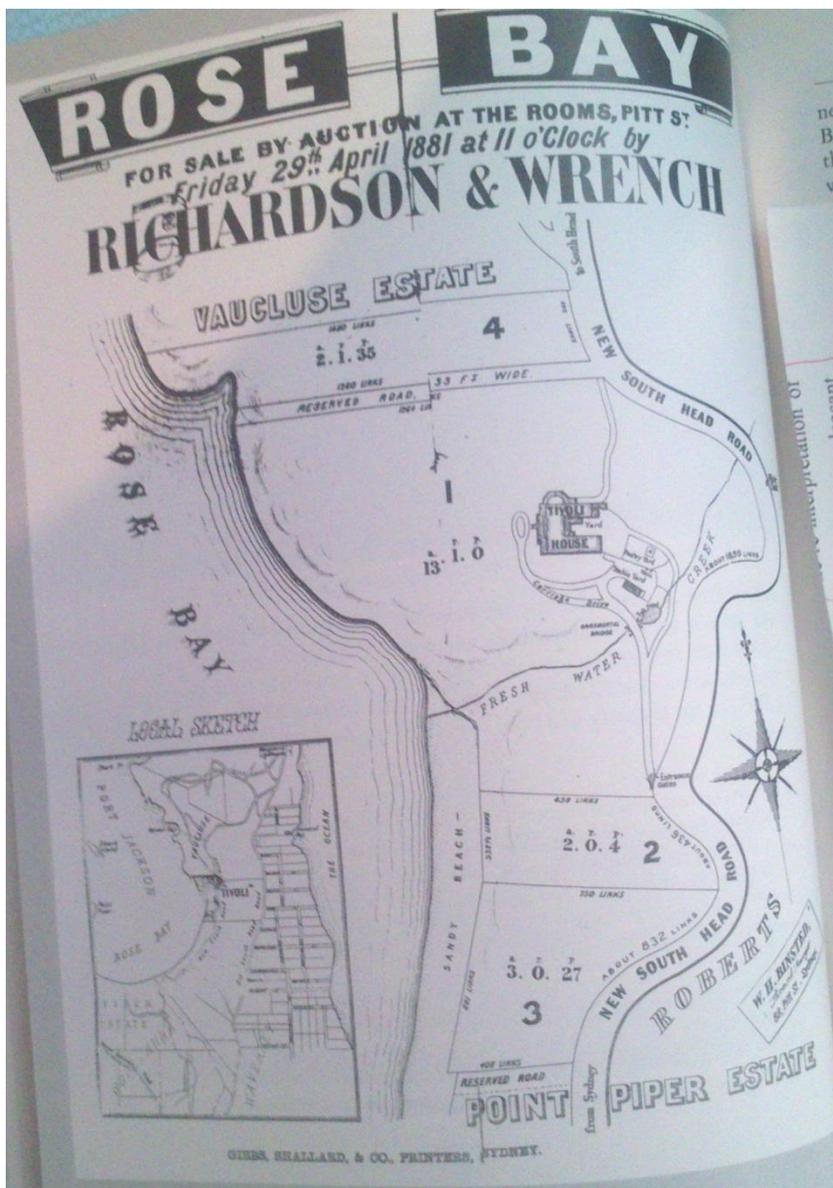
The lawyer and politician William Bede Dalley and his wife were tenants of the house from 1876-1878. In 1875 Dalley had been appointed Attorney General. One of their sons was born at Tivoli in 1876. The Dalley's then moved to their new home Clairvaux, however this residence was sold following the death of

²⁴ SMH 16 October 1873.

²⁵ SMH 5 May 1874.

Eleanor Dalley (nee Long) in 1881.²⁶ In 1878 Tivoli was again put up for lease. The next tenants were Mr Scarvell and then Alfred Bennett of the Evening News. It was not until after William A. Dumaresq's death that the house was put up for sale by the executors in 1881. Dumaresq had died in London in 1880 having been in poor health for some time, his family having 'proceeded from Glen Innes to England' in 1878 in the hope that 'a visit to the mother country would bring about a happier state of things.'²⁷ The Dumaresq family ownership is recognised in the street names given to the subdivided estates. The property was transferred briefly to Mr Louise Hope (on behalf of wife's family) and sold.

Figure 50 – Copy of the subdivision plan by Richardson & Wrench, 1881, showing the original position of the entrance gates.



Source: ML Rose Bay Subdivision Plans, Z/SP/R13/79 not available on line. Copy held on file at the Kambala Archives.

26 The Dictionary of Sydney lists the Dalleys at Clairvaux in the 1870s, but the birth and leasing notices clearly say Tivoli for 1876-78 and Clairvaux in 1880.

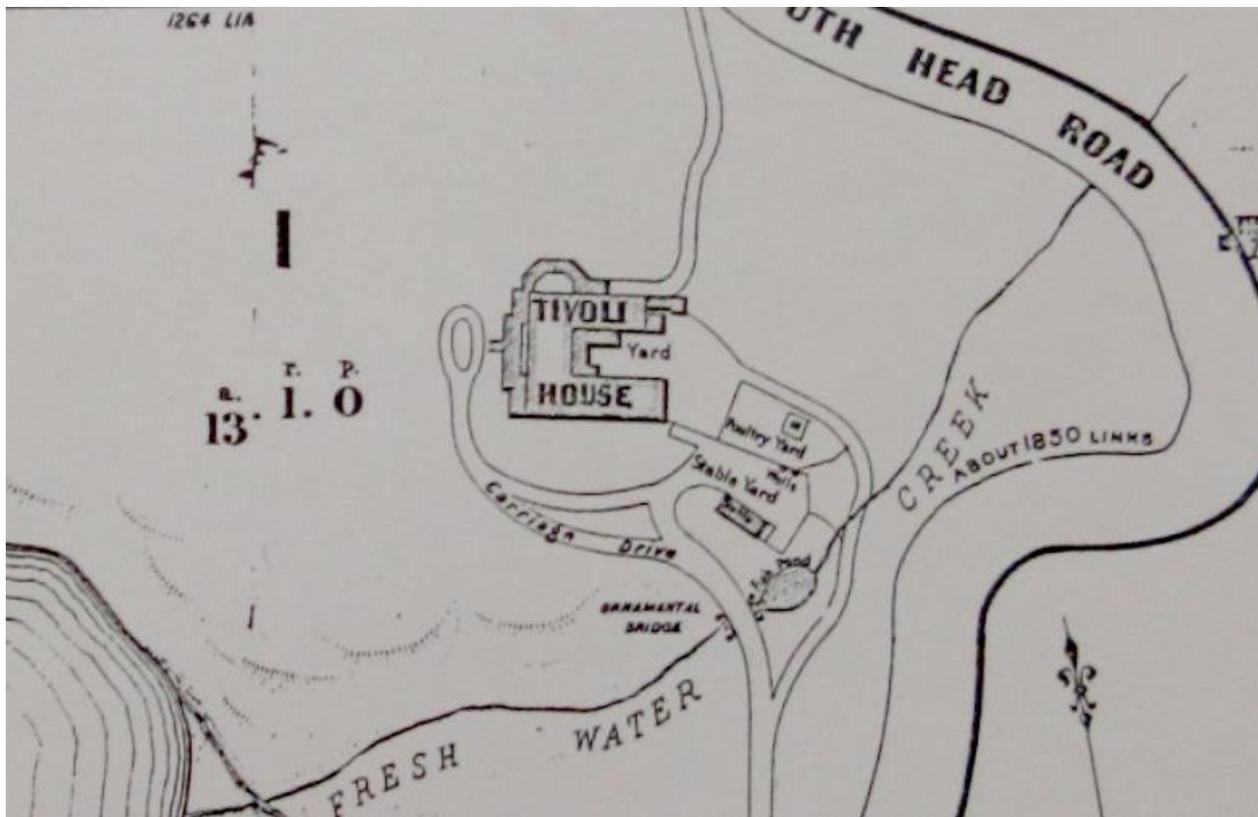
27 ATCJ 26 June 1880.

4.2.7. 1881 Auction Sale

Richardson and Wrench released a series of subdivision plans for the Tivoli Estate from 1881 onwards. The initial subdivision divided the estate into 4 lots west of New South Head Road. Two reserved roads were also shown. The entrance gates to Tivoli were located on New South Head Road adjacent to the southern boundary of the large lot surrounding the house. The carriage drive served both the rear service yard and the front of the house, approaching from the west. Another drive (more likely a path) led down from the corner of what is now Bayview Hill Road to the east. The fourth lot was on the eastern side of this road reserve. The house itself is U shaped with a breakfront to the north and bay to the east, the eastern side of the residence having a similar configuration to the house as shown in the Macarthur album photographs. There are no photographs of the service yard.

To the southwest two working yards are shown on the subdivision plan, the poultry yard and the stable yard. A photograph of the stable block taken prior to 1927 survives showing a two storey building erected at a much lower level than the house, with stairs up to the rear service area. Below the stable block was a pond and bridge for the carriage drive. No photographs or detailed plans dating from this period have been located. The metropolitan detail series plans do not extend this far. The Water Board plan dates from 1919.

Figure 51 - *Enlargement of Tivoli House from the Subdivision plan by Richardson & Wrench, 1881 showing the form of the house before it was altered by Horbury Hunt.*



Source: ML Rose Bay Subdivision Plans, Z/SP/R13/79 not available on line. Copy held on file at the Kambala Archives.

4.2.8. The Hunt Alterations for Morrice T Black

Tivoli was purchased from the executors of WA Dumaresq by Morrice Black in 1881.²⁸ The sale of the estate by Richardson & Wrench was reported in May 1881.²⁹ The house was now known as Tivoli House rather than simply Tivoli. Morrice Black lived in the house for a number of years before undertaking the substantial extensions. He was a Scott, born and educated in Aberdeen, and had worked for Mutual Assurance

²⁸ SMH 23 March 1881.

²⁹ Maitland Mercury 3 May 1881.

companies in Aberdeen and then in London. Black came to Australia in 1868 to replace the Australian Mutual Provident (AMP) society's actuary who was in poor health and he remained with the organisation until his death. His family did not remain in Sydney, rather the children were to be educated in Scotland. His wife took their five children back to Aberdeen for their education where they remained from 1877 until their return to Sydney a decade later. Scotland was reknown for professional education and it was not uncommon for those wishing to become a doctor to travel from the colonies to study there. Black's eldest son trained as a doctor and worked in London, the younger son trained as a solicitor. When Morrice A Black junior applied to be admitted as an attorney in 1889, he was living at Tivoli.

The planned enlargement of the house was for the return of Mrs Black, her daughters and youngest son. however shortly before returning to Sydney one of their daughters died. Mr Black ordered furniture for the house from Messers Symons and Sons, Upper Kirkgate, Aberdeen, Scotland during a visit to Scotland in 1881. He took out three mortgages, one to purchase the house, one in 1884 and a second in 1887. These later mortgages would have been to fund improvements. Rather than utilise a bank, Morrice Black borrowed from the heiress Mrs Elizabeth Onslow, who was now managing her family estate.

The comments in the ABD entry that Black named the enlarged house Villa D'Este after a villa at Tivoli in Italy are unfounded. Black owned at least two other houses in the area, one of which was Villa D'Este. Villa D'Este is shown on the 1905 subdivision plan as being located further to the west of Dumaresq Road. From the 1920s newspaper reports attribute the name to the Italian township rather than the Irish locale. In his study of Australian Architecture J M Freeland gives the date of alterations to Tivoli by Horbury Hunt as being in the early 1880s, however this timing co-incides with the Hunt's extension to Claremont above Tivoli and not the work to Tivoli itself.

Morrice Black presumably hired Hunt having seen his work at Claremont however Hunt was a well-known local resident, residing at Cranbrook Cottage in Rose Bay. No documentation relating to the commission has been located. Black is noted in later publications as being unhappy with the final cost of the project, and is reputed to have not paid Hunt's fees, forcing Hunt to sue his client. Black travelled widely in the course of his job as Actuary for the AMP Society. He was in London in mid 1886, making arrangements to open a branch. The AMP Society abandoned their plan and cabled instructions to Black to return to Sydney. His frequent travel would have made it difficult to keep control of the cost, however Black was both a Scot and an Actuary, so would have been careful with funds. Further research into court records may reveal details of the case. No press coverage has been located. Despite the extensive research undertaken for the John Horbury Hunt Radical Architect 1838-1904 Exhibition held in 2002, little documentation relating to the extensions to the house for Mr Black have been located other than a description by a valuer.

I have known Tivoli for many years but I must say I was surprised when I went onto the ground to find the old Building with the exception of few walls, entirely removed, and in its place a fine strong and substantial Building in the course of completion. I have a very good opportunity for inspection, as the Building is not yet plastered, thereby enabling me to see bare walls and timbers. I found that great care was being taken with its construction. When completed it will be a fine and very commodious family mansion.³⁰

The walls that were dismantled may have been in the two storey portion of the house and related to the creation of the stairhall and substantial corridors on both levels. Likewise, the parapet that can be seen in the Macarthur photos on the eastern side of the building now been incorporated into the extended house. The 1887 survey of the property by Pike and Owen mentioned in the summary of land transfer documentation held in the Kambala archives has not been located.

John Horbury Hunt reworked the planning of the house to create a 'modern country house' suitable for wealthy professional man. The designs for large waterfront mansions erected in the mid 1880s such as Penshurst, Hollowforth and Gundimaine in Neutral Bay and the series of houses in Victoria Road Bellevue Hill drew on American and English precedents such as those published in the Builder and American Architect, all overlooked the harbour with extensive balconies and verandahs. English modern country houses designed by Richard Norman Shaw were widely published, as were American examples by William Ralph Emerson or Stanford White. The American examples were often designed as summer residences and frequently made use of decorative gables and sculptural chimneys as Hunt did.

Central to the composition of modern country houses was the stairhall, usually lit by stained glass windows. Hunt probably altered the position of the staircase in Tivoli and enlarged the stair hall. Social customs

³⁰ Quoted in the Exhibition catalogue.

dictated the planning of Georgian era house; the staircase was usually located beyond the entrance hall and did not have a window to the front elevation. Hunt retained the large drawing room, and appears to have done little beyond redecorating and adding contemporary fireplace surrounds (now partly missing) and enlarged wall vents for the gas lights. He altered the western Dining room, adding the bay window and created a much larger kitchen wing to the southwest, with a large chimney and lantern. The Dining Room retains its chimney piece. The first floor was extended over the lower level rooms and the attic billiard room added.

Figure 52 - Dining Room with Bay Window. Photographs taken during the Love family's occupation.



Source: Copies held in the Kambala Archives.

The main alteration to the house was to the main front, with an arcade added to ground level that further shaded the rooms along the northern side of the house, with elegant verandahs above. A first floor verandah was also added over the ground floor bay, creating a sleep out verandah, a popular feature of harbourside villas erected during the Federation era.³¹ The use of a solid arcade with lighter weight verandahs above is common device used in Colonial villas throughout Asia and was frequently used in Sydney as a means of improving Georgian houses, as can be seen in the 1890s additions to Admiralty House. The additions shaded the main ground floor rooms and the bedrooms, keeping the interiors cooler.

Hunt used screens and arcades to create a range of semi outdoor areas, some with a greater degree of shade and more shelter than others. First floor sleeping porches can be seen in a number of his domestic designs of the 1880s. Reynolds and Hughes described the changes:

*Though constrained by the outline of the existing structure, Hunt produced an integrated design that powerfully expressed the separate parts of the new house. The great west gable, with its unique lattice-like screen extends beyond the wall to embrace an attic balcony taking advantages of dramatic views over the harbour. The beam-end grotesques are Hunt's personal stamp.*³²

The 1995 CMP authors assume that the row of dormer windows are part of Hunt's composition, however all but one of these are an addition, as can be seen when Cazneau's photographs of the front of the house

³¹ The exhibition catalogue describes this room as the billiard room, however other houses of the period have a sleep out verandah off the main bedroom and a billiard room on the ground floor, accessible to guests.

³² Exhibition catalogue.

taken in 1920 are compared with Max Dupain's photographs taken in the 1960s. The 1881 block plan is not quite the same as the finished house by Hunt, as the kitchen wing was enlarged. However no detailed plans have been located to confirm the exact size difference

The picturesque roofscapes that Hunt created, and some of the details, can be traced back to designs for fashionable residences on Rhode Island. Hunt was very much influenced by the clubs and summer residences of the Eastern Seaboard of America, particularly buildings such as the Newport Casino on Rhode Island by McKimm, Mead and White, which also feature lattice work. Hunt was originally from Boston and kept up with international architectural developments, compiling a scrapbook. He utilised similar details in his other domestic commissions of the 1870s and 1880s, elaborate turned timber columns can be seen in photographs of his own cottage at Double Bay (Cranbrook Cottage) and in the drawings of the verandah of Trevanna at Armidale however the profile varies. The distinctive timber gargoyles or beam ends were also used at Booloominbah, the construction of which is contemporary with the extensions to Tivoli and may be either Japanese or Chinese in inspiration.³³ Screens to the gables were used in the extension (or rebuilding) of the adjacent residence Claremont in 1881 however the works to Claremont were not as extensive as those to Tivoli.

Following the completion of the extension of the house, considerable improvements were made to the grounds, including the forming of roads, the erection of fencing and the removal and erection of gates. An undated subdivision plan, believed to have been prepared in the early 1890s following Morrice Black's death shows the gates in their relocated position to the north of the house. This plan also shows the outline of the house as extended by Hunt.

4.2.9. Sale of Tivoli

Unfortunately, the reunited Black family did not enjoy their substantial new home in Sydney for long. Morrice Black had been in poor health since his return from London in 1886. Six months leave and an extended trip to San Francisco with his wife in 1889 did not result in an improvement. He continued to work until September 1890 but was forced to take leave. He did not recover and died at Tivoli on the 27th of August 1890 aged 59. Morrice Black left a wife and four children, two sons and two daughters, including the attorney Morrice Alexander Black (junior). In the obituary, the house was named Tivoli Bay whilst other reports listed the house as Tivoli. Morrice Black was interred at Waverley Cemetery.

The proposal that the AMP Society pay an allowance or gratuity to the Black family 'met with a storm of opposition', the 'Sydney Gossip' column believed that he had been paid a good salary and should have made provision for his family. Member's money should not be used for this purpose.³⁴ The arguments within the Society were reported nationally, with one member stating that Mrs Black was relatively well off and would have been insulted by the proposed payment.³⁵ The proposed ballot to determine if a gratuity was to be paid was eventually stopped by the family. Mrs Black and her adult children did not remain at Tivoli and property was subdivided and sold in 1891, the contents having been sold in October 1890. The items listed in the sale of the contents are elements that remain in the house today, indicating that some items were passed in.

"Massive and remarkably handsome American Walnut overmantles, with bevelled centres and side mirrors, domed top resting on carved pillars...Large Bay Window furnished with very handsome carved and gilded cornice, and 2 side windows furnished to match with deep buillion fringe, valence tipped with Amber flees [?] silk, 5 pairs very elegant Art Curtains and 2 pairs curtain bands... Elegant gasaliers [sic] and gas branches".

Descriptions of the art curtains and 'ebonised and gold drawing room suite' indicate that the house was very fashionably furnished in the aesthetic manner popular in Sydney in the mid 1880s, creating 'the Home Beautiful'.³⁶ The current overmantle in the Dining Room has bevelled mirrors, carved supports and a curved top and can be seen in historic photographs (Figure 53). Further confirmation is needed to determine if it is in fact walnut. The over mantle in the Drawing Room has been removed, and the tiles altered however part of the chimneypiece survives, including the decorative panels. The pictorial tile panels also remain, a red headed woman with a fan and a woman reading, both well known images of the English Aesthetic movement

³³ Architectural Plans, John Horbury Hunt, ML PXD 573. F R White Residence, Booloominbah folios 86-109. Verandah details folio 103.

³⁴ Northern Star 3 Dec 1890.

³⁵ Logan Witness 1890.

³⁶ Daniel Cottier designed ebonised furniture with gold insets, as did other firms manufacturing Art Furniture.

and probably taken from engravings by Walter Crane. An art curtain, or portiere can be seen to the western bay window in the 1911 photographs (Figure 52).

Figure 53 - Dining Room with fire place. One of the series taken during the Love family occupation.



Source: Copy held by Kambala Archives

Mrs Ellen Black (nee Byers) returned to England, dying at her Chiswick residence in 1892.³⁷ Elizabeth Black, her eldest daughter, returned to Aberdeen where she died in 1904.³⁸ Her sister Ellen Urqhart died in London in 1924.³⁹ Only their brother Morrice Alexander junior remained in Sydney, working as a solicitor. He died in 1928 aged 63. His elder brother seems to have remained in London.

4.2.10. Mrs Joseph Pearse (or Pearce)

Tivoli was purchased by Joseph Pearse in 1891, not from the Black family, but from Elizabeth Onslow with whom Black had held a mortgage. Joseph Pearse [Pearce] of Bishopthorpe, Armidale purchased the property in 1891 and died the following year aged 81. He left a lifetime interest in Tivoli to his wife Hester Irwin Forster Pearse along with an annuity of 1400 pounds.⁴⁰ The provisions of Pearse's will were contested by his daughters Marie Isabell Russell and Eva Maria Blanche Pearse in 1893 to determine what interest they had in Tivoli after the death or remarriage of their mother. The property was to be 'converted' and trusts set up for the two daughters, each of 22,000 pounds and the estate paid the cost of the court case. The sale in December 1895 of two American buggies, a very stylish buggy horse, a brougham horse, a milking cow and heifer were put up for sale at Tivoli may indicate that the family was downsizing.⁴¹ Horses were however still kept at Tivoli until at least 1903.

³⁷ SMH 16 Jul 1892.

³⁸ SMH 9 Nov 1904.

³⁹ SMH 9 Nov 1904.

⁴⁰ Table Talk Melbourne, 2 Sept 1882.

⁴¹ SMH 10 Dec 1895.

Although the Pearse family had not lived at Tivoli since the mid 1890s, press coverage for the next 20 years still mentioned the late Joseph Pearce or Pearse of Tivoli, Rose Bay.⁴² As both of the daughters were living overseas, the trustees were forced in 1914 to bring a case that would enable them to lease the property without the consent of the widowed Mrs Hester Pearse. Mrs Marion Isabel Russell, wife of Doctor W J Russell, had died in Kent England in 1910. The outbreak of war in Europe forced the return of Eva Pearse, now Madam Wolfcarius. There was considerable press coverage describing her flight from Belgium, accompanied by her two children, in 1915. Mrs Wolfcarius returned to Mosman following her ordeal in Europe. Her mother the widowed Mrs Hester Pearse died in Mosman in 1916, her residence noted as 32 Prince Albert Street that is a modest Federation house. In a third court case in the 1917 the Permanent Trustee Company were appointed deal with the estate, the existing trustees wished to retire. The court decided not to split the estate to provide a separate provision for Eva Wolfcarius, as this was deemed to be detrimental to the estate as a whole, as she intended to rejoin her husband at the end of the war.⁴³ Although her husband survived the war, Eva and her children did not return to Brussels. Madame Wolcarius died in 1939 and the contents of her flat at the Astor were sold, including furniture from England, Canton and Burma, some of which may have been in the family since their days at Tivoli.⁴⁴ She was one of the shareholders in the Astor flats and had also commissioned a house from the Griffins. Tivoli appears to have held no interest for her, it was simply part of the family estate, with was, in 1917, worth 90,000 pounds exclusive of Tivoli.⁴⁵ From 1896 until 1913 Tivoli was rented or leased. Mrs Pearse and then her executors continued to pay the rates until the sale of the property in the 1920s.

4.2.11. Barney Allen, The Golden King

The Sydney Bookmaker Barney Barnet Allen occupied the house during 1896. Allen was a bachelor.

*"It isn't vouchsafed to every feilder at thirty two years to possess and maintain such a mansion as Tivoli, Rose Bay where the subject of this sketch is domiciled. Forty-four rooms, billiard saloons &c &c inside and a yatch and half a dozen hacks outside, and a retinue of half a dozen servants seem to prove after all that the path of the penciller is a trifle smoother than that of the punter. Barney Allen, however seems to be discontented even with these little luxuries at home. His early station experiences with the shears and the threshing machine 'when the rust was on' have combined to make him covert a station of his own and he tells us that his main ambition in life is to bring off just one big coup and then settle down as a squatter."*⁴⁶

Allen later recalled that running the house needed a staff of eight and that he frequently rode between Rose Bay and the Watson's Bay Hotel.⁴⁷ He travelled widely entering his racehorses in international race meetings as far afield as England, San Francisco and India. Allen was known as the Golden King, after his flamboyant race day attire. His marriage to legendary Melbourne beauty Florence (Flo) Clancy in 1904 ended in divorce in the mid 1920s. Allen purchased Darmouth Station near Muswellbrook and died in Melbourne in 1939. Mr and Mrs Henry Fraser leased Tivoli after Allen, however Henry Critchard Fraser died shortly after in December 1897.

4.2.12. The Love family (by 1901-1912)

The house was tenanted for a number of years by Mr and Mrs J R Love. James Robinson Love was a successful wholesale grocer operating from premises in Bathurst Street. As the Black family had done, the Loves sent their surviving sons Arthur and Kenneth to school in England, however in this case it was Mr Love who accompanied his younger sons to London to attend Dulwich College. His eldest son Frederick was left in charge of the business. On his return J R Love leased Tivoli for his family. J R Love was the Greek Consul and the Greek flag was flown at Tivoli at the weekends. Dinner parties were held and there are reports of an extensive wine cellar below the house. The drawing room was used for occasional performances however the house was only lit by gas (figure 16). The family used the wide verandas for entertaining in both the summer and winter, particularly at sunset. The Lasseters of Redleaf were relatives by marriage.

⁴² National Advocate 26 Feb 1915.

⁴³ SMH 11 May 1917.

⁴⁴ SMH 3 March 1939.

⁴⁵ SMH 5 May 1917.

⁴⁶ Sportsman, 3 Mar 1896.

⁴⁷ Sunday Mail 30 Jan 1938.

Figure 54 - View of the Drawing Room taken during the Love family occupation.



Source: Kambala School Archives.

In 1901 the Love family advertised for a respectable boy to do work in the kitchen and with poultry. A comfortable home and good wages were offered.⁴⁸ James Love's granddaughter recalled eight staff, but in describing their roles, the number were more than ten.

There was a big fowl yard down behind the drain onto Tivoli Avenue. There were always fowl down there. There were I think eight servants, a kitchen maid, two parlour maids in the pantry adjoining the dining room, two house maids and a sewing woman. The gardener milked the cows. They had a man and his wife, with a pony trap, and if they [the Loves] ran of anything they sent out for it ..They had a Butler called Simpson,,.he married the cook,,Grandfather set him up with a grocery business in Bondi...

Did the Staff sleep at Tivoli? Most of them did. The stairway has been altered but you went from the main bedroom through a covered dark passage – the basin room now. The gardener went home and the charlady.

The plan of alterations prepared by A Phipps-Cole and held by Waverley Council shows the two bathrooms off the main hall on the first floor and a third accessed from the separate servants stair (which may not originally have been a bathroom). The passage led from the Box Room through the roof space of the kitchen to the rear wing and was lit by a skylight that can be seen in early twentieth century view of the house. There was one stair within the boxroom and another stair in the rear wing, with a corresponding window on the exterior. The previous CMP notes that Coles added the passageway however the reminiscences of the Love family indicate that it was already there.

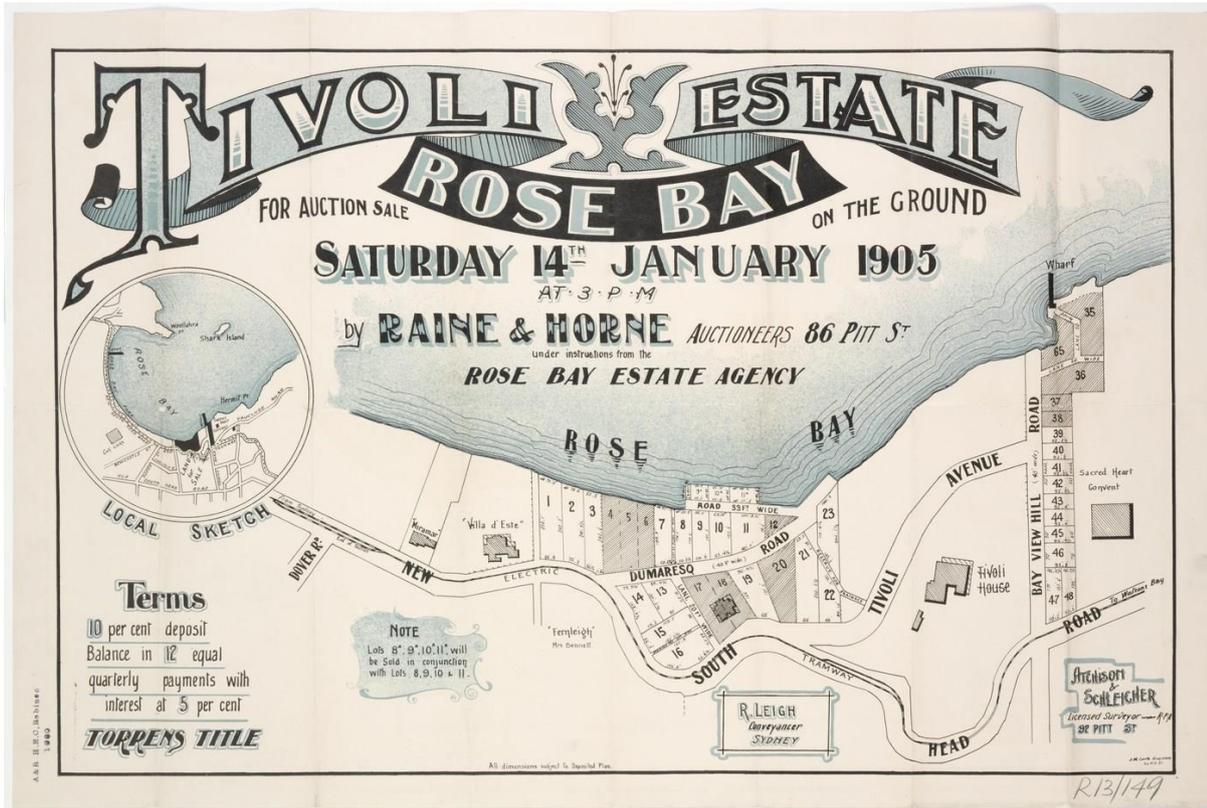
In 1904 the estate was subdivided and the trustees brought a case against two men who had been removing stone from the estate. The water frontages were to be sold. An un-named purchaser recalled

The happiest Christmas time of my life and the one I shall always look back upon with the greatest satisfaction, was December 17th 1904 when I took the free steamer and purchased a block of water frontage at the sale of the Tivoli estate, Rose Bay.⁴⁹

⁴⁸ SMH 30 March 1901.

⁴⁹ SMH 16 Dec 1904.

Figure 55 - Subdivision plan held in the Fergusson collection.



Source: NLA LFSP 2407.

Sale plans from 1904-1908 are held in the Fergusson collection at the National Library. Two other buildings, Villa D'este and Miramar (later replaced by flats of the same name) are shown below New South Head Road south of Dumaresq Avenue. The stream had become a drainage reserve. One substantial outbuilding is shown to the south of the house, which is probably the stables block shown in photographs from 1912. On these plans the eastern wing is considerably shorter than the kitchen wing.⁵⁰

Events including Arbour Day (1905) and Empire Day (1908) were held at Tivoli Bay below the house, events which the Loves attended. These events were also a form of protest:

The Harbour Foreshores Vigilance Committee, supported by the residents of Rose Bay have made strenuous but so far unavailing efforts to have Tivoli Beach reserved for Public Use... Yesterday hundreds of school children were sporting on the converted land.⁵¹

Attempts to have this land made into a park were largely unsuccessful, with waterfront lots between what is now the Heritage Foreshore Reserve and Dumaresq Park. Further works to the grounds were undertaken in 1908, a rubble mason was sought to undertake work between Tivoli House and the convent to the west. The house was mentioned in a Sunday times article on Historic Homes of NSW, one of a number of residences in the area including Cranbrook and Vaucluse House. This marks the start of the idea of historic houses, with nearby Vaucluse House purchased by the State and a trust established to manage it.

The Love family enjoyed tennis, rowing and picnics, including at a nearby Shark Beach (before Neilsen Park was formed). In cow sheds two or three cows were kept for milking and there was a large fowl yard. Other produce such as fruit and vegetables were ordered in rather than produced on the now much curtailed estate. The Kambala archive holds a series of photographs taken in 1911 for the Love family, including several interiors and a view of the eastern side of the house and the tennis courts. Three Arucarias can be seen, one of which is a Norfolk Island pine. These photographs show interior decoration to the dining room and the drawing room that seem to date from the 1880s additions, including stenciled decoration possibly

⁵⁰ NLA Ferguson Map Collection Map folder 151 LESP 2425 & 2429.

⁵¹ SMH 26 May 1908

undertaken by the firm of Lyon and Cottier (later Lyon, Wells and Cottier).⁵² Overmantles, portieres and gasoliers also survived. Furnishings and carpets for the house had been collected by the Love family during their travels in Europe (figures 14, 15 & 17).

J R Love's granddaughter Janet Heathfield Webster when interviewed in 1985 recalled thought that the layout of the rooms was little changed, only the functions.

My grandfather used the smoking room for coffee far more than this room [drawing room]...the verandah was the usual place to sit. There were two bathrooms upstairs, one is not altered much [1985]. Upstairs where the flagpole is was called the Billiard Room but there was not billiard table and it was empty and dusty. The hot water came from a fuel stove in the kitchen and a small gas stove.

The coffee room may be the room to the south of the entrance, which includes pressed metal dado which probably dates from the Love family occupation of the property. Friends of the family included the young architect Reginald Prevost. Prevost had set up his own practice by 1910 and many of his projects were in the Eastern suburbs however the tenders do not specify a particular house. Janet Webster also remembers that 'the gardens at Tivoli were a big lawn with several round beds and a rockery of stone, six or seven feet and a long garden near the [road?] barrier and along the edge there were violets'.

Mrs Kassie Louise Love died at Tivoli in 1910, aged 70. She been an invalid for many years and had been confined to her room for the last three years of her life. After the death of his wife James Robinson Love moved to a smaller house in Wahroonga that he named Cholmondley. He died at home in 1914 and was buried with other members of the Love family at South Head Cemetery. Tivoli was left vacant.

In 1913 Tivoli became the home of Kambala school when the school moved from Bellevue Hill. Kambala school remains on the site, which has been developed with a sequence of school buildings, starting with the additional accommodation or overflow moved from Bellevue Hill to Tivoli in 1913. Having overseen the transfer and establishment of the school at its new site Miss Gurney and Mlle Soubeiran retired. The Misses Roseby took over. No lease was taken out until 1919 when the Miss Clara and Minnie Roseby formally leased Tivoli from the Pearse Estate. Minnie Roseby then spent three years in England studying Norwegian Sagas for an MA at London University, returning in 1922.⁵³ She had previously spent some years in Copenhagen studying, having already attained her Bachelor of Arts from Sydney University.

The school was photographed by Harold Cazneaux and an article appeared in the Home Magazine in 1920 which described the house as "Kambala, with its beautiful old flagged hall and verandahs, combines and almost cloisteral charm with its unmistakable home atmosphere".⁵⁴ One view is of the main elevation, other views are of the grounds, the drive to the rear service court and the relocated gates. A view of the house around this date is also held by Woollahra Council, which shows a large tree screening the rear service court. The detail of the gable screens can be seen, one of which has been relocated when the north western wing was enlarged. The photographs show that by 1920 a drive had been erected from New South Head Road to the rear of the house, which is the position of the drive today. The outline of the house, the stables block and the position of the timber buildings relocated from Bellevue Hill can be seen on the Waterboard block plan.

⁵² This firm is also likely to have undertaken the stained glass for the staircase, having previously supplied stained glass for many of Hunt's major residential commissions including alterations to Cranbrook (1874), Barrengarry House (1881) and Booloominbah at Armidale (1883-86). The stained glass for Fairwater in Double Bay was ordered from England. The stencilled decoration at Cranbrook is also believed to be the work of Lyon & Cottier, possibly by Andrew Wells who would later become a partner in the Sydney branch of the firm.

⁵³ Evening News 12 May 1922.

⁵⁴ Additional images not used in the articles may survive in the Cazneaux collection and there is a set held in the Kambala archive.

Figure 56 - South eastern room with the pressed metal dado possibly installed by the Love Family.



Source: Kambala Archives.

Figure 57 – Harold Cazneaux’s view of Tivoli.



Source: Copy held by Kambala Archives.

4.2.13. Sale of Tivoli

The executors of the Pearse estate sold the property to Emanuel James Gorman, once a 'leading figure in public movements, business and sport in the Riverina' who had retired to Manly in 1921. Gorman died in 1929.

One of the fine of mansions of Rose Bay known as Tivoli with its extensive grounds comprising 51/4 acres was disposed of by Private Treaty yesterday for the sum of 12,000 pounds. The sale was effected by J F Keiran, estate agent, Rose Bay, and is said to be the largest sale ever effected in this district by a local agent. Although Tivoli is at present being used as a scholastic institution for girls, it will be remembered as the residence of the late Admiral Dumaresq. The purchaser's intention is to subdivide immediately.⁵⁵

Notes on file in the Kambala archives show that the Misses Roseby did not wish to relinquish their premises. The School had already had to move once, Kambala, the house in Bellevue Hill, having been sold to an American speculator 'forcing Miss Gurnery to shift her camp to Tivoli'.⁵⁶ Fetes had been held in the grounds during the war years. Fundraising by Kambala Old Girls resulted in the house and surviving grounds being purchased from Gorman by the Misses Roseby.⁵⁷ The misses Roseby conducted negotiations with the Church of England and by January 1924 the school was described as the "Church of England Foundation School for Girls, Tivoli Heights, Rose Bay".⁵⁸ In March 1924 preparations were made for a Vice Regal visit.

Tivoli, or as it is now called, Kambala, is to be the scene of the garden party given on Monday afternoon, to welcome Lady de Chair [Clair] on behalf of the Country Women, hundreds of whom we hope will be there to convey that welcome in person. This is a home rich in history, and it is set in perhaps the most beautiful spot on the harbour shores... This wonderful little stream which runs through our Tivoli passed right through Kambala, under the most quaint stone bridge and so out into Rose Bay. In the old days it supplied the household with its water by means of an old windmill which still stands in the grounds, and one can today see the old stone well where the convict servants drew their supplies and where in an old stone trough close to the house they washed.

The old home is a massive stone cottage, built of course by convict labour, and the old original stone flags on the verandah area as good today as when they were laid. The old cottage is there also, but one can see but little of it now, as some years ago Mr Horbury Hunt incorporated it into the fine three storey mansion that we know and admire today.

But there are other reminders of the original home in the two magnificent Norfolk Island pines in the yard, and great marble-paved halls and terraces, and there could be no fitter place in which to welcome our Governor's lady... . And how nearly Sydney lost this priceless old landmark. It was saved to the nation through the courage and business ability of the Misses Roseby who dared to buy it...⁵⁹

Mary or Minnie Roseby retired in 1926, her sister Clara the following year. Clare (Clara) (1870-1936) and Minnie (1873-1966) both moved to London, where Clare studied at the Slade School of Art, obtaining her diploma in 1933. The Roseby sisters operated a small residential club for Art and Music Students near Regents Park. They had made a more long-term provision for the future of Tivoli:

Premises at Rose Bay, for many years known as Tivoli, and later as Kambala School, has been purchased by the Church of England authorities and vested in a council of the leading residents of the district, to be remodeled and fitted as a Church of England Foundation School for Girls. The council instructed Mr Phipps Cole, Architect, to prepare specifications for the remodeling and renovation process and a contact has been let to Messers Howie and Moffat, Builders, to carry out this work at a cost of 4,000 pounds. The work includes renovating and painting both the interior and exterior of the premises and making a number of improvements to the building;

⁵⁵ The Sun 11 Oct 1932

⁵⁶ National Advocate 4 July 1913

⁵⁷ Notes at the end of the JWH interview

⁵⁸ SMH 30 Jan 1924

⁵⁹ Country Life Stock & Station Journal 24 March 1924.

also the installation of electric light throughout. When completed the school will be thoroughly up to date, in order to serve the object for which it is intended".⁶⁰

The Architect and Town Planner Albert Phipps Coles⁶¹ does not appear to have made substantial changes to the exterior of the building. Woollahra Council retains a series of plans that he submitted. A photograph of the 1928 Sports Champions on the verandah shows the sandstone flagging, shutters and a section of archway. Only the sills appear to a darker colour. Substantial alterations were however made to the grounds, including the provision of a sports ground and an additional tennis court (Tivoli already had a tennis court). It was during these works that the 'windmill' was removed, which was reputed to have been erected by the Dumaresqs. No images have been located.

Figure 58 - View of the rear of Tivoli taken c. 1920. A tree screens the courtyard.



Source: Kambala Archives.

A comparison between the 1920 views of the rear of the house (Figure 64) and a 1929 view show that the house had been repainted, with elements such as the barge boards, gable screen and shutters picked out in a dark shade. The tree blocking the view of the service yard had been removed and a shrub in a circular garden bed can be seen. Internally Tivoli was more sparsely furnished, in keeping with its use as a school, with framed pictures in the hall and chairs for visitors. During the 1920s first floor verandahs are believed to have begun to be used as additional dormitory accommodation however the 1933 school photograph shows that

⁶⁰ SMH 5 Jan 1927.

⁶¹ Albert Phipps Coles architectural career was outlined in his biography.

Born at Kyneton in Victoria and educated in Melbourne. After completing his articles with a Melbourne firm of architects, he was on the staff of the Melbourne Board of Works. Later he studied in London with leading firms and then practised in Melbourne before going to South Africa where he practised for three years in Johannesburg and for one and a half years in British East Africa. He also travelled in Italy, France and Spain studying architecture. Returning to Australia he practised in Melbourne and Sydney. He won the competition for the new 250,000 pound Melbourne City Market in 1911. He was also the architect for the District Grand Scottish Royal Arch Charter of NSW with its famous Egyptian Room in Sydney (Argus 29 October 1940). At the time of his death in 1940 the Phipps Coles family was living in Deniliquin.

only the north-eastern corner had been glazed. In this view the column and balcony rails are picked out in a dark colour, a scheme that can also be seen in 1938 photographs.

A closer view dated 1930 shows the kitchen wing and stair tower, the perpendicular wing, presumably the servants hall, the circular garden bed and the corner of the verandah to the eastern side of the house. The tennis court now had a high fence and steps led up the bank to the southeast. This area has been completely redeveloped with buildings with playing fields on the roof. A 1932 view shows a terracing beyond the two large Araucarias. This terracing can also be seen on the 1935 aerial, as can the playing fields and tennis courts. Buildings were located along the line of the drive from New South Head Road. The line of the former drive beyond the relocated gates can also be seen and the terracing is probably contemporary with this feature.

Figure 59 – External view of Tivoli / Kambala taken prior to the infilling of the verandahs (1930s) showing the dark painted timber columns and balcony rails.



Source: Kambala Archives.

The sequence of photographs of the house taken in the mid twentieth century show that the eastern wing was extended to the south to create additional dormitory rooms. An additional window was added to the eastern elevation, which corresponds to the subdivision of one of the bedrooms to create a bathroom. The aerial view of the school published in 1938 show that this work had not yet occurred. The view was captioned 'An aerial view of Kambala Girl's School at Rose Bay showing extensive tennis courts and playing fields'.⁶²

Alterations to the school designed by Kent and Massie were tendered in 1936 and again in 1941.⁶³ The 1936 works are believed to have included an additional classroom on the western elevation. Other alterations are described in the 1972 publication Kambala by Frank Hawthorne who notes that the rear flagstone verandah was enclosed and extended with bay window and gable, for use as a classroom and that the entrance for the newly constructed room was off the internal hall.⁶⁴

⁶² Farmer & Settler 8 Dec 1938.

⁶³ SMH 5 May 1936 and Construction 5 Mar 1941 Stuart Brothers.

⁶⁴ Hawthorn quoted in the NBRIS CMP for Tivoli

Figure 60 - Aerial view of the school taken prior to the addition of new wings and buildings, c1935.



Source: Kambala Archives.

4.2.14. Senior's Building

The most substantial work undertaken was the construction of a new seniors building on the site of a timber building known as the 'overflow' and the art studio which was later replaced in 1973 by newer facilities. This building had a timber pergola on the eastern side that can be seen in the background of a number of photographs dating from the mid twentieth century. Hugh Massie, from the architectural firm of Kent and Massie served on the school council and his firm designed the new facilities from the mid 1930s onwards. The Senior's building contained extra classrooms, an assembly hall and cloakrooms.

Figure 61 - Aerial showing the Senior's building added the north west.



Source: Kambala Archives

Views of the completed Seniors' building were published in 1937, along with views of the main house. A view of the flagstones to the front verandah appeared in the *Farmer and Settler* in December 1937, which also shows the dark colour scheme to the verandah posts added by Horbury Hunt. By the 1960s the columns had been painted white. A view of the new hall and classrooms was also included, as was a view of the northerly aspect of the main house. The majority of the first floor verandah remained open.

The new Junior School building was opened in 1941, also designed by Kent and Massie and erected by Stuart Brothers. Fortunately, the building was completed before building material restrictions came into force. Internal changes are noted as having been made to Tivoli, in the area occupied by the boarders in case of air raids. The extent of work is unknown. The facility was used when Rose Bay was shelled by the Japanese.

The eastern wing of Tivoli is believed to have been extended in 1945, the original use of the upper floor is reputed to have been as a classroom however early photographs show the unpainted brick dado in this room when it was in use as a dormitory. This wing shows on the 1952 aerial photograph but not on the aerial view published in December 1940. Nor does the additional room appear on the sketch of the school in the *Pacific Island Monthly* in October 1942 however this may be an older illustration. A view of the Flying Boat Base in Rose Bay taken in the 1940s shows the extended eastern wing. A construction date of 1941 is more likely than 1945, as building materials were restricted. No tenders have been located for 1945. Kent and Massie called tenders for an additional classroom in December 1940.⁶⁵

The classroom use may have been short-lived due to the war. Boarders were sent to Sydney from Hong Kong, Shanghai and Singapore. A photograph taken in May 1951 shows the front verandah entirely enclosed by windows. More than one colour is used on timberwork, with the balusters and uprights below the lattice on the gable screen painted a pale colour/white with a darker shade used on the remainder of the timberwork including the windows added within the verandah (Figure 68).

⁶⁵ Construction 24 Dec 1940.

Figure 62 - Kambala/Tivoli, May 1951 showing the infilled verandah (now a dormitory).



Source: Kambala Archives.

4.2.15. The Hawthorn Building, Extensions to Tivoli & the Alexander Building 1958-1968

In 1958 the Hawthorn Building was added to the south replacing the earlier stables building. Substantial alterations to the main house were carried out by Peddle Thorp and Walker in the mid 1960s, including adding additional dormers to the main elevation overlooking the harbour. The project was started in 1963 with final drawings prepared in 1964.⁶⁶ Two dormers were added to the west and a fire stair was added to the rear, replacing a timber stair to the western elevation. Within the dormitory addition were bedrooms, bathrooms and corridors and there was a central light well to provide additional daylighting to bathrooms. An existing dormitory within the house was converted into a sick bay. This work necessitated the removal of a tiled roof and a section of flat roof over the existing extensions to the west of the dining room then being used as classrooms with a laboratory below. Later plans show the rooms to the west of the dining room as the dining room annex and common room. Alterations were also made to the room over the kitchen, then in use as a day room and the kitchen range hood was reworked. The basement contained storage rooms, including bag storage, and a classroom (now the archive).

Other works included accommodation for staff. In 1967 a new Assembly Hall building (the Alexander Building) was erected, also to designs by Peddle Thorp & Walker, containing an assembly hall and a senior library with seating for 40 pupils. During the 1960s buildings at the school were photographed by Max Dupain and a set are held in the Kambala archive.

⁶⁶ PTW Job 63163, drawings held in the Kambala archives.

Figure 63 - Views of Kambala / Tivoli taken by Max Dupain in the 1960s showing the additions by PTW.



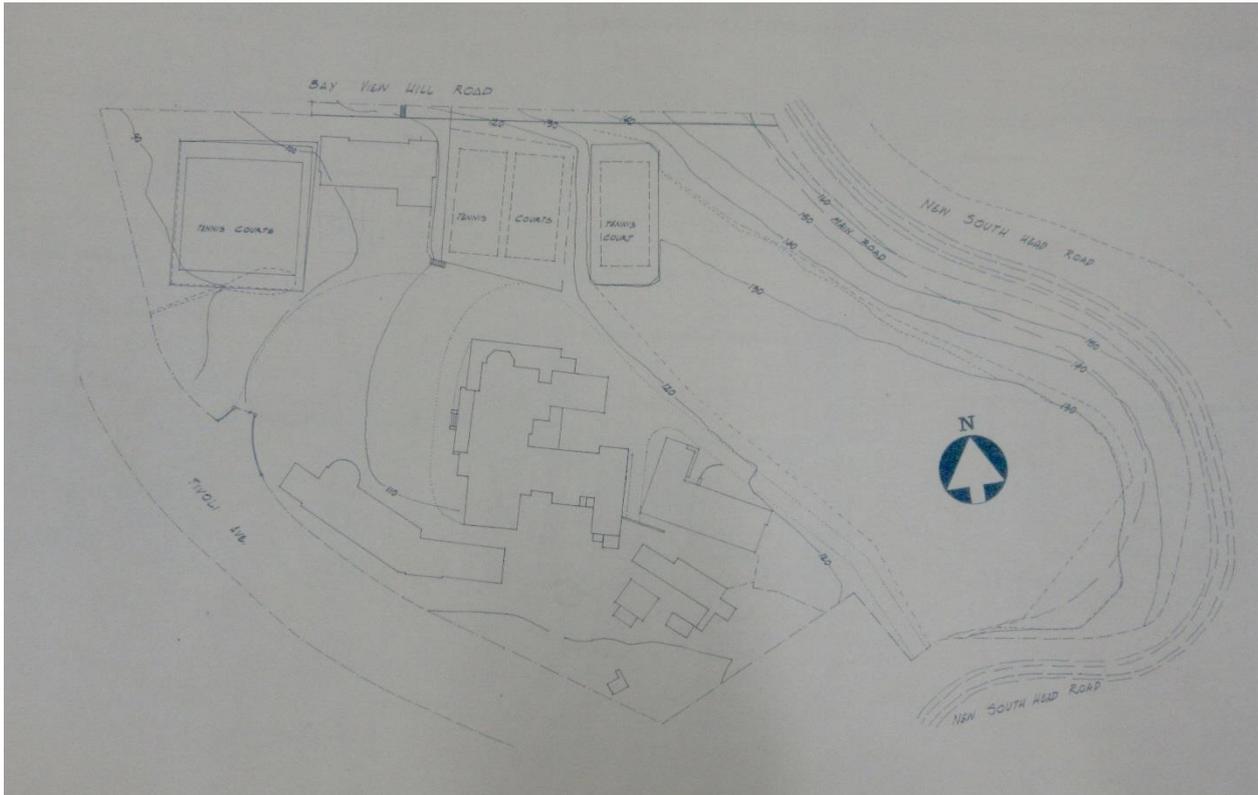
Source: Kambala Archives.

Figure 64 - Views of Kambala / Tivoli taken by Max Dupain in the 1960s showing the additions by PTW.



Source: Kambala Archives.

Figure 65 - Block plan prepared by PTW architects.

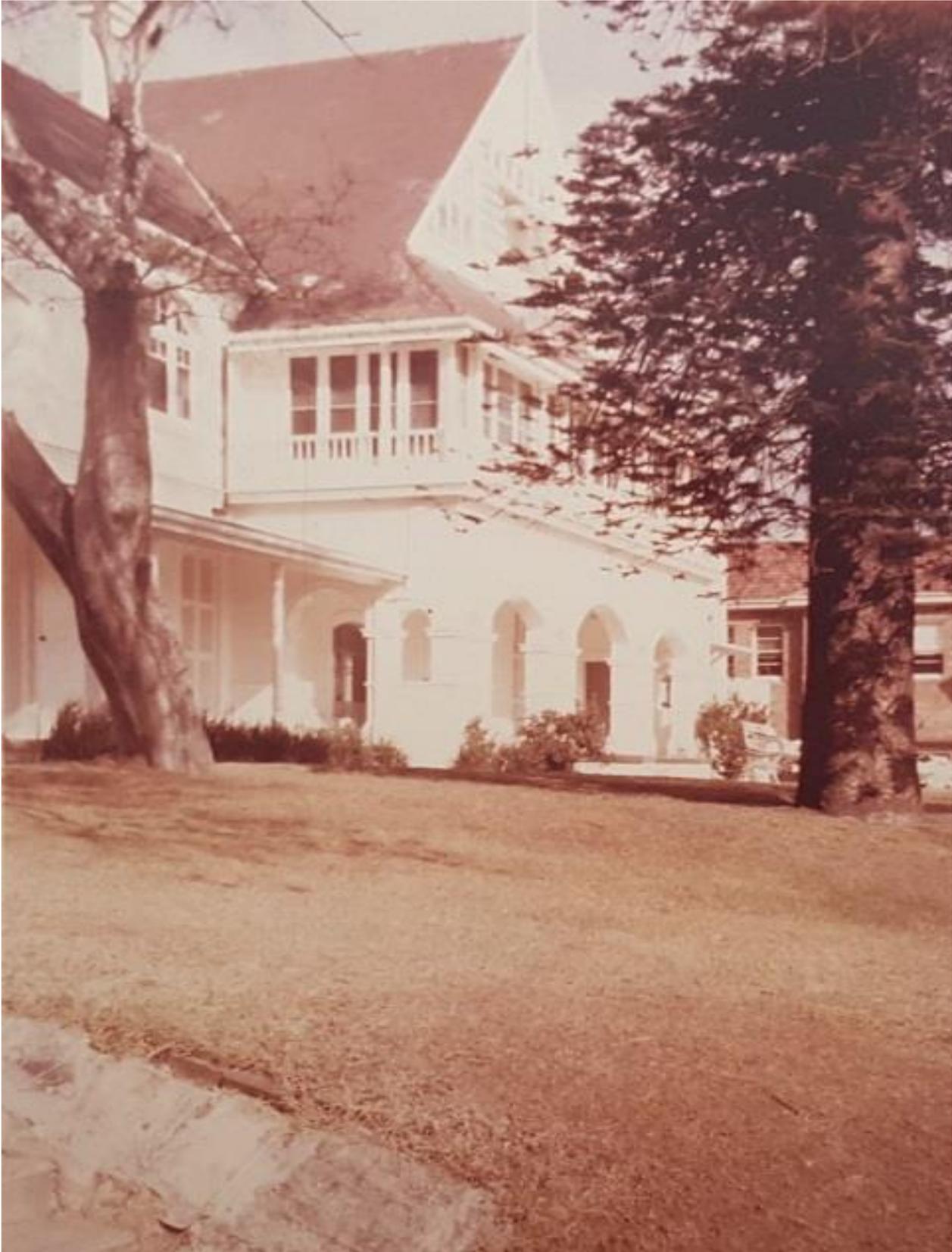


Source: Kambala Archives.

4.2.16. 1970s & 1980s

During the 1970s minor alterations were carried out within the area of the house occupied by the borders. The plans were prepared by the architectural firm of Silk and Robson in 1975. Photographs from this era show the house was painted white. Additional buildings were added to the west of the drive in the 1970s including Minter (1972) and the Arts Centre (1979). The school progressively purchased a series of residential properties, some of which have been demolished to make way for new facilities. No 1 and No 3 Bayview Hill Road were used for preschool children and as the head mistresses' residence. No 3 Bayview Hill Road was demolished in 1997, as was No 1.

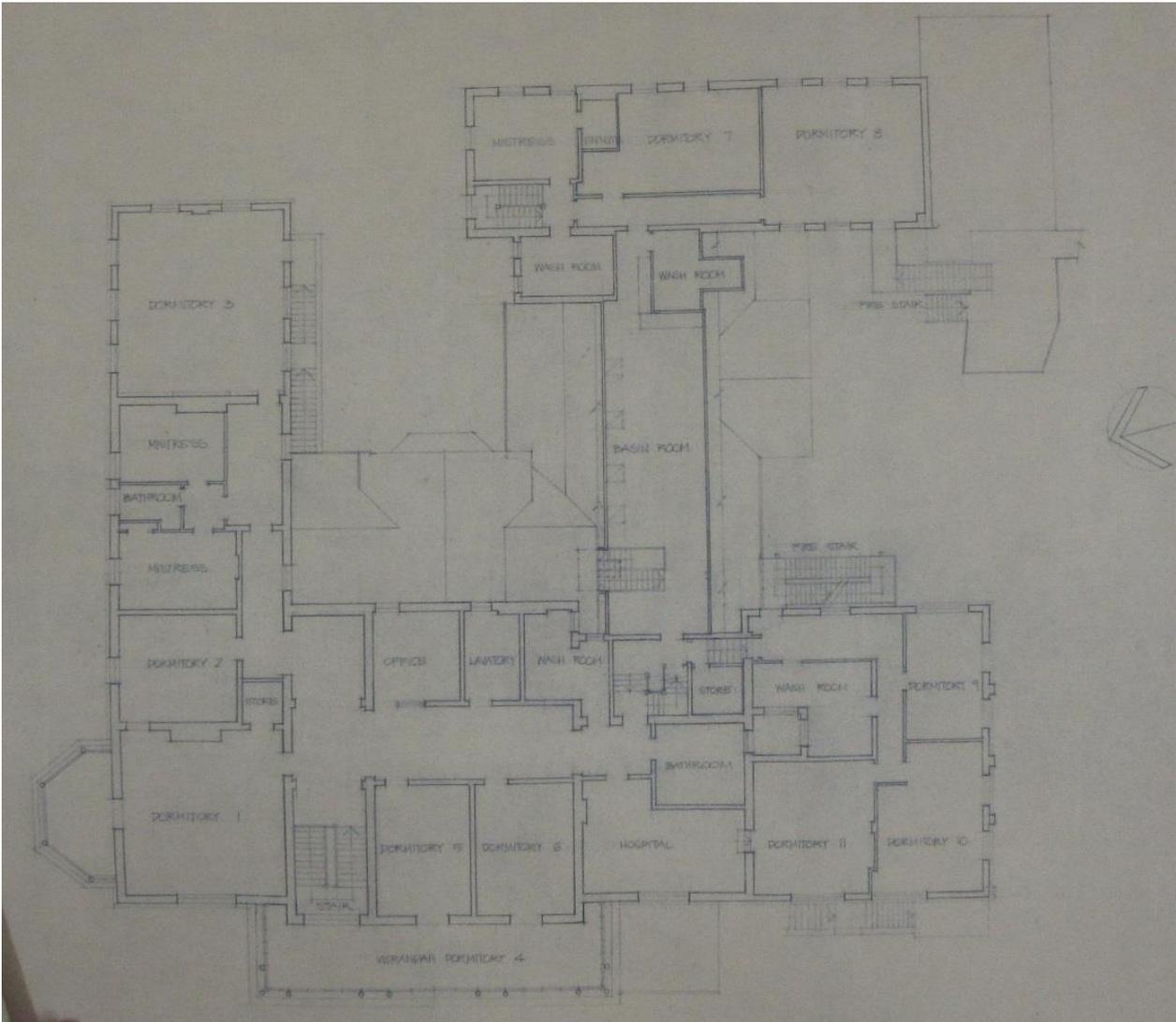
Figure 66 - 1970s view of Tivoli/Kambala.



Source: Kambala Archives.

In 1981 a new music centre was built to designs by the Sydney firm of architects Fowell, Mansfield, Jarvis & Maclurcan and the firm also drew up minor alterations to the house. The plans are held in the Kambala archive and show the extent of the dormitory areas.

Figure 67 - First floor plan prepared by FMJM architects in the early 1980s.



Source: Kambala Archives.

4.2.17. 1990s

In 1994 the western end of the servants wing had to be rebuilt (Figure 74). The structure had become unstable during the construction of adjacent facilities. During the 1990s a series of works were undertaken by Lawes Taylor and Associates including the construction of a photography room under Hawthorne House (1993), the extension of the Alexander Building (1995), Additions and Alterations to the E J Watt Building (the seniors building 1995), Alterations and Additions to Massie House (1996), Construction of a new Senior Boarding House and the construction of new entrance gates on New South Head Road (donated by the Old Girls Union).

Figure 68 - Rebuilding of the servants' hall from the series of construction photographs.



Source: Kambala Archives.

4.3. CONSTRUCTION DATES

The historical development of the subject dwelling comprises the following key dates:

- c1834 Construction of original house (likely mainly single storey);
- c1840 Extensions for William Dumaresq as a two storey “marine villa”;
- c1850 Additional wing with a bay window added.
- 1885 Extensive modifications to the design of architect, John Horbury Hunt.
- c1913 Modifications and additions to accommodate the Kambala School.
- 1936 Alterations. Additional classroom to western elevation.
- 1941 Alterations. Possibly when the rear flagstone verandah was enclosed and extended with bay window and gable
- c1950 Eastern wing extended to the south.
- 1960s Alterations by Peddle Thorpe and Walker including an extended gable roof to the west with dormer windows facing the harbour.
- c1975 Alterations to dormitories designed by Silk and Robinson.
- 1981 Minor alterations (Fowell, Mansfield, Jarvis & Maclurcan Architects).
- 1994 The western end of the servants' wing rebuilt

4.4. HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to Tivoli are provided in Table 2 below.

Table 2 – Historical themes

Australian theme	NSW theme	Local theme	Example
4 Building settlements, towns and cities	Accommodating	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.	<p>Tivoli as a c1840 grand gentleman's villa was originally constructed for <i>Captain Dumaresq</i> and his family.</p> <p>It was one of the series of marine villas erected overlooking Port Jackson (Sydney Harbour) that extended from Elizabeth Bay to Watson's Bay.</p> <p>The name of the house is the name of the original land grant. There is evidence of the plan form from this period both within Tivoli house as well as remnant elements in the surrounding landscape, including the former entrance to the estate including the gateposts, gates, sandstone flanking walls and wrought iron railing off Tivoli Avenue and two tall Norfolk Island Pines.</p>
6. Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	<p>In 1913 Tivoli became the home of Kambala School when the school moved from Bellevue Hill. The School remains on the site, and has been developed with a sequence of school buildings, starting with the additional accommodation or overflow moved from Bellevue Hill to Tivoli. Major changes occurred during c1925-1965 to accommodate increasing enrolments.</p>
9. Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups.	<p>Tivoli has been associated with a number of prominent people and organisations, which have been notable in the development of New South Wales, including:</p> <ul style="list-style-type: none"> • Samuel Breakwell. Tivoli has local significance for its association with Samuel Breakwell, who was one of the earliest recipients of land in Rose Bay following European settlement. • Peter Haydon. Haydon was a prominent pastoralist and landholder in the Colony of NSW. He had pastoral interests in northern NSW, owning extensive property at Murrurundi. He married Elizabeth Jenkins in 1834, and separating in 1838. During this period he built the original modest house known as Tivoli. • Captain William Dumaresq, Esquire. Dumaresq and his family occupied Tivoli between 1840 and

Australian theme	NSW theme	Local theme	Example
			<p>1866, although members of his family continued to reside at the house until 1881. During that period William represented the districts of Hunter, Brisbane and Bligh in the Legislative Council (1843-48), and Phillip, Brisbane and Bligh (1851-56).</p> <ul style="list-style-type: none"> • Morrice Alexander Black (1830-1890), Actuary Born in Aberdeen, Scotland, Black studied actuarial science and worked in the Insurance and banking industries. He arrived in Sydney in 1868 to take up a position as actuary to the Australian Mutual Provident Society. In 1878 Black was made a member of the Royal Society of NSW, in 1882 he was elected an alderman in the Borough of Woollahra. Black purchased Tivoli in 1881, and commissioned John Horbury Hunt to design extensive additions and alteration to the house. • Mr John Horbury Hunt, Architect. Born in Canada, and raised and educated in the Boston area of Massachusetts. He trained in architecture under Edward Clarke Cabot, and arrived in Australia in 1862 where he took up a position in the office of Edmund Blacket. From 1869 Hunt undertook independent commissions, and was responsible for a number of ecclesiastical, commercial and residential buildings. He transformed Tivoli from an early Victorian gentleman's residence. • Mademoiselle Augustine Souberian (1858-1933) and Miss Louisa Jane Gurney (1852-1937), Educators. Kambala School was originally established in 1891, at Kambala House at Bellevue Hill. Kambala School has been located at Tivoli House since 1913.

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

5.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them.

Table 3 – Assessment of heritage significance

Criteria	Significance Assessment
<p>A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>Tivoli has local historical significance as evidence of the early land grants in the Rose Bay area, and retains the name of its original land grant.</p> <p>The current boundaries for the school site were in part established in 1840, when the original sixty-acre grant was subdivided to create five separate sites suitable for "Marine Villas", leaving a small parcel of land immediately associated with Tivoli. There have been minor changes to the school boundary during the twentieth century, as a number of residential blocks have been subdivided and sold, and New South Head Road was realigned.</p> <p>The original gardens and outbuildings associated with Tivoli have been replaced with further development. The only surviving elements of the former estate existing on the site are the caved sandstone gate piers and gates and the remnant palisade fence located at the entrance to Tivoli from Tivoli Avenue. Two araucaria Norfolk Island pines are the only surviving remnants of the nineteenth century garden.</p> <p>Tivoli is significant as early gentleman's/marine villa constructed as early as c1834 (and substantially remodelled in 1885), and used by Kambala School for private girls school education from 1913.</p> <p>The building exhibits evidence of its historical phases in its overall construction and detailing.</p>

Criteria	Significance Assessment
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input checked="" type="checkbox"/> ▪ is associated with a significant activity or historical phase <input checked="" type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association. <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</i></p>	<p>Tivoli is associated with a number of prominent people listed below.</p> <ul style="list-style-type: none"> ▪ John Horbury Hunt (1838 -1904), architect of the extensive alterations and remodelling of the house in the 1880s. Hunt’s work was featured and exhibited in a number of architectural textbooks and publications (eg been included by Max Freeland in his study of Australian architecture) and an association was formed to research the building called the “Horbury Hunt Club” ▪ Morrice Alexander Black (1830-1890), Owner of the house who commissioned John Horbury Hunt to design the alterations. ▪ Captain William Dumaresq (1793-1868). Owner and occupant of Tivoli, responsible for substantial alterations to Tivoli in the 1840s. ▪ James Hume, who carried out substantial alterations for Dumaresq in the 1840s and one of the few surviving examples of his work. ▪ Peter Haydon (1802 -1842), the second Owner of Tivoli Estate, and responsible for the construction of the first original house in c1834. ▪ Samuel Breakwell (dates unknown), original grantee of the 60 acres of land from the Crown in 1811. ▪ Miss Louisa Jane Gurney (1852-1937) and Mademoiselle Augustine Souberian (1858-1933), Educators, responsible for transferring Kambala School to the site and developing a private school that has been associated with the site since 1913.

Criteria	Significance Assessment
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input checked="" type="checkbox"/> ▪ is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> ▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Tivoli has aesthetic significance at a Local level. It is a substantial building which is distinctive as it comprises an amalgamation of developmental phases; however, the current configuration of Tivoli largely dates from c1885, and the work carried out by John Horbury Hunt.</p> <p>The exterior of the building exhibits a number of features characteristic of Hunts Federation Arts and Crafts Style; however, his adoption of the American Shingle style was distinctive. The house exhibits a high degree of design resolution and quality detailing and craftsmanship including carved grotesque beam ends, scalloped lead flashing and slate details and fine examples of external timber joinery.</p> <p>The interior retains some original detailing of an early Victorian house. Internal plasterwork and joinery were added in 1885 by Hunt in addition to the stained-glass window to the stairwell (possibly by Lyon & Cottier).</p> <p>Tivoli is located on a prominent rise overlooking Rose Bay and the building is significant within the setting of the Kambala school site and in views from New South Head Road, where it is appreciated in the context of the surrounding Sydney Harbour.</p> <p>Later extensions and alterations to Tivoli (including extensions by prominent architectural firm Peddle Thorpe and Walker), as well as surrounding contemporary development on the school site; have diminished the significance of the house.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input checked="" type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input checked="" type="checkbox"/> 	<ul style="list-style-type: none"> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/>
<p>D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>Tivoli has local social significance for its association with Kambala Girls School, which has occupied the site since 1913. The site therefore has a strong and special association with the school community, including present and former students and staff, and the surrounding local community.</p> <p>Tivoli is located on a prominent rise overlooking Rose Bay and the building is significant within the setting of Kambala school site and in views from New South Head Road, where it is appreciated in the context of the surrounding Sydney Harbour.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is important for its associations with an identifiable group <input checked="" type="checkbox"/> ▪ is important to a community's sense of place <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is only important to the community for amenity reasons <input type="checkbox"/> ▪ is retained only in preference to a proposed alternative <input type="checkbox"/>
<p>E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The subject site has local research potential. Historic research indicates other buildings and landscape elements were located within the current boundary of the main school site, and that the site may contain archaeological deposits relating to early European occupation and landscaping.</p> <p>One such element is an early 19th century convict built stone bridge over a stream which was located on the school grounds. This was demolished in c1958 when a new drainage system for the oval and drive was incorporated.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ has the potential to yield new or further substantial scientific and/or archaeological information <input checked="" type="checkbox"/> ▪ is an important benchmark or reference site or type <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> ▪ has little archaeological or research potential <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> ▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<ul style="list-style-type: none"> ▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Tivoli has some rarity value. Although it is not the only extant marine villa in the local area, it is one of few houses which comprises an amalgamation of developmental phases evident in its construction and detailing, as well as one of few modelled by John Horbury Hunt in the Federation Arts and Crafts style which displays contemporary domestic design techniques of exceptional interest. It is considered a good example of Hunt's residential architecture.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type <input type="checkbox"/> ▪ demonstrates designs or techniques of exceptional interest <input checked="" type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not rare <input type="checkbox"/> ▪ is numerous but under threat <input type="checkbox"/>
<p>G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> 	<p>Tivoli has local Representative value as a fine and substantial Federation Arts and Crafts building of the period which was remodelled on an earlier residence. It comprises an amalgamation of developmental phases still evident in its overall construction and detailing.</p> <p>Many of the marine villas of the 1830s/1840s were subsequently extended to form substantial Gentlemen's villas (feg Toxteth in Glebe and Admiralty House at Kirribilli). Tivoli is more American in its inspiration in comparison to the others.</p> <p>Later extensions and alterations to Tivoli, as well as surrounding contemporary development on the school site; has not diminished its overall representative value.</p>

Criteria	Significance Assessment
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input checked="" type="checkbox"/> ▪ has the principal characteristics of an important class or group of items <input type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input checked="" type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

5.3. STATEMENT OF SIGNIFICANCE

The main Kambala School site has Local significance for historic, associative, aesthetic and social value, because of the presence of the main house known as Tivoli with its continued relationship to Sydney Harbour, the original entrance gates and the two mature Norfolk Island Pines.

The site originally formed part of 60 acres of land granted to Samuel Blackwell in 1831 who named it 'Tivoli Estate'. The school site has historic value at a Local level as evidence of the early land grants in the Rose Bay area. The site comprises of a number of surviving elements and plantings of the former Tivoli Estate, including the main school building (Tivoli), as well as carved sandstone gate piers and gates, a remnant palisade fence located at the entrance to Tivoli (from Tivoli Avenue) and two early araucaria Norfolk Island pines.

Tivoli, originally constructed as a gentleman villa in c1834, has had a number of phases of historical development and is associated with a number of significant identities, which contributes to its social value. Its current configuration and design has at its core a c1940s marine villa substantially remodelled in 1885 in the Federation Arts and Crafts Style by the notable architect John Horbury Hunt. Tivoli has associative and aesthetic significance at as a fine example of Hunt's work. Despite many alterations and additions the house has demonstrates quality 1880s design and craftsmanship. It is located on a prominent rise overlooking Rose Bay and the building is significant within views over the School from New South Head Road, where it is appreciated in the context of Sydney Harbour.

The site has local research potential as it may contain archaeological deposits relating to early European occupation and landscaping, and for its association with early Victorian house construction.

The site has rarity and representative value at a Local level. While it is one of a small group of extant houses designed by Hunt and displays contemporary domestic design techniques of the time which are of exceptional interest, the house and its setting have been substantially altered.

5.4. THE RELATIVE SIGNIFICANCE OF SITE ELEMENTS

Various elements of the subject site have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site's curtilage. Grading and significance mooring is outline in two sections below, including overall form and shape and detailed elements.

The following schedules of significance of components is to be read in conjunction with the significance diagrams at Section 5.5. It should be noted that there was limited access for fabric identification to some areas. Further assessment and confirmation of fabric significance should be made prior to the removal of any fabric and prior to the commencement of any building work.

5.4.1. Levels and Grading of Significance

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been modified as part of this report as follows.

Table 4 – Gradings of significance definitions

Grading	Justification
Exceptional	Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric.
High	Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance.
Moderate	Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance.
Little	Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall heritage significance.
Neutral	Elements do not add or detract from the site's overall heritage significance; change allowed.
Intrusive	Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration.

5.4.2. Schedule of Significant External Elements

Refer to Significance diagrams in Section 5.5.

Table 5 – Schedule of significant external elements

Area / Element	Description/Location	Date	Grading
External form as a whole		Hunt period (1885) plus various extensions.	Generally exceptional unless otherwise stated in significance diagrams.
Composition/presentation of north facade	Main entrance with northern stone flagged verandah	Hunt period (1885) Eastern extension (post c1913)	Hunt period form and materiality (exceptional) Main entrance with frame, door leaf, original glazing

Area / Element	Description/Location	Date	Grading
			and hardware (exceptional) Eastern extension (moderate)
Composition/presentation of west façade	Principal elevation with western verandah	Hunt period (1885) Southern extension and external stairs (predominately c1964)	Exceptional Southern extension (high) External stairs (intrusive) Dormer windows (little)
Composition/presentation of south façade	Courtyard/canteen area	Hunt period (1885)	Hunt period eastern service wing (exceptional) Concrete paving (little) Metal fire stairs (intrusive) Canteen (intrusive)
Composition/presentation of east façade	Secondary entrance and courtyard	Hunt period (1885) Bay window addition (c1945)	Hunt period eastern service wing (exceptional) C1945 bay window addition to rear (little) Metal fire stairs (intrusive) Awning walkway (intrusive)
Roof configuration and cladding	Slate and terracotta roof finishes Masonry chimney and chimney pots	Hunt period (1885) and reconstruction (2016)	Hunt period configuration (exceptional) Slate roof reconstruction (high) Chimney and chimney Pots (exceptional)
Verandahs and balconies	Generally	Hunt period (1885)	Exceptional
Exterior woodwork	Including gable decoration, brackets, verandah and balcony structure and decoration including turned timber columns, balustrades, frieze panels, lattice and carved timber gargoyles.	Hunt period (1885)	Exceptional
External masonry walls and rendered finishes	Generally	Hunt period (1885)	Exceptional
Metal vents	Generally	Hunt period (1885)	Exceptional
Timber window frames and sashes and timber doors Window and door openings installed in the exterior walls of Tivoli House	Generally	Hunt period (1885) Reconstruction (after c1913)	Exceptional Moderate

Area / Element	Description/Location	Date	Grading
Security grilles to windows	Generally	Mid-twentieth C.	Intrusive
Door leafs and frames	Generally	Hunt period (1885)	Exceptional
Timber window shutters	Generally	Hunt period (1885)	Exceptional
Exterior joinery included gable decoration	Generally	Hunt period (1885)	Exceptional
Glass and stained glass	Generally	Hunt period (1885)	Exceptional
Rainwater heads and downpipes	Generally	Hunt period (1885)	High
Stone flagging	Primarily northern and western principal fronts	Hunt period (1885) Stone flagging reconstruction (2016)	Exceptional High
Exterior metal staircases	Generally	Mid-twentieth C.	Intrusive
Contemporary florescent lights	Generally	Mid-twentieth C.	Intrusive
Surface mounted conduits and cables	Generally	Mid-twentieth C.	Intrusive
Air-conditioning	Generally	Mid-twentieth C.	Intrusive
Painted finishes to fabric originally unintended for painting	Generally	Mid-twentieth C.	Intrusive
Concrete paving	adjacent to the north and west of the ground floor verandah	Mid-twentieth C.	Intrusive
Configuration of gates and gate posts	Tivoli Avenue	Hunt period (1885)	Exceptional
Norfolk Island Pines	Western garden front	Date unknown possibly date from as early as c1830s.	Exceptional

5.4.3. Schedule of Significant Internal Elements

Refer to Significance diagrams in Section 5.5.

Table 6 – Schedule of significant internal elements.

Area/elements	Description/location	Date	Grading
Main Stair Hall	Ground and first floor off main hall	Hunt period (1885)	Exceptional
Timber roof structure and floor structure, whether visible or concealed.	Generally	Early Victorian (1840s) or Hunt period (1885)	High
Timber joinery	Including handrails, balustrades, doors, doorlights, windows, architraves, skirtings, linings, cornices.	Early Victorian (1840s) Mid-twentieth C.	Exceptional Little
Internal finishes	Including traditional lime plaster, lath and plaster ceilings, and run plaster cornices.	Early Victorian	Exceptional
Marble floor finishes at ground level	Mainly within ground floor hallway and ground floor vestibule (second hall)	Early Victorian	Exceptional
Internal hardware	Including all original or early bell-pulls, wiring and general evidence of the bell system throughout Tivoli.	Hunt period (1885)	Exceptional
Marble chimneypieces	Generally	Early Victorian	High
Glass and timber infill walls/partitioning of balconies	Generally	Mid-twentieth century	Intrusive
Contemporary kitchen and lavatory fitouts	Generally	Mid-twentieth century	Little
Contemporary florescent lights	Generally	Mid-twentieth century	Intrusive

5.5. SIGNIFICANCE DIAGRAMS

The following significance diagrams should be read in conjunction with the Schedule of Significant Elements provided in Section 5.4.

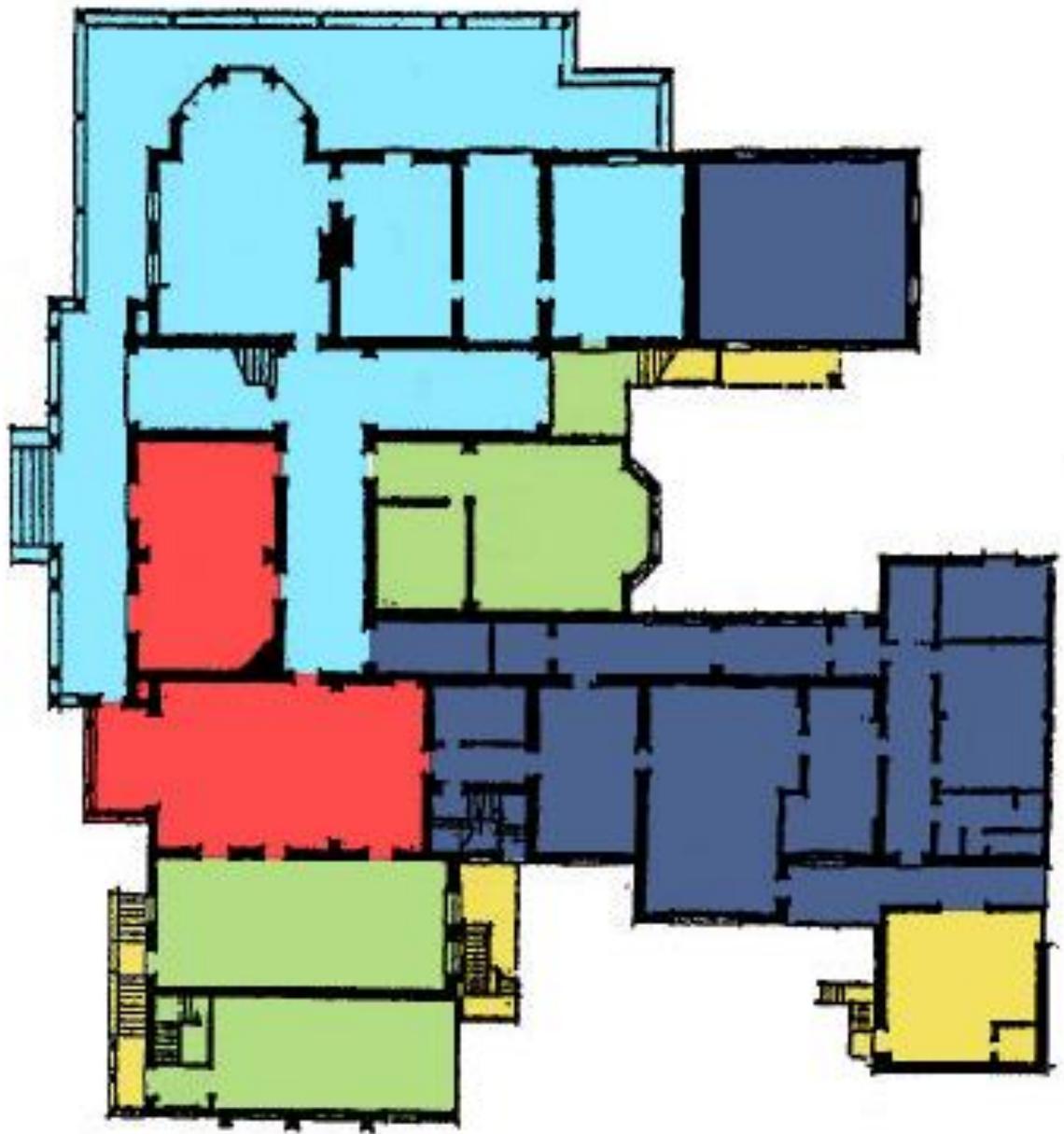
5.5.1. Floor Plans

Figure 69 – Basement Floor



Source: Plans from CMP 2003 with Urbis overlay.

Figure 70 – Ground Floor



Source: Plans from CMP 2003 with Urbis overlay.

Gradings of Significance

-  Exceptional
-  High
-  Moderate
-  Little
-  Neutral
-  Intrusive



Figure 71 – First Floor



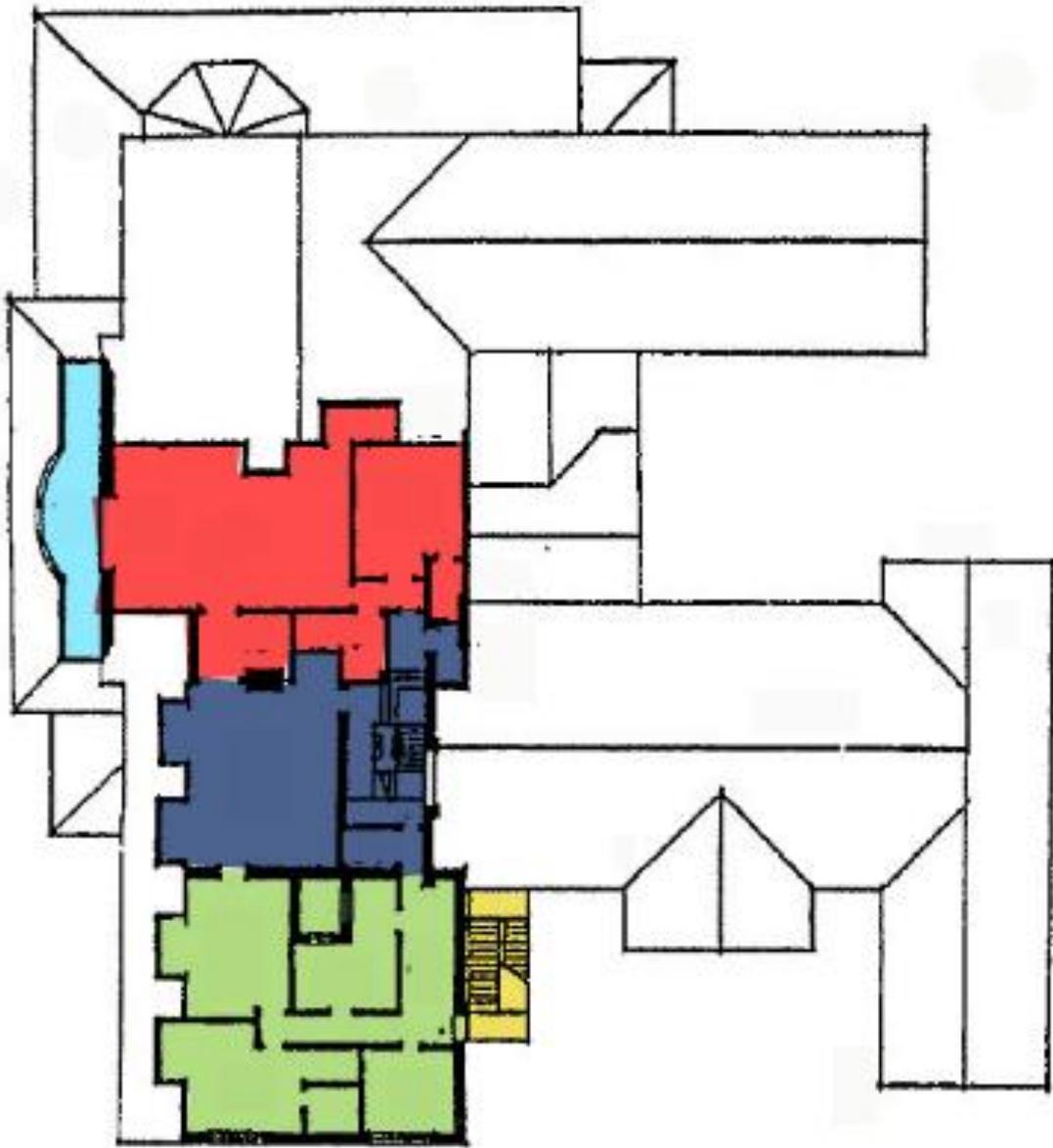
Source: Plans from CMP 2003 with Urbis overlay.

Gradings of Significance

-  Exceptional
-  High
-  Moderate
-  Little
-  Neutral
-  Intrusive



Figure 72 – Attic Floor



Source: Plans from CMP 2003 with Urbis overlay.

Gradings of Significance

-  Exceptional
-  High
-  Moderate
-  Little
-  Neutral
-  Intrusive



5.5.2. Elevations

Figure 73 – Northern elevation



Source: Urbis

Gradings of Significance

- Exceptional
- High
- Moderate
- Little
- Neutral
- Intrusive

Figure 74 – Western elevation



Source: Urbis

Figure 75 – Eastern elevation



Source: Urbis

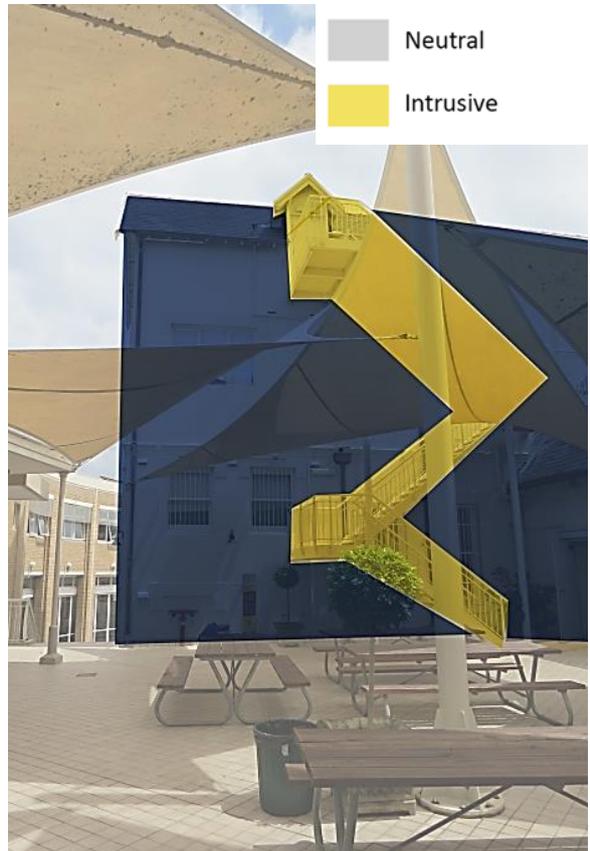
Gradings of Significance

- Exceptional
- High
- Moderate
- Little
- Neutral
- Intrusive

Figure 76 – Southern elevations

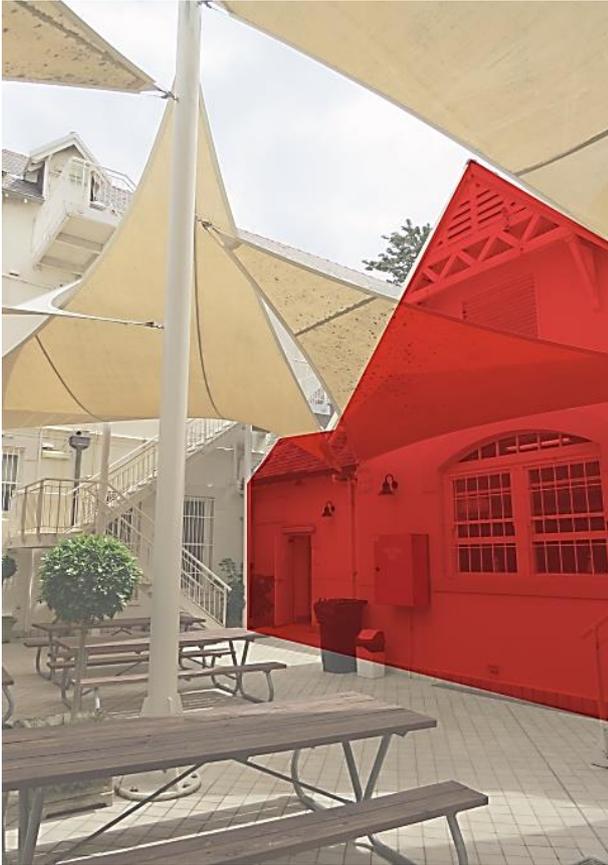


Source: Urbis

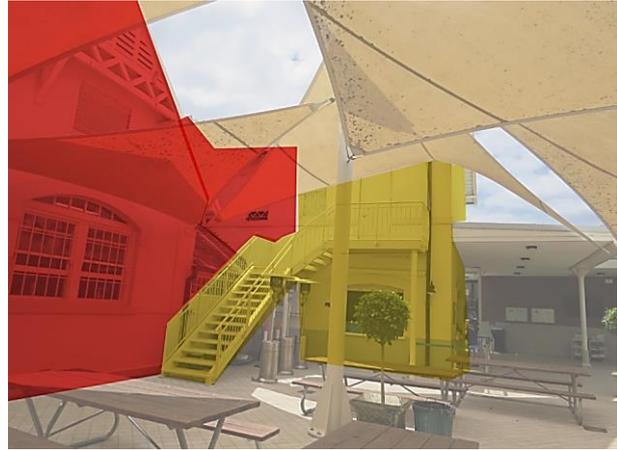


Source: Urbis

Figure 77 – Southern elevations cont.



Source: Urbis



Gradings of Significance

- Exceptional
- High
- Moderate
- Little
- Neutral
- Intrusive

5.6. COMPARATIVE ANALYSIS

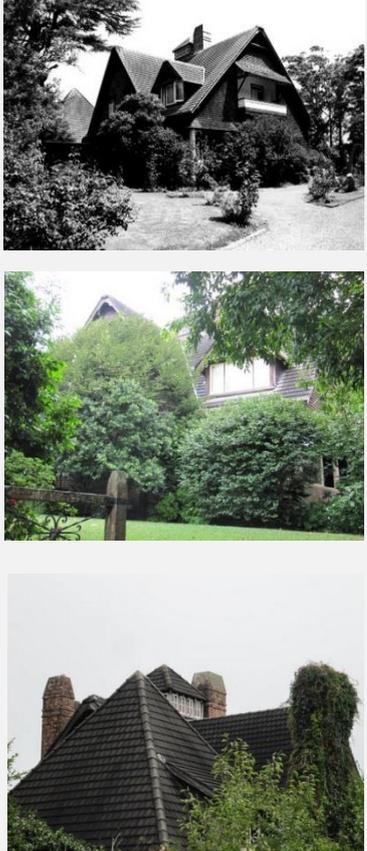
The following comparative analysis primarily examines other architectural works by architect John Horbury Hunt, as well as other examples of Federation Arts and Crafts residential buildings within Woollahra and greater Sydney.

Table 7 – Comparison with other domestic examples by Architect John Horbury Hunt

Site	Significance, integrity and other details	Images
<p>Booloominbah Armidale Designed by Hunt 1884-1888. 60 Madgwick Drive, Armidale, NSW 2350.</p>	<p>NSW State Heritage Register: Listing number: 01768.</p> <p>Physical Description:</p> <ul style="list-style-type: none"> • Booloominbah is probably the largest private house built in Australia in the 19th century. • The house's design by Australian standards is extremely avant-garde for its date of 1883-8. The style of the house owes much to the influence of the Arts and Crafts movement in England and, as the movement manifested itself in the USA, in the so called American Shingle Style. <p>Statement of Significance: <i>“Booloominbah is of State heritage significance as one of the largest private country houses built in Australia during the 19th century and amongst the most avant-garde domestic Arts and Crafts style designs of the time. Designed as an interpretation of an English country house, Booloominbah sits in a relatively intact landscape. As such, it is exemplary of the work of architect John Horbury Hunt. As well as being large, it is also extravagant in decoration, in particular the use of stained glass. The fabric substantially demonstrates the wealth and influence of pastoralism in NSW in late 19th century.”</i></p>	
<p>House and Grounds ‘Trevenna’ Designed by Hunt c1889. 60 Madgwick Drive, Armidale, NSW, 2350.</p>	<p>Armidale Local Environment Plan (LEP) (item: I235)</p> <p>Physical Description:</p> <ul style="list-style-type: none"> • Outstanding late nineteenth century mansion. Various influences evident including the American Shingle style, Queen Anne and Arts and Crafts. Complex form with four very different elevations. One and two storeys with high pitched slate roof. Tall brick chimneys. Stone foundations and stone rubble walls. Brick arches to ground floor openings. Many different window shapes and types with painted timber frames. Limited use of verandahs. • Set in large grounds with long formal driveway and beautifully planted gardens. 	

Site	Significance, integrity and other details	Images
	<p>Statement of Significance:</p> <ul style="list-style-type: none"> • <i>"Trevenna" clearly demonstrates National significance due to its association with John Horbury Hunt and its ability to assist in the understanding of the history of Australian architecture. The ability of "Trevenna" to contribute to the understanding of changes to the social structure in rural Australia combined with the condition and integrity of the place clearly demonstrates a high degree of regional and local significance."</i> • <i>"Trevenna" is highly significant for its close association with the life and work of John Horbury Hunt. A number of Hunt's noteworthy buildings, both domestic and public, were built in the New England region around the time of Trevenna's construction, including arguably his most important domestic work - "Booolominbah".</i> • <i>"Trevenna" is clearly representative of the domestic architecture of Hunt. The residence has been designed in a unique style at a time when residential design was trying to break free of the Georgian mould. The design features include natural local materials of timber, rock (basalt) and brick. There are aspects of the design that reveal the innovative and unusual nature of Hunt's work such as the number of different arched openings that are located at random internally and externally without consideration of a theme or relationship to each other".</i> 	
<p>Fairwater 1882-1970. Designed by Hunt but altered. 560 New South Head Road, Woollahra, NSW, 2025.</p>	<p>NSW State Heritage Register: Listing number: 01381</p> <p>Physical description:</p> <ul style="list-style-type: none"> • The residence is a double storey structure of brick construction with a timber-framed roof originally constructed in 1882 with additions c.1901, and in particular from 1910s. • The exterior appearance is characterised by the use of a brick which is pale yellow in colour. The roof is covered in slate tiles. Additions made c.1910/11 often include the use of sandstone (i.e. in the verandah and carriage porch). • The roof is a series of timbered gables with battened ends and pebble dash finish. These 	

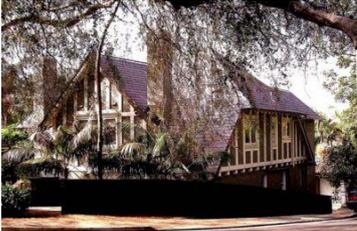
Site	Significance, integrity and other details	Images
	<p>gables are the work of Manson and Pickering architects, c1910/11 and are in the Arts and Craft style embellishing Hunt's simple form by a series of projecting bay windows and balconies.</p> <ul style="list-style-type: none"> The interior of the house is characterised both by the need to provide service and living wings, and the fact that the house is principally a conglomeration of the work of two architectural firms - John Horbury Hunt and Manson and Pickering. <p>Statement of Significance: <i>“Fairwater, is a large domestic residence constructed in 1882 with additions made in c.1901 and 1910, with former stable (c.1900s) and garage (1930), situated on a large suburban allotment fronting Port Jackson with mature garden landscaping including notable trees. The property is of rare historic, aesthetic, social and scientific significance in consideration of its continuing association with the Fairfax family, and as a large late-nineteenth century residence (with Edwardian era additions), of high integrity, designed by John Horbury Hunt.”</i></p>	
<p>Easterly House Late c1880s. 7 Upper Spit Road, Mosman, NSW, 2088.</p>	<p>Mosman Local Environment Plan (LEP) (item I305)</p> <p>Physical Description:</p> <ul style="list-style-type: none"> Victorian 'American Shingle Style'. This commodious and handsome house is accessed from Upper Spit Road but is oriented eastwards to the prospect over Rosherville Slopes, Shell Cove, Middle Harbour, Clontarf and beyond to the Heads. It is a brick house with architectural modelling, sweeping shingled roofs, detailing and internal treatment such as were typically employed by John Horbury Hunt. There have been many modifications but the building retains the essentials of its original character. Its east front is notable for its tall timber gable with a timber apex screen and for the broad shaded verandah facing a beautiful terraced garden. <p>Statement of Significance: <i>“The house has individual significance for its aesthetic values as a Horbury Hunt design, with sweeping roofs and large planes of shingles, and for the way it demonstrates building to suit a difficult site, its large size, good setback from Upper Spit Road and handsome</i></p>	 

Site	Significance, integrity and other details	Images
<p>Highlands 1890-1893. 9 Highlands Avenue, Wahroonga, NSW, 2076.</p>	<p><i>garden, and for the way it demonstrates part of the pattern of architectural style in Australia."</i></p> <p>NSW State Heritage Register: Listing number: 00034</p> <p>Physical Description:</p> <ul style="list-style-type: none"> • This distinctive two-story house comprises two conjoining components. The prominent part is the house proper, the kitchen wing sits a separate pyramidal roof. • Both roofs were originally shingled, like the walls. The wall shingles curve out over verandahs and openings, to shed water away from the walls. This is a feature of several of Hunt's Shingle Style houses. The verandahs are supported by massive timber posts, minimally decorated. The verandahs are recessed under the eaves, another design element commonly used by Hunt. • The chimney stack is another unusual feature, "a tall, buttressed slab of brickwork which appears almost freestanding." Externally, the original roof shingles have been replaced by grey roof tiles. • The house was originally situated on 13.6 hectares, but subdivisions have left it on a substantially smaller allotment, with the rear of the house to the street. The garden contains a notable period Hoop Pine and provides a sympathetic setting to the house. <p>Statement of Significance: <i>"Highlands is a fine example of John Horbury Hunt's interpretation of the Shingle Style. The house displays many of the elements common to Hunt's Shingle Style houses, including recessed verandahs and sweeping skirts to deposit water well away from the walls. In contrast to these common elements, Highlands also displays several unusual features, a half-glass door and distinctive chimney stack being the most prominent.</i></p> <p><i>Highlands is significant as evidence of women shaping architecture. Mrs Caroline Hordern was a keen cook and the two-storey kitchen wing was heavily influenced by her. The landscaping was also of her creation and Mrs. Horden introduced many exotics from the Pacific Islands to adorn the garden."</i></p>	

Site	Significance, integrity and other details	Images
<p>Cloncorrick 1 Annandale Street, Darling Point, NSW, 2027</p>	<p>Woollahra Local Environment Plan (LEP) (Item 76)</p> <p>Physical Description:</p> <ul style="list-style-type: none"> • Three storey red face brick residence in a Victorian Free Gothic style. Roof consists of a series of steeply pitched gables, slate tiles, lead ridge cappings, and copper guttering. Four brick chimneys are mainly associated with gable ends. The northern gable end has timber detailing, and the associated chimney stack has stone motif. Eaves are timber lined. Walls are red face brick; alternate courses have header/stretcher bond. Walls have tapered brick piers, and several string courses constructed of tapered headers. Bay extension to southern side has slate tile roof, exposed rafters to eaves, and double hung windows with brick sills. stepped tower. <p>Statement of Significance: <i>“The site at Darling Point is significant as part of the original grant to Thomas Barker in 1835. Cloncorrick has historic and social significance as an early residence in the district constructed for local identity Hon. George Simpson, and for the part it has played in the development of the district. It has historic significance for its long association with the Simpson Family. Hon. G. Simpson resided here until 1906 and Lady Simpson resided at Cloncorrick from 1922 into the mid twentieth century. Cloncorrick has high historic and architectural significance as designed by the American architect John Horbury Hunt for the Hon. George Simpson. It has architectural and aesthetic significance for its prominence and stylistic detailing, and as a relatively intact example of a Victorian Free Gothic home. The building is a dominant element in the landscape and contributes strongly to the character and quality of the area.”</i></p>	

Table 8 – Comparison with other domestic examples in the Federation Arts and Crafts Style

Site	Significance, integrity and other details	Images
<p>Babworth House Early 20th century. 103 Darling Point Road, Darling Point, NSW, 2027.</p>	<p>NSW State Heritage Register: Listing number: 01300</p> <p>Physical Description:</p> <ul style="list-style-type: none"> Babworth House is sited on the highest point of the Darling Point peninsula. The house is two storey with walls finished in finely worked, unpainted, cement render with beautifully detailed Art Nouveau-inspired decorations around openings and chimneys. A series of very crisp and precise indented lines surround the house, adding strength and balance to the numerous and varied openings, balconies and other architectural elements. The house asymmetrical with broad gabled areas juxtaposed with bold projecting covered balconies, some with bowed or circular fronts. The east, north and west elevations are each different but use the same architectural language and decoration. The joinery is all timber with French doors generally containing tapered glass panels. The roof is broken into many parts and covered with slate, mostly with terracotta ridges and occasionally copper. The guttering, rainwater heads and downpipes are all in copper and of consistent detail designed especially for the house. Internally the house displays a variety of architectural styles, from Edwardian, Classical Revival to Art Nouveau and early Art Deco. <p>Statement of Significance: <i>“Babworth House is one of the largest, finest and most intact examples of an early twentieth century grand house in Australia. It is of national significance both historically and aesthetically. Babworth House is an excellent and rare example of the Federation Arts and Crafts style in grand domestic architecture in Australia. The quality and uniqueness of the exterior and interior detailing, incorporating both Art Nouveau and neoclassical motifs and forms is of a standard and scale rarely seen in domestic architecture.”</i></p>	  
<p>Beaulieu - House, Front Garden and Fence, Gateposts, Gates 73 Bulkara Road, Woollahra, NSW, 2025</p>	<p>Woollahra Local Environment Plan (Item 15)</p> <p>Physical Description:</p> <ul style="list-style-type: none"> A two storey Federation Arts and Crafts building located on the north eastern side of Bulkara Street. The building is constructed of brickwork rendered with roughcast and has a slate roof with terra-cotta tile ridge tiles and finials. A first floor terrace on the northern elevation sits behind a pergola with timber 	

Site	Significance, integrity and other details	Images
<p>Glenires House and Grounds 10 Greenoaks Avenue, Darling Point, NSW, 2027</p>	<p>posts and decorative timber brackets at ground floor level. The building retains some original Art Nouveau style windows. A bay window on the north facade is roofed with shingles in typical Federation style and the entry porch features squat ionic columns on a low wall. Internally the building features Art Nouveau pattern leadlight windows and tiled fireplaces.</p> <p>Statement of Significance: <i>“Beaulieu, hidden away behind a high fence and mature garden is constructed in the Federation Arts and Crafts style. It has high aesthetic significance for the relatively intact condition of the external envelope and as a fine example of the style. The building, which has been modified internally, also has significance for the remaining detailing such as the Art Nouveau leadlight windows, tiled fireplaces, and timber detailing. Although the house is hidden from view, the garden has high aesthetic significance for the abundance of mature vegetation which adds to the leafy character of the immediate area. The house has social significance as one of the large residences built in the area.”</i></p> <p>Woollahra Local Environment Plan (LEP) (item 132)</p> <p>Physical Description:</p> <ul style="list-style-type: none"> Substantial freestanding two storey residence in the Federation Arts and Crafts style on an irregularly shaped allotment on a bend in Greenoaks Avenue. This part of Greenoaks Avenue was widened c.1929 and a shared driveway (owned by the Council) constructed. This now provides access to a freestanding two storey garage shared with the adjoining house at No 12 and matching the style and character of No 12. The driveway is separated from the road alignment by a retaining wall topped by a fence built of tapering precast concrete posts with wrought iron clamps and railings which appears to be an interesting example of Municipal engineering of the day. <p>Statement of Significance: <i>The subdivision and the house demonstrate a major historical phase in the development of Darling Point as a residential suburb in the early part of the 20th century. This phase saw the breaking up of the early large land grants and estates, in this case the Greenoaks Estate, and the closer subdivision and development of the peninsular for good quality upper middle class housing. Built c.1912, the house is a fine representative example of a substantial residence built in the Federation Arts and</i></p>	 

Site	Significance, integrity and other details	Images
	<p><i>Crafts style popular for good quality houses in the period, and provides evidence of the tastes of the period. The house demonstrates many of the key characteristics of the style including its picturesque asymmetrical composition with its complex enveloping hipped slate roof and the large asymmetrical projecting gable over the arched front entrance porch, pebble dash stucco lower floor walls and chimneys, heavy half timbering to the upper floor and gable end, large timber eaves brackets, small square projecting ground floor bays and groups of diamond pattern lead light casement windows.</i></p> <p><i>With the adjoining house at No 12 Greenoaks Avenue, the house is part of a small group on a bend opposite the gates of 'Greenoaks' (now known as 'Bishopcourt') which contributes to the distinctive character and streetscape of the locality.</i></p>	

5.7. SUMMARY

The above comparative analysis makes the following findings:

- The examples 'Boolumbah' and 'Cloncorrick' fall into an earlier phase of domestic architecture with substantial houses characterised by face brickwork and draws on the Queen Anne Revival Style and Victorian Free Gothic detailing.
- 'Boolumbah', 'Fairwater' and 'Highlands' are of a substantial scale and exemplary character; and portray many elements of Horbury Hunt's style. Moreover, they have retained largely intact landscape/garden settings. They also comprise quality and intact interior detailing. 'Boolumbah' is arguably Hunt's most significant domestic work remaining today. These sites have high historical and aesthetic significance which reach the threshold for State heritage significance.
- Hunt's later phase of domestic architecture comprises the Federation Arts and Crafts and the American "Shingle" style, with substantial houses characterised by complex elevations and building forms, stone foundations, brick chimneys, timber joinery and decoration, windows of different shapes and sizes, gabled roofs, bay windows and verandahs. Tivoli is comparable to examples 'Trevena', 'Fairwater', 'Easterly House' and 'Highlands' which comprise similar architectural language and detailing.
- This comparative analysis shows that overall Hunt did few buildings in the Federation Arts and Crafts Style in the late c1880s; however, his domestic examples of this period are exemplary. Tivoli is comparable to examples 'Trevena', 'Fairwater', 'Easterly House' and 'Highlands' as they all display contemporary domestic design techniques of exceptional interest and have strong representative value.
- Tivoli is an example of a substantial house remodelled by Hunt in the Federation Arts and Crafts style, whilst still retaining Victorian detailing of the earlier house internally. 'Tivoli' is directly comparable to the example 'Fairwater', which also comprises a conglomeration of the work of two architects, being Hunt and Manson and Pickering.
- All examples retain large and generally intact garden settings which contribute to their overall heritage significance; in comparison to 'Tivoli', whose setting has been compromised by the contemporary surrounding development of the school. This situation is unlikely to change.
- The majority of the examples to comprise social significance, as Hunt and other architects of the period undertook projects for wealthy pastoralists and merchants. The examples of Hunt's work comprise

prominent character and detailing, are dominant elements in the landscape and contribute to the local area. 'Tivoli' also has social significance for its association with the Kambala School community for a long period of time.

- This comparative analysis shows that Tivoli is not the only example of a substantial Federation Arts and Crafts dwelling in the area; however, dwellings of a scale and standard similar to Tivoli are generally rare in the suburb. Tivoli is one of few earlier examples of the style; with examples 'Babworth House', 'Beaulieu' and 'Glenires' dating from the early twentieth century. These are similarly all substantial with significant detailing; however, in comparison to 'Tivoli' these examples have retained a domestic use and garden settings.
- "Babworth' house is of State heritage significance, as one of the *"largest, finest and most intact examples of an early twentieth century grand house in Australia."*

Overall, this comparative analysis shows that 'Tivoli' is comparable to other examples of local heritage significance. It is distinctive in that it comprises an amalgamation of different periods of development evident in its physical fabric and for its social significance and association with Kambala School. It is a fine example of John Horbury Hunt's domestic work in the local area.

In comparison to State examples, 'Tivoli' does not comprise an intact interior or landscape setting to reach the threshold for State heritage significance.

6. IMPACT ASSESSMENT

6.1. STATUTORY CONTROLS

6.1.1. Woollahra Local Environmental Plan 2014

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 9 – Local Environmental Plan

Clause	Discussion
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(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):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance ...</p>	<p>The proposal does not seek changes to any of the identified significant elements within the consolidated Kambala heritage listing (Item 325 under Woollahra LEP 2014), being the <i>building formerly Tivoli and interiors, gateposts, gates and flanking walls with railing facing Tivoli Avenue, 2 Norfolk Island Pines</i>. The proposed works are located adjacent to the listed heritage item elements. Accordingly, consent is required under this clause.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>A detailed impact assessment has been undertaken in the following sections of this report. Overall the works are assessed to have an acceptable heritage impact.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p>	<p>This Heritage Impact Statement satisfies this requirement as has been prepared to assist the consent authority with their assessment.</p>

Clause	Discussion
<p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>Relevant policies within the current Conservation Management Plan for the place have been outlined in Section 6.3 of this report. The proposed works have been assessed against these policies.</p>

6.1.2. Woollahra Development Control Plan 2015

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 10 – Development Control Plan

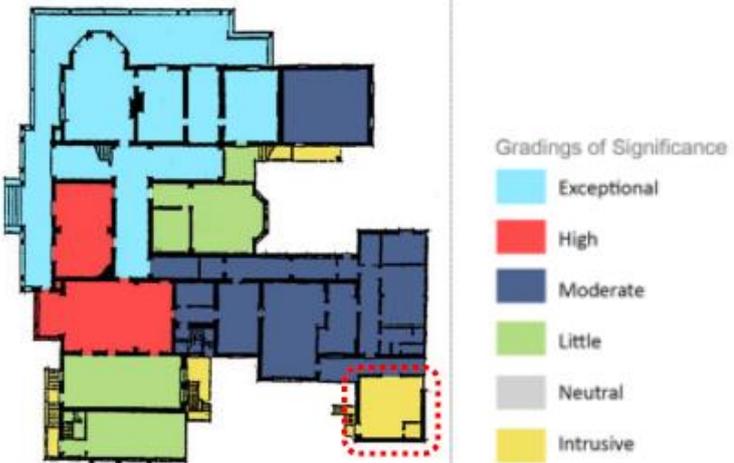
Clause	Discussion
PART B GENERAL RESIDENTIAL	
<i>B1 – Residential Precincts</i>	
<p><u>B1.9 Rose Bay Precinct</u> <i>Desired future character objectives</i></p> <p>O1 To respect and enhance the streetscape character and key elements of the precinct.</p> <p>O2 To encourage development at a scale which relates to the function and role of the streets they address, i.e. larger scale development on the major streets (Old South Head Road and New South Head Road adjacent to the commercial centre) and a range of housing types on the minor streets.</p> <p>O3 To provide for an evolution of building stock from dwelling houses to medium density development in the R3 zoned areas.</p> <p>O4 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.</p> <p>O5 To reinforce a consistent building scale within streets.</p> <p>O6 To design and site buildings to respond to the topography and minimise cut and fill.</p> <p>O7 To protect important iconic and harbour views from the public spaces of the precinct.</p> <p>O8 To reinforce the landscape setting and maintain the existing tree canopy</p>	<p>The majority of the heritage related planning provisions within the Woollahra DCP 2015 do not apply to the subject proposal. The proposal is not seeking to alter an existing heritage item by making changes to its fabric of form, and is instead seeking consent for alterations to non significant elements within a broader educational campus within which sits a small number of heritage listed elements. A detailed assessment of the potential heritage impacts of the proposal on the vicinity heritage item elements is included in the following sections of this report. The subject site is located within the Rose Bay Residential Precinct under the Woollahra DCP 2015, however as a larger school campus it does not conform to the typical residential typology of the precinct. The majority of objectives for this precinct relate to the retention of the residential character of the area and are not directly applicable to the subject proposal. However consideration has been given to the objectives of this precinct in relation to retention of significant Harbour views and landscaping. The subject proposal will not obscure or alter any existing views towards the Harbour from any vantage point, and will retain all significant vegetation on the site, including the heritage listed pine trees. While a substantial amount of cut is required to facilitate the subject proposal, building the new classrooms and raised sporting field into the natural topography of the site allows for the building to be as recessive as possible with consideration for the overall heritage significance of the site. This approach minimises the potential visual impacts of the proposal on the setting of the Tivoli heritage item and its associated heritage listed elements, as well as the general landscape character of the place.</p>

6.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 11 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>There are no proposed physical interventions to any significant fabric within the heritage listed elements on the site. No changes are proposed to the Tivoli building itself or any of its associated heritage listed elements including entrance gates or listed walls. Physical change is only being proposed to later already modified elements within the broader Kambala School site, including the sports field and later sporting facilities. There are no heritage impacts as a result of the modification of the existing sporting field, which is not an original or significant element to the place. The demolition of later contemporary additions and structures to the rear of Tivoli, part of Hawthorne Building and the Arts Building will recapture open space surrounding the heritage listed Tivoli building and improve the building's setting and curtilage. Views along the entrance driveway from New South Head Road towards the rear elevation of Tivoli will be improved specifically through the removal of later additions to Hawthorne, and will provide Tivoli with a sense of space and identity. The proposal will facilitate the construction of much needed classroom and sporting facilities which is difficult to achieve on an inner city land locked education campus such as Kambala. These new facilities will provide for the ongoing educational use of the place which will in turn provide for ongoing conservation and maintenance of the heritage listed elements including Tivoli. While inward views towards the campus and the immediate visual setting of Tivoli will be altered as a result of the proposal, these potential impacts have been mitigated through the provision of generous physical setbacks from the heritage building. The overall benefit of the proposal from an educational and use perspective outweighs the potential heritage impact from minor alterations to existing views towards Tivoli, which it is noted, sits within and already highly modified setting and landscape. Views towards the principal elevation of Tivoli will not be significantly impacted views towards all of the heritage listed elements on the site will be retained and will not be obscured. It is noted that already approved development which will be undertaken in the future will provide for a greater alteration of the existing setting and views than that which would be added through the subject proposal. The proposal will have no detrimental impacts on any heritage items of conservation areas located within the vicinity of this site, and will have no detrimental heritage impact on the adjacent Kincoppal heritage item no. 396. It is beyond the scope of this report to assess the archaeological potential of the site or comment on the potential archaeological impacts of the proposal.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p>	<p>As discussed above, while inward views towards the campus and the immediate visual setting of Tivoli will be altered as a result of the proposal, these potential impacts have been mitigated through the provision of generous physical setbacks from the heritage building. The</p>

Question	Discussion
<p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>overall benefit of the proposal from an educational and use perspective outweighs the potential heritage impact from minor alterations to existing views towards Tivoli, which it is noted, sits within and already highly modified setting and landscape. Views towards the principal elevation of Tivoli will not be significantly impacted views towards all of the heritage listed elements on the site will be retained and will not be obscured. It is noted that already approved development which will be undertaken in the future will provide for a greater alteration of the existing setting and views than that which would be added through the subject proposal.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>No approaches or solutions which resulted in less impact have been discounted. The proposal reflects the most sympathetic design and overall approach and integrates advice from technical experts provided throughout the design development phase.</p>
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The following elements are proposed for demolition as part of the proposal:</p> <ul style="list-style-type: none"> • Post war addition to the Hawthorne Building facing the existing sporting oval • Post war arts building located in the centre of the site, to the immediate south of Hawthorne • A small intrusive addition to the south east rear wing of Tivoli. <p>The demolition of the above elements will have no detrimental impact on the significance of the Tivoli heritage listing or the campus more broadly, and will only have heritage benefits for the site as identified below:</p> <ul style="list-style-type: none"> • The removal of the rear addition to the Tivoli building will restore the earlier form of this building. The area proposed for demolition is identified as 'Intrusive' in the CMP and is recommended for removal. The proposal would therefore be in accordance with the policy of the CMP document.  <ul style="list-style-type: none"> • The removal of the northern addition to the Hawthorne building will allow for improved pedestrian and vehicular access along the main driveway towards Tivoli by expanding the area adjacent to the sporting field. This demolition will also have the benefit of providing a larger visual curtilage around Tivoli and recapturing open space to the rear of this heritage listed building. The proposal seeks to undertake

Question	Discussion
	<p>an interpretive reconstruction of the northern face of the exposed Hawthorne Building depending on the state of the fabric once exposed. It is noted that the Hawthorne Building is not a significant element and is not heritage listed, and is a typical post war classroom building.</p> <ul style="list-style-type: none"> The demolition of the centrally located arts building will recapture open space on the site and improve internal visual links. There are no heritage implications as a result of this demolition as the arts building is a typical post war classroom building of no distinguishing architectural merit, and has been progressively altered overtime in line with changing educational needs of the school. The building is not a significant element and is not heritage listed, and therefore does not need to be retained on heritage grounds.
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The proposed works are generally focused on the construction of a classroom and sporting field complex to the north-east of the Tivoli building within the Kambala campus, along the southern alignment of New South Head Road. This work will see the modification of the existing sporting field and adjoining sporting facilities to provide a comprehensive sporting facility upgrade and further teaching spaces. No physical works to any significant fabric within Tivoli or any of the associated heritage listed elements of the site are proposed. The proposal will facilitate the construction of much needed classroom and sporting facilities which is difficult to achieve on an inner city land locked education campus such as Kambala. These new facilities will provide for the ongoing educational use of the place which will in turn provide for ongoing conservation and maintenance of the heritage listed elements including Tivoli. The removal of the northern addition to the Hawthorne building will allow for improved pedestrian and vehicular access along the main driveway towards Tivoli by expanding the area adjacent to the sporting field. This demolition will also have the benefit of providing a larger visual curtilage around Tivoli and recapturing open space to the rear of this heritage listed building. The setting of the Tivoli building and its elements will be modified as a result of the proposal, however it is acknowledged that Tivoli stands within an already highly modified landscape which is required to be adapted and evolve to continue the educational use of the place. The proposal will have no further cumulative heritage impact on the setting of Tivoli compared with the existing altered setting within which it sits.</p> <p>While inward views towards the campus and the immediate visual setting of Tivoli will be altered as a result of the proposal, these potential impacts have been mitigated through the provision of generous physical setbacks from the heritage building. The overall benefit of the proposal from an educational and use perspective outweighs the potential heritage impact from minor alterations to existing views towards Tivoli, which it is noted, sits within an already highly modified setting and landscape. Views towards the principal elevation of Tivoli will not be significantly impacted views towards all of the heritage listed elements on the site will be retained and will not be obscured. It is noted that</p>

Question	Discussion
	<p>already approved development which will be undertaken in the future will provide for a greater alteration of the existing setting and views than that which would be added through the subject proposal. It is beyond the scope of this report to assess the archaeological potential of the site or comment on the potential archaeological impacts of the proposal.</p>

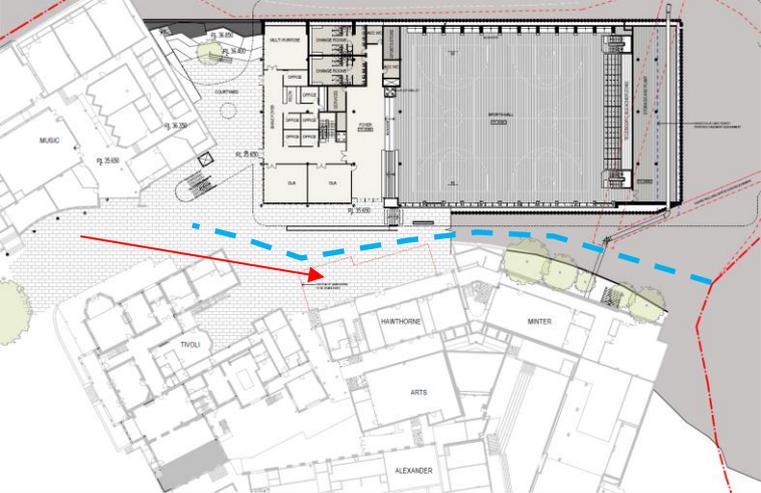
6.3. CONSERVATION MANAGEMENT PLAN POLICIES

The proposed works are addressed in the table below in relation to the relevant policies in the Conservation Management Plan. The Conservation Management Plan relates specifically to the Tivoli building, and is not a campus-wide management document. As the proposal relates to built work in the vicinity of Tivoli, and no actual built works to Tivoli itself are proposed, assessment has only been undertaken against the relevant policy from the Conservation Management Plan.

Table 12 – Conservation Management Plan

Clause	Discussion
<p>Policy 12. Extant significant building elements, spaces and fabric, both internally and externally should be retained and conserved, in accordance with the levels of significance identified in this CMP and in accordance with particular actions specified in specific policies of this CMP.</p>	<p>No physical works are proposed to the Tivoli building and therefore no significant elements, including the spaces and fabric will be impacted by the proposal. Significant internal and external elements of the Tivoli building will be retained and conserved. The proposal as outlined in this report meets the requirements of this policy.</p>
<p>Policy 17. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority. This should include photography and/ or measured drawings. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording.</p>	<p>No significant elements as outlined in the Conservation Management Plan are proposed for demolition or removal. Archival recording of the Tivoli building is not required for the subject proposal, however a broader archival recording of the setting and grounds of Tivoli would be appropriate to document the existing character and configuration of the campus prior to works being undertaken.</p>
<p>Policy 23. New uses which require an unacceptable degree of intervention for upgrading would not be acceptable. New uses should not substantially obscure significant fabric, impact on facades or require significant reconfiguration of principal rooms and areas of exceptional and high significance.</p>	<p>No new uses are proposed for Tivoli as part of the subject proposal. The subject proposal is focused on the redevelopment of the sports precinct including the oval and tennis courts, located along New South Head Road to the east of the site. No modifications or new uses are proposed for the Tivoli building.</p>
<p>Policy 85. The significant facades (particularly the northern and western facades), overall form and landmark quality of the building within the school grounds should be retained.</p>	<p>The significant northern and western facades of Tivoli will be retained and conserved as part of the proposal. No physical works are proposed to the Tivoli building as part of this development.</p>
<p>Policy 86. The garden front (terraced lawn) to the immediate west of Tivoli, associated embankment and original entrance gates from Tivoli Avenue should be retained in their current form. Some adaptation of the lower western lawn is acceptable,</p>	<p>No modification of the garden front (terraced lawn) to the immediate west of Tivoli, associated embankment and original entrance gates are proposed as part of this project. These elements will be retained and conserved.</p>

Clause	Discussion
<p>provided it has minimal impact on the heritage significance of the site and views between Tivoli and the water.</p> <p>Policy 87. The surviving elements of the former Tivoli estate, including the caved sandstone gate piers and gates, the remnant palisade fence located at the entrance to Tivoli from Tivoli Avenue, should be retained and conserved in-situ.</p>	<p>These elements will be retained and conserved and no works to these elements are proposed as part of this project.</p>
<p>Policy 88. Significant trees, including the two araucaria Norfolk Island pines, should be retained and protected during any future construction or maintenance work, Advice from a landscape architect or arborist should be sought in regard to any proposed excavation in the vicinity of the root systems.</p>	<p>The significant plantings within the site including the two principal Norfolk Island trees will be retained and conserved. Some vegetation will be removed along the entrance driveway adjoining the existing sports oval, however these trees and shrubs are later plantings and are not identified to form part of the listed heritage item of Kambala and are not identified within the Conservation Management Plan as being of significance.</p> 
<p>Policy 89. The existing main school driveway (from New South Head Road) should be retained and conserved. Enhancement of the driveway, through landscape design and new plantings, should be considered (in consultation with a heritage consultant).</p>	<p>The existing main driveway extending from New South Head Road is being maintained, however modifications to the driveway are proposed. The modifications are as a result of the works to the adjoining sports oval. Works to the driveway including removal of existing later vegetation along the eastern boundary of the driveway to allow for construction of the new sports hall and associated classrooms. The paving of the driveway will be upgraded to provide a unified approach to landscaping design throughout the site – the existing landscaping comprises of bitumen paving and is not a significant element. Upgrading this paving surface of the driveway and removal of later vegetation will have no detrimental heritage impact to the Tivoli building or the character of the broader Kambala campus.</p>
<p>Policy 90. Enhancement of the surrounding context of Tivoli through landscape design and new plantings (to enhance views and screen intrusive elements/later buildings), should be considered (in consultation with a heritage consultant).</p>	<p>The immediate setting of the Tivoli building will be enhanced by the proposed works through the demolition of a later portion of the Hawthorne building, which is located adjacent to Tivoli. This later mid century classroom building was extended to the east, blocking views of the rear elevation of Tivoli from the main New South Head Road driveway approach to the school. The removal of this later addition will provide a larger open space curtilage around Tivoli and recapture views from this driveway which have</p>

Clause	Discussion
	<p>been obscured until now. The final design of the reinstated eastern elevation of Hawthorne is yet to be finalised however it will reflect the period and character of the Hawthorne building, and any reconstruction will be based on documentary evidence where available.</p>  <p><i>Above: the alignment of the proposed modified driveway from New South Head Road is shown in dashed blue lines, while the portion of Hawthorne proposed for demolition is indicated by the red arrow.</i></p>
<p>Policy 91. Significant views of the harbour and surrounding areas to and from Tivoli should be retained and if possible enhanced. These include the views identified in Section 2.2 of this report. Where changes are proposed within these view corridors, consideration should be given to reducing or mitigating the potential visual impact. South-eastward facing views towards the principal western elevation of Tivoli should be retained and conserved and development should not occur within this view corridor.</p>	<p>A Visual Analysis was undertaken by Richard Lamb & Associates for the proposal. This analysis assessed the potential impact of the subject proposal on existing view lines to and from the site, including the specific heritage views outlined in Section 2.2 of this report. The report concludes overall that;</p> <p><i>The project will have minor or moderate visibility to a confined visual catchment in the public domain that is primarily to the north and east of the site.</i></p> <p>and</p> <p><i>There would overall be minor changes to the composition of only some views and no effect on others. Views to scenic and other items beyond the site would generally be unaffected. Future [already] approved but as yet unconstructed development would have more effect on view composition than the proposal in some cases.</i></p> <p>The following table includes the analysis from this report in relation to these identified heritage views only. Richard Lamb's analysis has been included in italics, whilst Urbis's discussion has also been included.</p>

View Point and Discussion

VP5

VP5 at the intersection of New South Head Road and Bayview Hill Road, provides a limited view of School buildings on Tivoli Avenue, existing sports areas and Tivoli House, as well as a view over Rose Bay and Point Piper. The same view place also provides panoramic Harbour views to the west that would be unaffected by the proposed development. Similarly to VP4, one area of proposed playing field elevated above its existing level would be partly visible, as would safety fences and their supports. There would be no significant change to the access to views beyond the School site. The lower part of Tivoli House in this view would be blocked by an approved but yet to be constructed building.

Urbis considers that the proposal will have no further cumulative heritage impact on this view towards Tivoli in addition to the impact created by existing approved development.

VP6

VP6 provides one of the most direct views of the development site, from the footpath of New South Head Road. Two areas of playing field elevated above the existing levels would be visible in the foreground. The proposed development would block the view of part of Tivoli House. An existing approved but yet to be constructed building would block view of a further part of Tivoli House and some water view in Rose bay.

Urbis considers that the proposal would have a moderate impact to this view of Tivoli. However, it is noted that this view is towards a rear secondary elevation and is not a significant approach view to a principal elevation of along a significant alignment such as an original drive. This view is incidental given the topography of the area. While the proposal will obscure part of the view of the rear of Tivoli, this is in addition to an already approved (as yet unbuilt) development which will cause the majority of impact.

Visual diagram showing potential impact



EXISTING CONDITIONS



EXISTING APPROVED DA - YELLOW | PROPOSED SSD DA - BLUE



EXISTING CONDITIONS



EXISTING APPROVED DA - YELLOW | PROPOSED SSD DA - BLUE

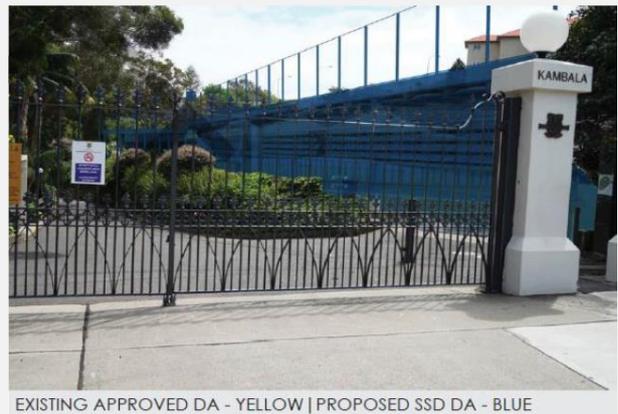
View Point and Discussion

VP10

The current view across on-grade playing field from this view point, toward retained land below New South Head Road would be replaced by a foreground of new building. There would be a minor change to the access to views beyond the School site.

Urbis considers that the proposal will effect a major change on this existing view by altering it from a view of an open raised field to an elevation of a new building. Notwithstanding the historical origins of this driveway alignment, the fabric of the drive and all built elements, including the field, buildings to the left and gates, are all later fabric. Tivoli is not visible from this view point, and there will be no detrimental heritage impacts as a result of the proposal on this view.

Visual diagram showing potential impact



VP13

The proposed development would be of minimal visibility and would cause no significant change to access to views of the heritage items Tivoli House and Kincoppal School.

Urbis considers that the proposal would have no detrimental heritage impacts on this view. The existing view comprises a mixture of contemporary development, with only partial elements of Tivoli, including the roof ridgeline and tops of the significant pine trees visible. The proposal will not alter the visibility of these partial elements of Tivoli and therefore will have no greater impact on this view.



View Point and Discussion

VP17

The proposed development would be of minimal visibility from this access to the School site and make no significant change to views beyond the site.

Urbis considers that this view from the entrance gates on Tivoli Avenue towards the principal elevation of Tivoli is the most significant as all individual listed elements which make up the heritage item can be viewed in unison.

The proposal will alter the far background of this proposal only, and will not obscure the view of any of the individual heritage item elements, including Tivoli itself, the entrance gates and walls or the significant trees. The setting of the Tivoli building and its elements will be modified as a result of the proposal, however it is acknowledged that Tivoli stands within an already highly modified landscape which is required to be adapted and evolve to continue the educational use of the place. The proposal will have no further cumulative heritage impact on the setting of Tivoli compared with the existing altered setting within which it sits.

Visual diagram showing potential impact



7. CONCLUSION AND RECOMMENDATIONS

There are no proposed physical interventions to any significant fabric within the heritage listed elements on the site. No changes are proposed to the Tivoli building itself or any of its associated heritage listed elements including entrance gates or listed walls.

Physical change is only being proposed to later already modified elements within the broader Kambala School site, including the sports field and later sporting facilities. There are no heritage impacts as a result of the modification of the existing sporting field, which is not an original or significant element to the place.

The proposal will facilitate the construction of much needed classroom and sporting facilities which is difficult to achieve on an inner city land locked education campus such as Kambala. These new facilities will provide for the ongoing educational use of the place which will in turn provide for ongoing conservation and maintenance of the heritage listed elements including Tivoli.

The demolition of later contemporary additions and structures to the rear of Tivoli, part of Hawthorne Building and the Arts Building will recapture open space surrounding the heritage listed Tivoli building and improve the building's setting and curtilage. Views along the entrance driveway from New South Head Road towards the rear elevation of Tivoli will be improved specifically through the removal of later additions to Hawthorne, and will provide Tivoli with a sense of space and identity.

While inward views towards the campus and the immediate visual setting of Tivoli will be altered as a result of the proposal, these potential impacts have been mitigated through the provision of generous physical setbacks from the heritage building. The overall benefit of the proposal from an educational and use perspective outweighs the potential heritage impact from minor alterations to existing views towards Tivoli, which it is noted, sits within and already highly modified setting and landscape. Views towards the principal elevation of Tivoli will not be significantly impacted views towards all of the heritage listed elements on the site will be retained and will not be obscured. It is noted that already approved development which will be undertaken in the future will provide for a greater alteration of the existing setting and views than that which would be added through the subject proposal.

The proposal will have no detrimental impacts on any heritage items of conservation areas located within the vicinity of this site, and will have no detrimental heritage impact on the adjacent Kincoppal heritage item no. 396.

It is beyond the scope of this report to assess the archaeological potential of the site or comment on the potential archaeological impacts of the proposal.

The proposal has an acceptable heritage impact and is recommended for approval.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

Department of Lands 2018, Spatial Information Exchange, Department of Lands, Sydney, available at: <<http://imagery.maps.nsw.gov.au/>>.

Google Maps 2018, Aerial view of subject site, available at: <<http://maps.google.com.au/maps?hl=en&tab=wl>>.

8.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

DISCLAIMER

This report is dated 2 April 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Kambala School (**Instructing Party**) for the purpose of a State Significant Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

