



STATEMENT OF HERITAGE IMPACT

ST CATHERINE'S SCHOOL WAVERLEY

AUGUST 2014

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STATEMENT OF HERITAGE IMPACT FOR ST CATHERINE'S SCHOOL, WAVERLEY

1.0 INTRODUCTION

NBRS+PARTNERS has been commissioned by St Catherine's School Waverley, to assist with the preparation of an Environmental Impact Statement (EIS) to accompany a Development Application (DA) for the School which is located at 26 Albion Street, Waverley (the site).

The DA seeks concept approval for the School's Campus Master Plan and detailed design approval of the proposed Stage 1 works which comprise of a new Research, Performing Arts and Aquatic Centre (RPAC).

This report has been prepared to address Key Issue No. 9 (Heritage) (refer below) as stated in the Director General's Environmental Assessment Requirements (DGRs) issued on 29 January 2014 (SSD 6339). Key Issue No. 9 (Heritage) in the DGRs requires the following:

A heritage impact assessment should provide an assessment of the historical and archaeological significance of the St Catherine's School site, including curtilage of the historical items within the site. The assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual and provide consideration of the impact on the heritage significance of the heritage items and conservation area and on areas of archaeological significance. The EIS should also identify any proposed measures to conserve the heritage significance of the site.

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at St Catherine's School. The School is a heritage item containing buildings of highly varied cultural value within a conservation area. The works would be staged. Stage 1 proposes to demolish the outdoor swimming pool and replace it with multi-purpose hall over an enclosed swimming pool. Subsequent stages would demolish the Jane Barker Hall and replace it with a TAS / Science Block, undertake alterations to the Boarding House, the Main Building, J Block, the Dame Joan Sutherland Centre, boarding and staff facilities, Nan Hind North Pavilion and the Junior School. There would be minor alterations within the St John's Building.

1.1 Methodology

The methodology and terminology used in the preparation of this report has been drawn from the Australian ICOMOS Burra Charter, the NSW Heritage Manual 2001 Update, and J S Kerr's *Conservation Plan* (ICOMOS Australia, 2013). References to architectural styles are based on the identifications used by Apperly, R; Irving, R and Reynolds, P A *Pictorial Guide to Identifying Australian Architecture* (Sydney, 1989). This Heritage Impact Assessment

has been prepared in accordance with the requirements of the Waverley Local Environmental Plan 2012, and the Development Control Plan 2012.

1.2 Site Location

St Catherine's School occupies land adjoining Albion Street, Macpherson Street, Bronte Road, Leichhardt Street and Leichhardt Lane, Waverley.

The site comprises a number of lots as follows:

- Lot 560 in DP 1138118;
- Lot 1 in DP 80046;
- Lot 117 in DP 1161589;
- Lots A, B&C in DP 318719; and
- Lots 12, 13 & 16 in DP2049.

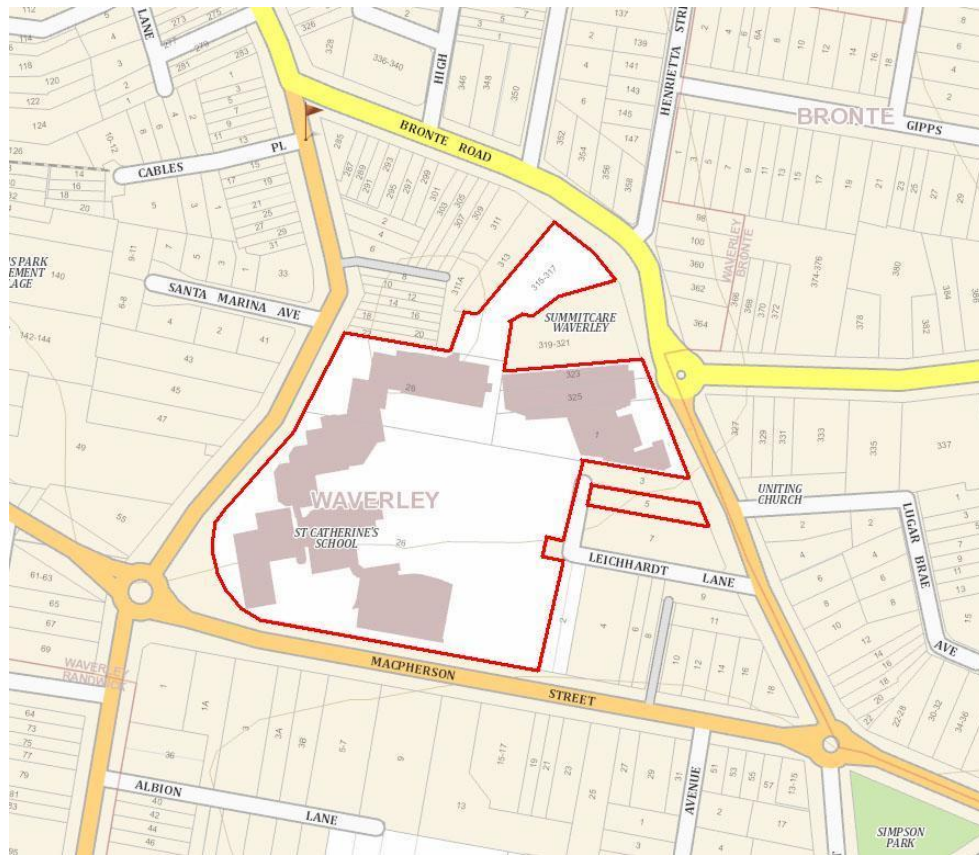


Figure 1 — location plan of St Catherine's School with the boundary delineated in red. [Six Maps]



Figure 2 — aerial photograph of St Catherine's School in 2012 [Six Maps]

1.3 Heritage Listings

Portions of the School site are identified as Local Heritage Items in the Waverley Local Environmental Plan 2012 as follows:

Waverley Georgian style stone building, St John's, St Catherine's Girls School	26 Albion Street	Lot 1, DP 76210; Lot 1, DP 80046; Part Lot 560, DP 752011; Lot C, DP 318719	Local	I444
Waverley Late Victorian mansion	1 Leichhardt Street	Lot C, DP 318719	Local	I486
Waverley Late Victorian Italianate Style house	5 Leichhardt Street	Lot 6, DP 2049	Local	I487
Waverley Charing Cross Conservation area			Local	C7

The whole of the original School site is listed as a local heritage item.

The entire School is within the C7 Conservation Area.

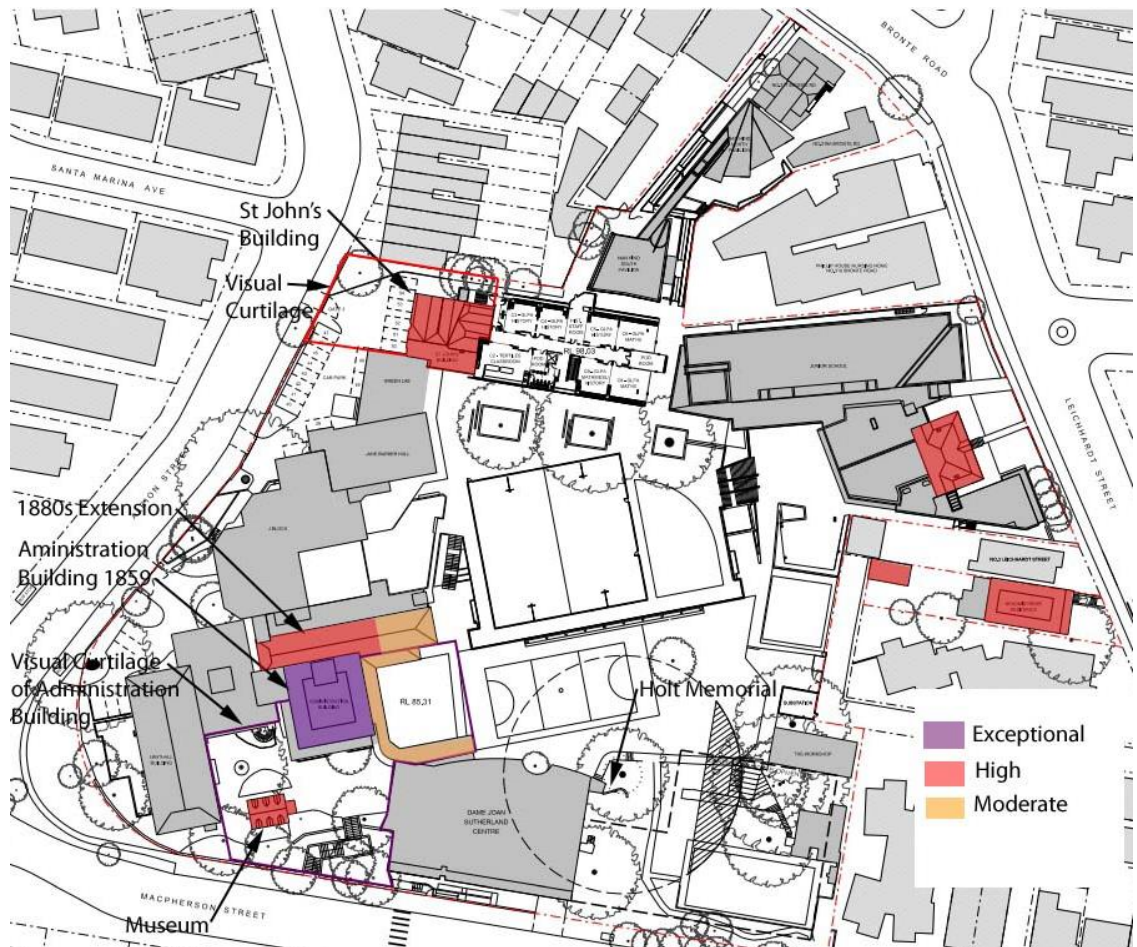


Figure 4 — Diagram showing buildings at St Catherine's School with heritage significance at a local level. The level of significance refers to the original fabric only for the specified building. The actual curtilages of the St John's Building and the Administration Building are their allotments, but the visual curtilages are shown here.

St Catherine's School

St Catherine's School and Grounds, Macpherson Street, Waverley

One of the oldest surviving buildings in the Waverley area. Despite alterations and additions appears to retain much of its original fabric. Also continues to exhibit its original Georgian character. Part of the historic school grouping. Associations with Bishop Broughton and early education for senior girls. High local significance.

Grounds of landscape interest. Cultural planting of major streetscape value at an important intersection. Regional significance.

St John's (St Catherine's School), Albion Street, Waverley

Interesting older style domestic building, despite some major alterations. Appears capable of reconstruction. Part of St Catherine's school historic grouping. Local significance.

Charing Cross Conservation Area C7

There is no public statement of significance for the Charing Cross Conservation Area in the Council's published documents. The Waverley DCP 2012 Section B9.1.2 deals with conservation areas but excludes any reference to the St Catherine's site and provides no Statement of Significance for the wider area.

The intersection known as 'Charing Cross' was named in 1859 by a resolution of Council and the area developed as a retail and commercial area well in advance of Bondi Junction. The major building activity in the area was during the 1880's and 1890's and was largely reflective of the Victorian Italianate style of architecture which was popular at the time. By 1900, and up until the Inter War period, Federation and Inter War infill development occurred along the major streets. Much of this early and original building stock remains today, reflecting the characteristic history of the area. Many individual buildings within the Conservation Area are individually listed as items of environmental heritage.

St Catherine's School was established on a large site in this area in 1859 and was separate from the commercial centre. Subsequent extensions of the School grounds have included areas of late nineteenth-century housing along Albion Street and Leichhardt Street. The school is not typical of the conservation area's general character and forms the southern border of it. With the exception of the St John's Building and the former houses in Leichhardt Street, the School does not have any strong affinity with the streetscapes or identified significance of the Charing Cross Conservation Area.

1.5 Authorship

This report was prepared by Brad Vale, Senior Heritage Consultant, using a history researched and written by Léonie Masson, Historian, under the direction of Robert Staas, Director / Heritage Consultant, all of NBRS+PARTNERS.

2.0 DOCUMENTARY EVIDENCE

2.1 Pre-European History

Eleven Aboriginal archaeological sites presently known to occur within the Waverley LGA include a number of significant rock engravings, shelters with painted art motifs, open campsites, and several rock shelters that possess the potential to contain buried archaeological occupation deposits. The Waverley area formed part of the traditional lands of the clan known as the Cadi-gal. From what we know from other parts of Sydney, the Cadi-gal is likely to have numbered between 30 and 70 people in 1788.

The lands of the Cadi-gal were known as Cadi and the name 'Cadi-gal' simply means the people of Cadi. The Cadi extended along the southern shore of Port Jackson from South Head to around Pyrmont. The southern boundary of Cadi is less well defined and may have reached Botany Bay around present day Mascot. However, it seems certain that Cadi would have included all of the Waverley LGA.

History of the Subject Sites

2.2 St Mary's Waverley Church of England Lands

In October 1872, Robert William Newman, William Barker and Edward Raynes, were granted three portions of land at Waverley for the erection of a Church of England, Church of England School and a parsonage.¹ The three sites were subsequently found unsuitable for the purposes for which they were respectively granted. Furthermore there was already in existence within the parish of St Mary Waverley a Church of England and parsonage.

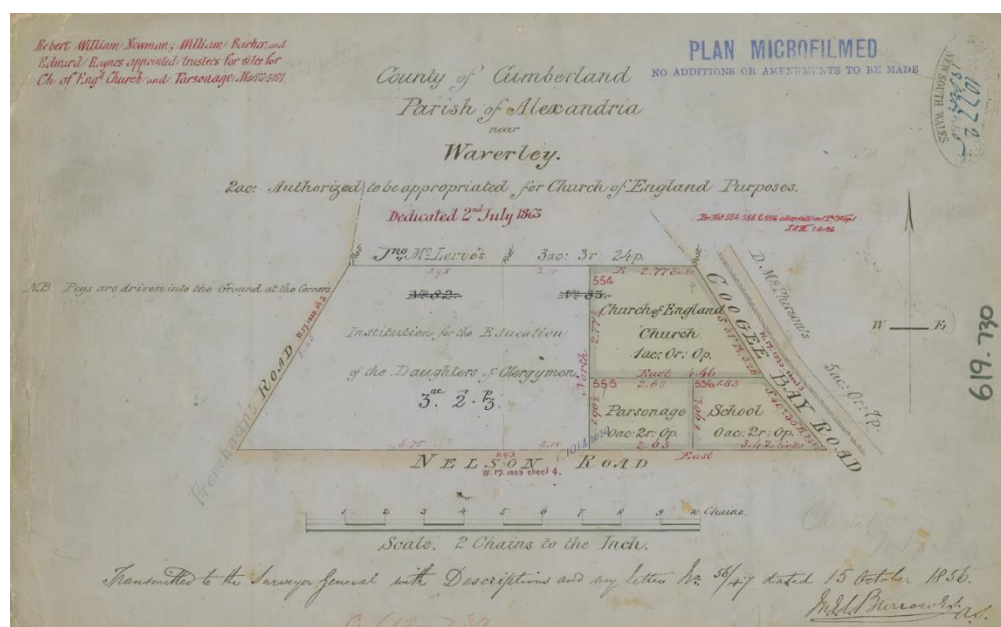


Figure 5 — Crown Plan 619-730, County of Cumberland Parish of Alexandria near Waverley, 2ac Authorized [sic] to be appropriated for Church of England Purposes. The subject land, in three portions, is shaded yellow thereon. (Source: NSW Land & Property Information)

¹ Grant Register Vol 149 Fols 203-205, NSW Land & Property Information.

[illegible]

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In 1887, Albert Ebsworth (licensed surveyor) drew up a plan of subdivision of the three land grants in then named Coogee Bay Road and Nelson Road. The subdivision comprised 17 allotments in sections corresponding with the three land grants as well as two laneways to provide rear access to all allotments. That plan was registered in the Land Titles Office as DP2049 (Figure 6). For the purposes of this report, only those allotments relevant to the subject site will be discussed here.

2.2.1 Lot 16 Section 1 DP 2049

The Trustees of St Marys Waverley Church of England Lands sold Lot 16 Section 1 in December 1887 to James Edward Justelius of Waverley, architect.² His ownership of the land was relatively short-lived as in September the following year he sold the property to William Curtis Wallace. It is presumed that Justelius designed and built a house on that land as according to the *Sands Directory*, William Wallace is listed at 'Ventnor', Leichhardt Street in 1890. Wallace died the next year and the property was subsequently leased to a succession of tenants. Elsie Cecilia Hamilton became the owner of this property in 1955 by a transmission application. She sold 'Ventnor' in 1964 to Ralph Bocter of Waverley, company director. The Council of St Catherine's School purchased 'Ventnor' in June 1976.³

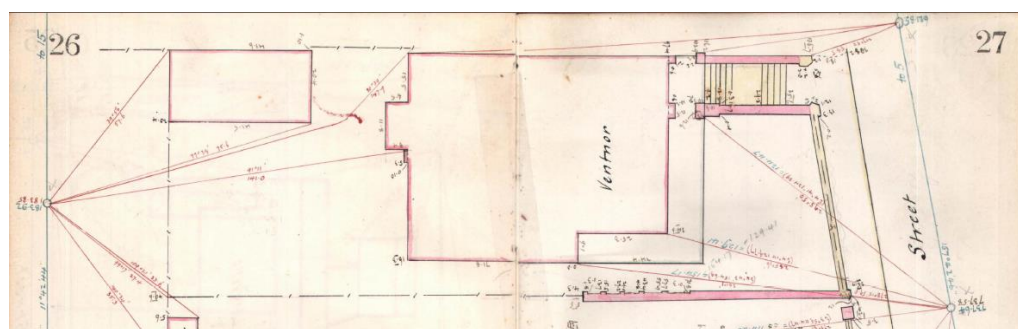


Figure 7 — Extract page from Field Book No. 1536 Sheets 15, 16, and 43 Waverley. T.M. Stephen, detail surveyor. Sheet 15 between 18 December 1889 and 26 February 1890. Shows detail of 'Ventnor' in Leichhardt Street. (Source: Sydney Water Plan Room)

2.2.2 Lots 12 & 13 Section 2 DP 2049 (2 Macpherson Street)

Alfred James Wagland of Randwick, builder, purchased Lots 12 and 13 Section 2 DP 2049 in May 1889. Less than three months later the property changed hands to Emma Tonkin Grierson with a power of appointment. It is remotely possible that the house called 'St Clair' was built by Wagland. The Grierson's lived here until 1897 when it was sold to Elizabeth Smyth.⁴ Following her death in 1919 the property passed by transmission in mid-1926 to Laura Ann Smyth of Waverley, spinster, who lived here until 1939 when 'St Clair' was sold to Lillian Ross West of Waverley. Two years later (April 1941) 'St Clair' (2 Macpherson Street) was sold to the Church of England Property Trust Diocese of Sydney.

² Certificate of Title Vol 866 Fol 54, NSW Land & Property Information.

³ Ibid.

⁴ Certificate of Title Vol 922 Fol 58, NSW Land & Property Information.

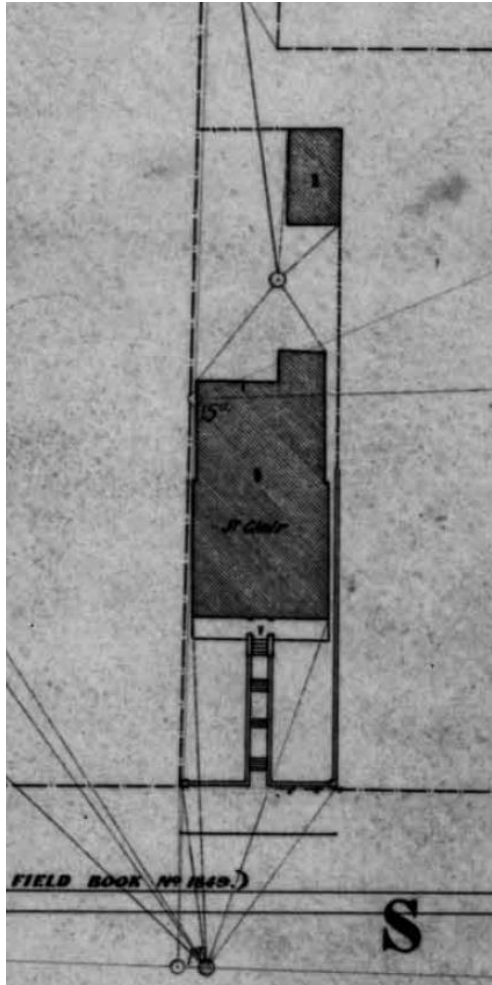


Figure 8 — Extract from PWDS1544-S27, 29 September 1891. Footprint of 'St Clair', 2 Macpherson Street. (Source: Sydney Water Plan Room)

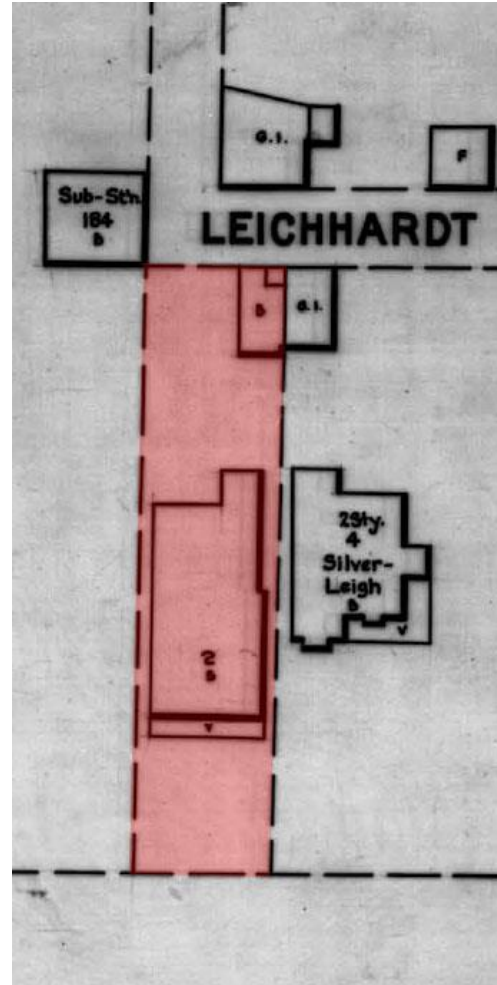


Figure 9 — Extract from DS927, 24 November 1955. Footprint of 'St Clair', 2 Macpherson Street. (Source: Sydney Water Plan Room)

St Catherine's School gained vacant possession of 'St Clair' in 1950. They renamed it 'The Cottage' and converted the former residence to two classrooms, laboratory, an extra room for large classes, staff room, and art room. The two rooms originally earmarked for a tuck shop became art rooms. Two decades later part of 'The Cottage' was demolished to make way for a swimming pool.

2.3 John McLerie's Land Grant

On 5 February 1852, John McLerie, Superintendent of Police, was granted three acres, three roods and 24 perches of land at Waverley adjoining the Clergyman's Daughters' School on the north side at the junction of Bronte Road and Albion Street.⁵ Captain John McLerie was born in Ayrshire, Scotland, in 1809, and came to Australia in 1844. He became an adjutant of the 58th Regiment and later saw military service in Tasmania. During the period 1845 to 1847 he served with the military forces in New Zealand during the Maori uprising in that country. He was subsequently appointed Inspector-General of Police. Captain McLerie was responsible for the drafting of the

⁵ NSW Land & Property Information.

Police Regulation Act, 1862. He served as Inspector-General until his death on 6 October, 1874.⁶

McLerie's ownership of the land was short-lived as on 24 February 1852 he conveyed the land to Louis Gordon. The land changed hands the following year to John Croft who owned it until 1877 during which period it remained undeveloped. Alexander Hamilton Keith Maxwell purchased the land in 1877⁷ and promptly subdivided it into 16 allotments and advertised the land for sale on the ground on 24 March the same year (Figure 10). For the purposes of this report, only those allotments relevant to the subject site will be discussed here.

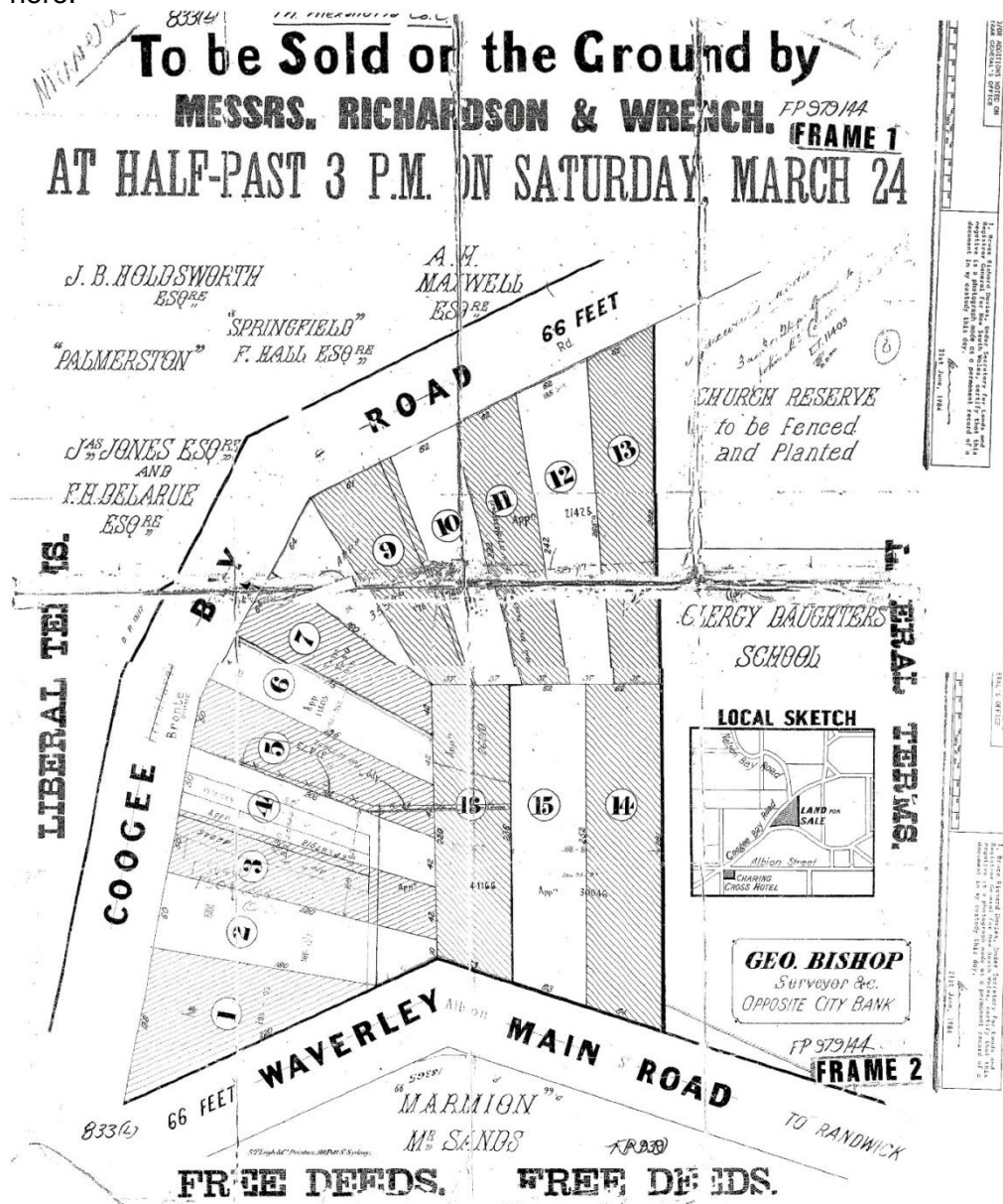


Figure 10 — Real estate poster for Maxwell's Subdivision of John McLerie's land grant, 24 March 1877. (Source: NSW Land & Property Information, DP 979144)

⁶ "McLerie, Captain John, Law and Order in Pioneering Days of NSW", Australian Police, <http://www.australianpolice.com.au/nsw-police-history-index/police-commissioners-of-nsw/mcleriecaptain-john/>, accessed 21 November 2013.

⁷ "Mercantile and Money Article", Sydney Morning Herald, 13 January 1877, p6. "Richardson and Wrench...sold by auction block of land 3a 3r 24p Coogee Bay Road Waverley adjoining Clergy Daughters' School, £850, Mr Maxwell, purchaser".

2.3.1 Part of Lots 6 and 16 Maxwell's Subdivision of McLerie's Land Grant (315 Bronte Road)

An irregular portion of Lot 16 was initially purchased by Stephen Hogg in April 1877. However in November the same year the same land was sold to George William Guest. James Fullford purchased the land in November 1881.

A strip of Lot 6 was purchased in October 1877 by George Thomas Page. Three years later that land was sold to John White and Charles Coghill in February 1880. It changed hands again in May 1889 to John William Eedy but remained undeveloped. The following year James Fullford purchased this land thus enabling access from Bronte Road to part Lot 16 which he also owned.

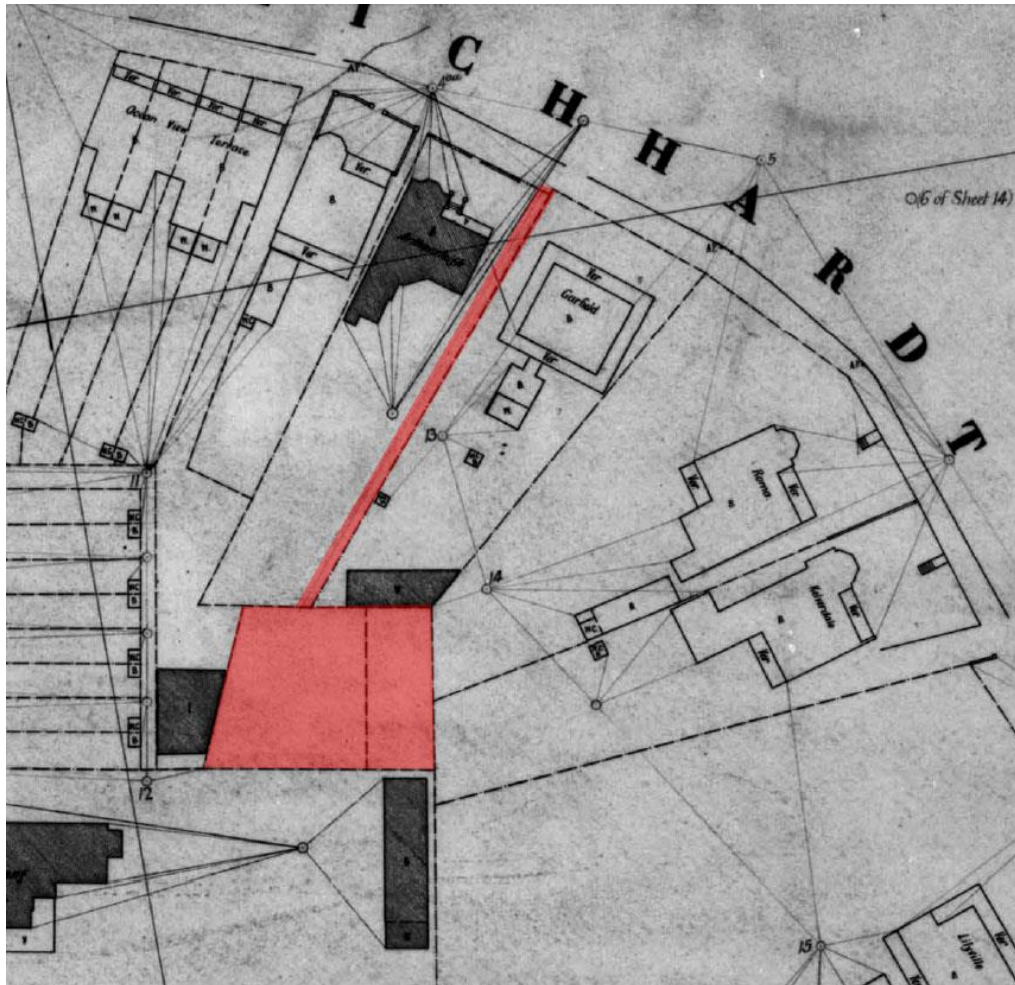


Figure 11 — PWDS1544-S487, September 1891. Irregular shaped block undeveloped at this date. (Source: Sydney Water Plan Room)

Following James Fullford's death in 1922 at 'Garfield' (317 Bronte Road) immediately adjoining this site, Florence Matilda Ikin, executrix and devisee of the will of James Fullford, converted the land (19 perches) in 1925 to Torrens title by Primary Application 26210. The property changed hands in October 1960 to the Public Trustee who simultaneously conveyed the site to Bernard Thomas Mahon and Violet Mabel Mahon. Two years later the property was

sold to Harold Herbert Skinner of Toongabbie and Ruth Cecilia Skinner.⁸ Endwhai Winifred Harper purchased the property in November 1963.

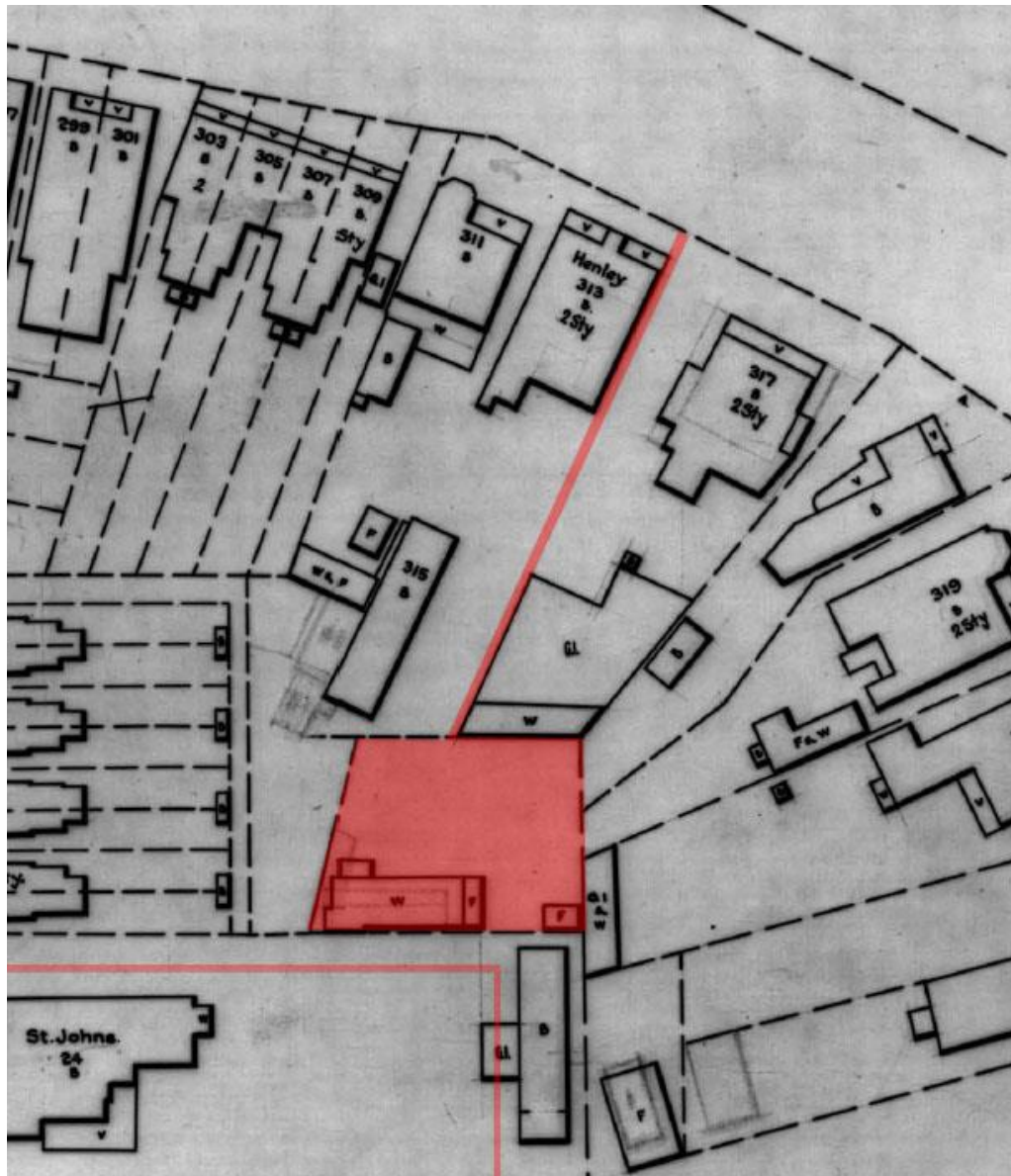


Figure 12 — Extract from DS974, 24 November 1955 showing irregular shaped block accessed from Leichhardt Street. (Source: Sydney Water Plan Room)

The subject land was purchased by St Catherine's School in 1982 and used for the erection of demountable buildings which have since been removed. In 2011 the certificate of title was cancelled upon the consolidation of three adjoining properties in a new DP 1161589. Two years earlier JCA Architects designed a two storey block housing a Science laboratory, toilets and store on the Ground level and a classroom, toilets and stores on the Mezzanine level and an art classroom on the First floor. The Innovation Centre as it is now called, is attached to the Isabel Hall Wing and was opened in 2011.

⁸ Certificate of Title Vol 3722 Fol 189, NSW Land & Property Information.

2.3.2 Lot 7 Maxwell's Subdivision of McLeries's Land Grant (317 Bronte Road)

A residence, 'Garfield', was erected on this allotment by James Fullford. He lived at 'Garfield' from 1884 or thereabouts until 1888 when he went to live at Dundas and unsuccessfully advertised the property for sale. Three years earlier he had mortgaged the property to Henry Dent, who died in 1905. Following his wife's death at 'Garfield' in October 1895, he advertised the house for sale or to let.

James Fulford, administrator and publican, represented Maitland in the Legislative Assembly 1880-1882, Town Clerk West Maitland for nine years, alderman Waverley Council 1883-1885, 1887 and 1888 (elected Chairman for 1886) and alderman and Mayor Dundas Council. Fullford relocated to Sydney in December 1880 to represent Maitland at the opening of Parliament. He died on 6 September 1922, aged 80 years.

Fullford defaulted on the mortgage in 1907 and Dent's executors took possession of the title of the property and promptly advertised the auction sale of 'Garfield' in January. It failed to sell at the first auction as the highest bid was too low, so the property was re-advertised for sale the following month. The highest bid was yet again rejected, and following negotiations with the then highest bidder, 'Garfield' was sold for the sum of £470 to Julie Goodall Pratt, wife of James Charles Pratt of 362 Moore Park Road Sydney.⁹

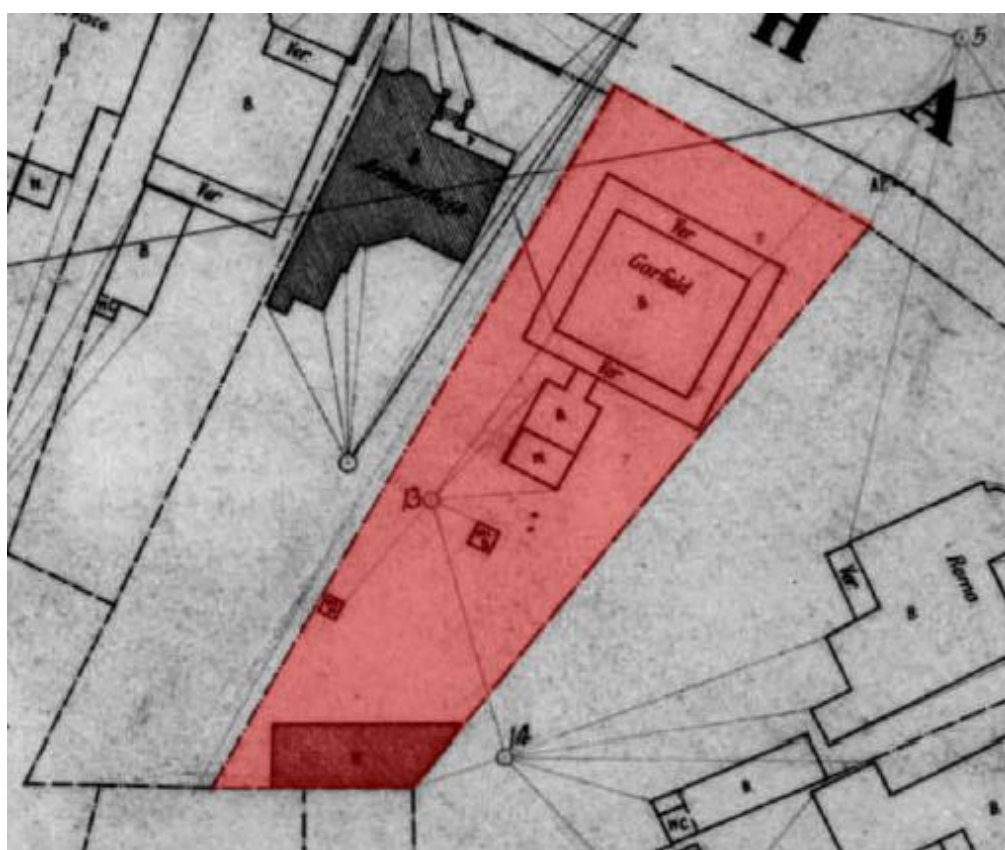


Figure 13 — Extract from PWDS1544-S487, September 1891. Survey of Garfield, 317 Bronte Road. (Source: Sydney Water Plan Room)

⁹ Old System Deed No 825 No 237, NSW Land & Property Information.



Figure 14 — Extract from DS927, 24 November 1955. Survey of 'Garfield', 317 Bronte Road. (Source: Sydney Water Plan Room)

Following Julia Goodall Pratt's death in 1930, Arthur William Pratt, Stella Pratt and Hilda Pratt, executor and executrices of her will, sold the property in March 1931 for the sum of £1,350 to Clairette Esma Denne, wife of George James Denne of Waverley, furniture manufacturer.¹⁰ She retained ownership of the property until 1973 when 317 Bronte Road was sold to C.J. Ferguson Properties Pty Limited for the sum of \$82,000.¹¹ The company subsequently converted the property to Torrens title by Primary Application 56109.

A & S McGinty Pty Ltd purchased 317 Bronte Road (Lot 7 DP 2620417) in 1984. The Council of St Catherine's School Waverley purchased the property in 1994.¹² In 2011 the certificate of title was cancelled upon the consolidation of three adjoining properties in a new DP 1161589 in the name of the Council of St Catherine's School Waverley. The Innovation Centre, attached to the Isabel Hall Wing was built at the rear of this site in 2011. 317 Bronte Road has since been demolished for a Music + Visual Arts Wing Extension to the Innovation Centre.

¹⁰ Old System Deed No 251 Bk 1633, NSW Land & Property Information.

¹¹ Old System Deed No 179 Bk 3124, NSW Land & Property Information.

¹² Dealing U141597, NSW Land & Property Information.

2.3.3 Lots 11, 12 and 13 of Maxwell's Subdivision of McLerie's Land Grant

Samuel Matthew Beard purchased allotments 12, 13 and 14 in Maxwell's Subdivision in June 1880. He promptly built a house on the land in Leichhardt Street which was variously named 'Lilian Cottage' or 'Lilyville'; the latter name is noted on the 1891 detail survey. Following Samuel Beard's death in January 1903, his executors Thomas Fairweather and William Arthur Beard, conveyed the property to the beneficiaries of his will. The property was eventually sold in April 1909 to George Leslie Grant who took out a mortgage with Hannah Maria Neale. In the intervening period the house was leased to the Leverrier's who renamed the house 'La Vicomte' (1 Leichhardt Street).

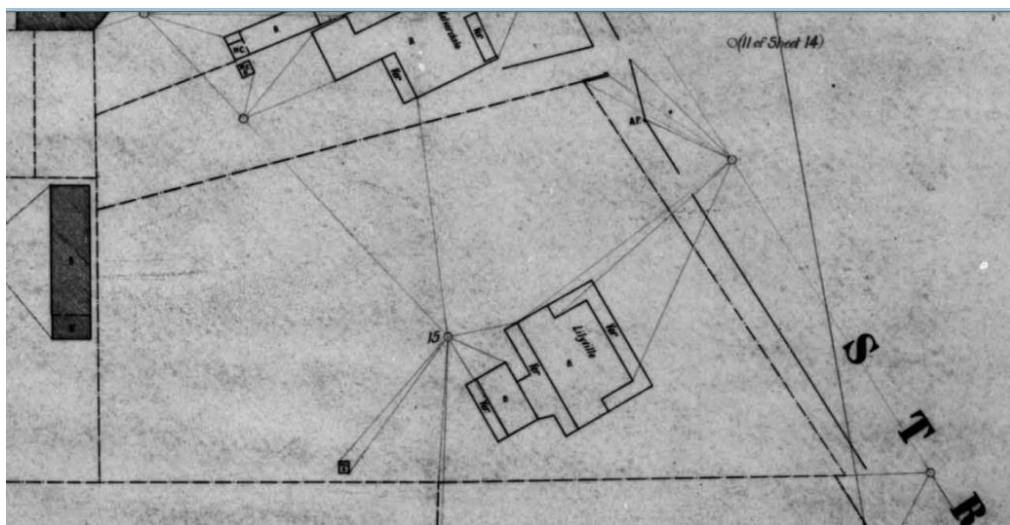


Figure 15 — Extract from Detail Survey Waverley Sheet 15, 1889 with revision information 1891. Footprint of then named 'Lilyville' later named 'La Vicomte' in Leichhardt Street. (Source: Sydney Water Plan Room)



Figure 16 — Extract from DS927, 24 November 1955. 'La Vicomte' on reduced curtilage. (Source: Sydney Water Plan Room)

Neale died soon after and her executors conveyed the property to Mary Ann Sturgess, wife of Daniel Sturgess of Waverley, gentleman, purchased the three allotments in September 1912. She subsequently lodged a Primary

Application (21425) in September 1920 for the property which comprised three roods and eleven perches of land. The property was advertised for auction sale on 23 April 1926 to “speculators, buildings and others”. The advertisement noted that the property was to be offered in the first instance in one line, but if not sold, then ‘La Vicomte’ with a smaller frontage would be offered for sale, and afterwards the residue.¹³ From the absence of a conveyance on the certificate of title dated to 1926 it would appear the property was not sold at this date. Notwithstanding the seemingly unsuccessful auction sale, Mary Ann Sturgess “in consequence of relinquishing housekeeping” ordered the auction sale on 26 October 1926 “of the superior modern furniture, household appointments and effects contained in the residence La Vicomte, 1 Leichhardt Street, Waverley”.

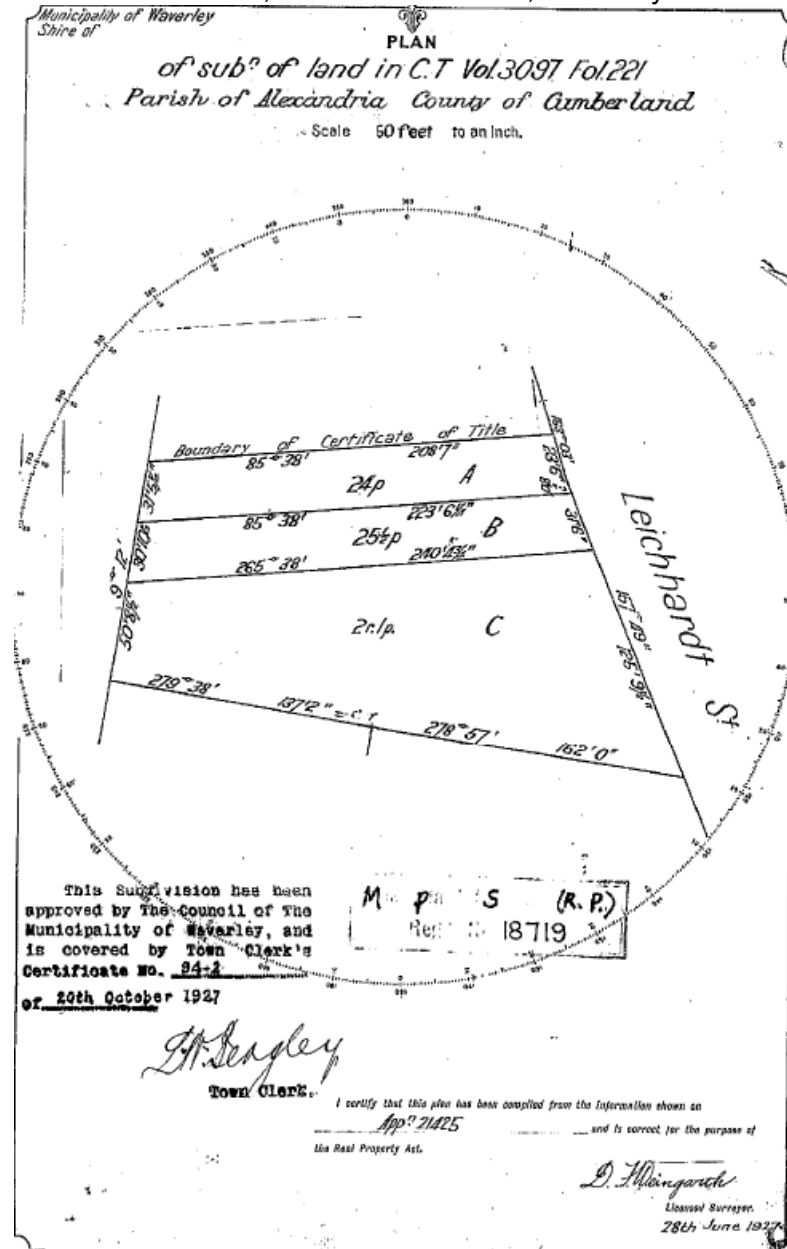


Figure 17 — DP 318719, Plan of subdivision of land in CT Vol 3097 Fol 221, registered in 1927. ‘La Vicomte’ on Lot C. (NSW Land & Property Information)

¹³ “Real Estate”, Sydney Morning Herald, 14 April 1926, p21.

In 1927, Sturgess subdivided the property into three parcels, Lots A, B and C (Figure 17). Lot A and B comprising 24 and 25 perches of land respectively and each occupied by a semi-detached residence. 'La Vicomte' was retained on Lot C.

Lot A (323 Bronte Road) was conveyed to Janet McDougall and Susan Jane McDougall of Waverley, spinsters.¹⁴ By notice of death registered in 1931, Janet Susan McDougall became the sole proprietor of the property. Three years later she sold Lot A to Charles Edmund Stewart of Willoughby, clerk. The property changed hands in 1937 to Mary Beatrice Reardon. She remained owner until 1959 when it was sold to Olga iris Turner of Bronte. The Council of St Catherine's School Waverley purchased the property in June 1972.

Lot B (325 Bronte Road), comprising 25½ perches of land, was sold to Ernest James Machell of Waverley, builder, in December 1927.¹⁵ The following October he conveyed the property to Kate Cecilia Pottinger of Kensington, widow. This allotment was occupied by a two-storey apartment building called 'Roslyn'. The property changed hands in October 1957 to George Wilfred Pottinger and Minty Sinnett. Two years later it was sold to 325 Bronte Road Pty Limited. The building was subsequently converted to five allotments in Strata Plan 13310. The property was purchased in 1998 by the Council of St Catherine's School.¹⁶

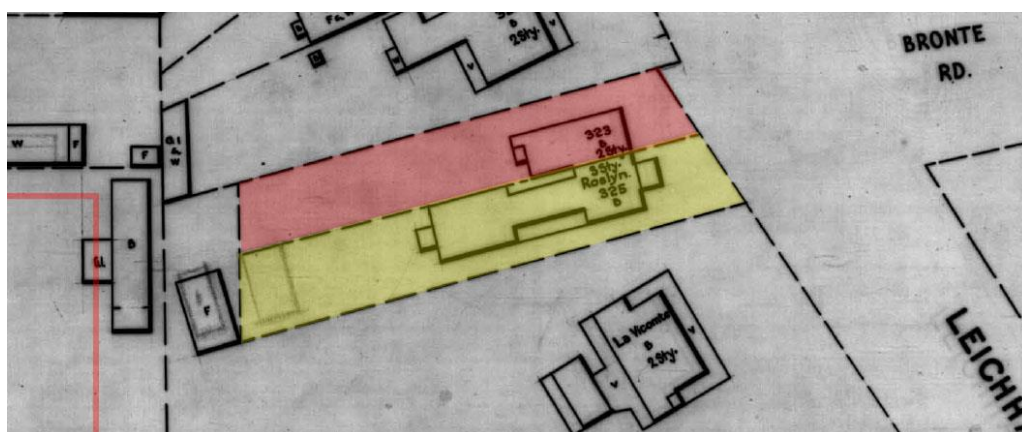


Figure 18 — Extract from DS974, 24 November 1955. 323 and 325 Bronte Road (shaded red and yellow respectively) erected on a subdivision of 'La Vicomte' grounds. (Source: Sydney Water Plan Room)

Mary Ann Sturgess retained ownership of Lot C (1 Leichhardt Street), 'La Vicomte', comprising two roods and one perches of land, until 1949 when it was conveyed to Margaret Alice Claffy and Francis Patrick Claffy of Rose Bay, by a transmission application. During the 1930's the property was operated as a convalescent and rest home for the aged. The Claffy's sold 'La Vicomte' to the Church of England Property Trust Diocese of Sydney in 1953.¹⁷ The Junior School was extended in 1978 with the addition of a two-storey building behind 'La Vicomte'.

¹⁴ Certificate of Title Vol 4074 Fol 94, NSW Land & Property Information.

¹⁵ Certificate of Title Vol 4084 Fol 158, NSW Land & Property Information.

¹⁶ Certificate of Title B/318719, NSW Land & Property Information.

¹⁷ Certificate of Title Vol 4624 Fol 134, NSW Land & Property Information.

The three allotments were consolidated in a new Deposited Plan (318719) in 1988 coinciding with the School's purchase of Lot B. The pair of buildings on Lots A and B were demolished by 2000 to make way for the construction of a new Junior School designed by Architect Alexander Tzannes Associates Pty Ltd. 'La Vicomte' is connected to the new building.

2.3.4 Lots 14, 15 (and part Lot 16) Maxwell's Subdivision of McLerie's Land Grant (24 Albion Street)

Lots 14 and 15 in Maxwell's Subdivision were sold in 1877 to William Coleman. In October 1884 the land was conveyed to William James Coleman (this may be the same person). The land was eventually sold in January 1890 to George Lane Mullins and Mary Ellen Mullins. They immediately erected a house on the land called 'Murong' (24 Albion Street) which was completed by September 1891 as it is shown on the revised Detail Sheet 15 (Figure 19). Mullins was a noted surgeon and physician, one of the founders of the Red Cross movement in NSW. He served in numerous surgical positions at St Vincent's Hospital, and was a commissioner in St John Ambulance Association (NSW). At the outbreak of World War I he joined the Commonwealth Military Forces. Immediately prior to his death in March 1918 he was Commander of No.4 Base Hospital at Randwick. The Mullins family lived in 'Murong' until 1906 when it was sold to fellow surgeon Vincent Wellesley Savage. He lived here until 1915 when the property was sold to yet another medical practitioner, Andrew John Bracken. Bracken subsequently converted Lots 14 and 15 to Torrens Title by Primary Application 30046; part of Lot 16 in Maxwell's Subdivision was also comprised in Primary Application 30046.

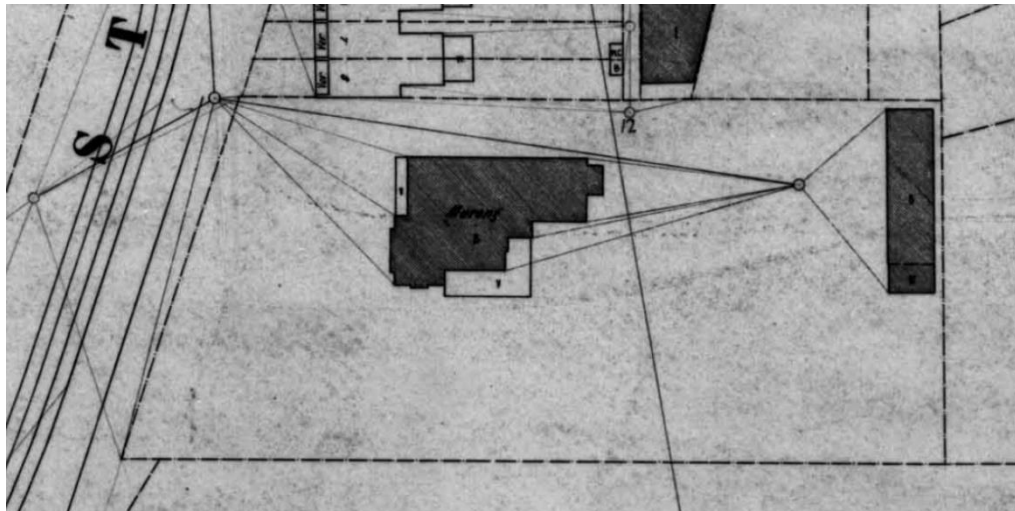


Figure 19 — Extract from Detail Survey Waverley Sheet 15, 1889 with revision information plotted from Field Book No. 2023, 28 September 1891. Cross-hatching indicates 'Murong' built after 1889 survey and before additional survey in September 1891. (Source: Sydney Water Plan Room)

Following Bracken's death at 'Murong' on 3 January 1932 aged 50 years, the property passed by transmission to his widow, Dorothy Josephine Bracken. She immediately leased the property to another medical practitioner, Richard St John Honner, which lease expired in late 1936. He purchased 'Murong' in 1937 and renamed the house 'St John's'. He lived here until 1956 when the

property was sold in January 1957 to the Council of St Catherine's School Waverley.¹⁸

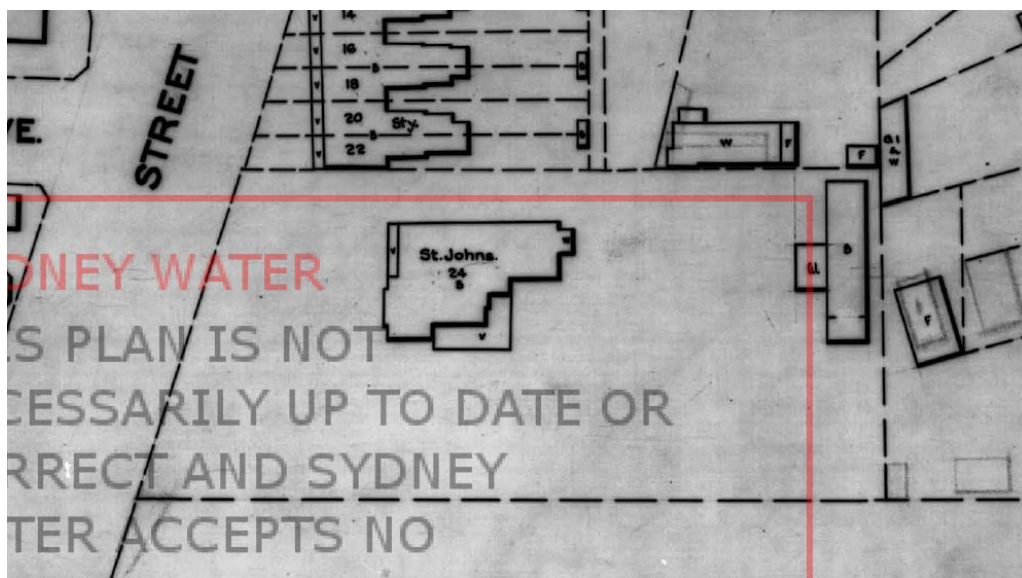


Figure 20 — Extract from DS927, 24 November 1955. Footprint of 'St John's', 24 Albion Street. (Source: Sydney Water Plan Room)

'St John's' is now almost completely subsumed in the Isabel Hall Wing of the School which was recently reconstructed. Only the face brick facade and a small area of rough cast walling on either side remain to indicate the original character of this once grand house. The front has been substantially modified by infilling of the verandah with face brickwork.

2.3.5 Lot 8 and Part Lot 9 Maxwell's Subdivision of McLerie's Land Grant (319A Bronte Road)

Bernard Geoghegan purchased Lots 8 and 9 in 1877. Twelve months later he conveyed it to Albert Heesh and Stephen Hogg. The property was subsequently mortgaged to the No. 4 Sydney Starr Bowkett Building Society (3 June 1878), Bank of New South Wales (18 October 1878) and then Frederick Gibbins (24 March 1880). The property did however change hands in January 1880 to Thomas Tarsus Pattison. He in turn sold the subject site to George Wagg in January 1882, and thence to Margaret Ross in January 1883. Following her death in December 1891 at 'Roma', William Henry Simpson and Henry David Williamson, trustees of her will, conveyed the property in December 1891 to Georgina Maggie Mary Blunden (née Ross). 'Roma' was probably erected between 1882 and 1891.

Sarah Emily Jamieson purchased 'Roma' (319 Bronte Road) in January 1925. She and her husband David Ross Jamieson lived in 'Roma', until their respective deaths in 1942 and 1924. The Union Trustee Company of Australia Limited, executors of the will of Sarah Jamieson, conveyed the property in December 1942 to Eileen Buigg and Christopher Alan Buigg. They subsequently lodged a Primary Application (35546) to convert the land to Torrens Title in 1944.

¹⁸ Certificate of Title Vol 4341 Fol 130, NSW Land & Property Information.

Prior to Christopher Buigg's death in 1952, the Buigg's built a second house on Lots 8 and 9 numbered **319A Bronte Road**. Eileen became the sole proprietor of the subject land in 1957. She subdivided the property into two allotments corresponding with 319 (no related to study site) and 319A Bronte Road. The latter, located on Lot 8 and part of Lot 9 was then described as Lot 1 DP 231580. Buigg sold 319A Bronte Road in 1969 to Myra Purcell of Cootamundra. She sold the property in November 2002 to the Council of St Catherine's School Waverley.¹⁹

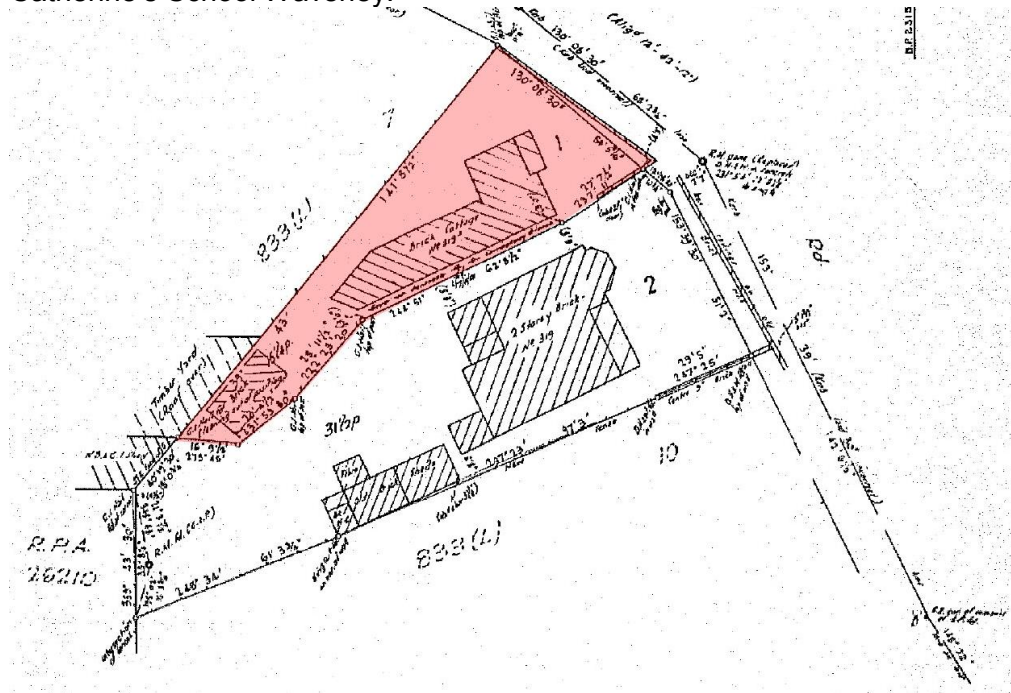


Figure 21 — Survey of Lots 1 and 2 DP 231580. Lot 1, a brick cottage known as 319A Bronte Road (shaded pink) now forms part of the St Catherine's School grounds. (Source: NSW Land & Property Information, Vol 10476 Fol 33)

In 2011 the certificate of title was cancelled upon the consolidation of three adjoining properties in a new DP 1161589 in the name of the Council of St Catherine's School Waverley. This building has since been demolished for the Music + Visual Arts Wing Extension to the Innovation Centre.

¹⁹ Dealing 8965537, NSW Land & Property Information.

2.4 Illustrated Chronology

The following incomplete chronology details the development of St Catherine's School Waverley. The earliest found photograph of the school (Figure 22) dates to post-1887 following additions made during Miss Phillips tenure as Principal. The St Catherine's School site has expanded over many decades to incorporate properties along Albion Street, Bronte Road and Leichhardt Street. New buildings have subsequently been erected across the entire site, some of which are depicted in this chronology.

Date	Description
Post-1887	Figure 21: Early photograph of School showing the additions at the rear (far left) and the studio beside it (far right)
1887	Figure 22: Plan of Waverley showing Clergy Daughters School site (shaded red) and original subdivision patterns around St Catherine's School site.
1889-1891	Figure 23: Map showing original land grant for Clergyman's Daughters' School and footprint of St Catherine's School buildings and site configuration
1892	Figure 25: Illustration of Clergyman's Daughters' School with the additions at the rear (far left) and the studio beside it (far right)
1890s	Figure 26: Illustrated plan of garden and grounds of School by Eileen Mort in her ABC of St Catherine's
1912	Figure 27: Photograph of new classrooms erected during Miss Lenthall's tenure as Principal
1920s	Figure 28: Photograph shows wide balcony erected to first floor and studio at far end
1937	Figure 29: Photograph of School after building of chapel block
Ca.1937	Figure 30: Illustration of chapel block additions adjoining original stone building
Ca.1937	Figure 31: Photograph showing original house connected to new chapel block
1943	Figure 31: Aerial view of School site and adjoining properties
1950s	Figure 32: View to playing fields from quadrangle
1955	Figure 33: Photograph of playing fields and view to quadrangle
Ca.1955	Figure 35: Photograph of Studio converted to additional classroom
1958	Figure 36: Photograph of 'St John's' originally purchased by the School as a boarding house and Tuck Shop. The front verandahs were subsequently infilled for additional space
1968	Figure 37: Aerial view of School looking east to Leichhardt Street
1967-68	Figure 38: Lenthall Science Block opened 24 June 1967 resulted in the removal of the landmark fig tree
1968	Figure 39: Isabel Hall Wing opened 20 April
1978	Figure 40: 'La Vicomte' converted to classrooms for the Junior School named in honour of Mrs M.E. Maccallum and opened in May 1974. Junior School extended next door in 1978
Ca.1986	Figure 41: Faith Patterson Study Centre completed end of Term 1 1987

1990s

Figure 42: Removal of Studio to new site to make way for construction of the Dame Joan Sutherland Centre

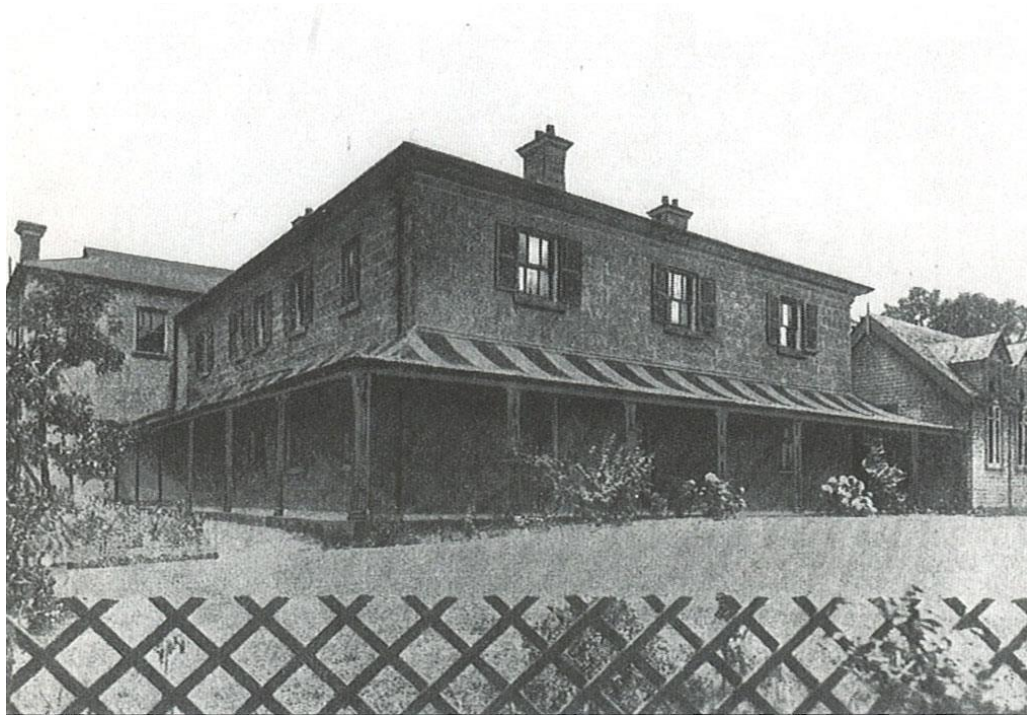


Figure 22 — Earliest known photograph of the original Clergyman's Daughters' School building ca.1887. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p18)

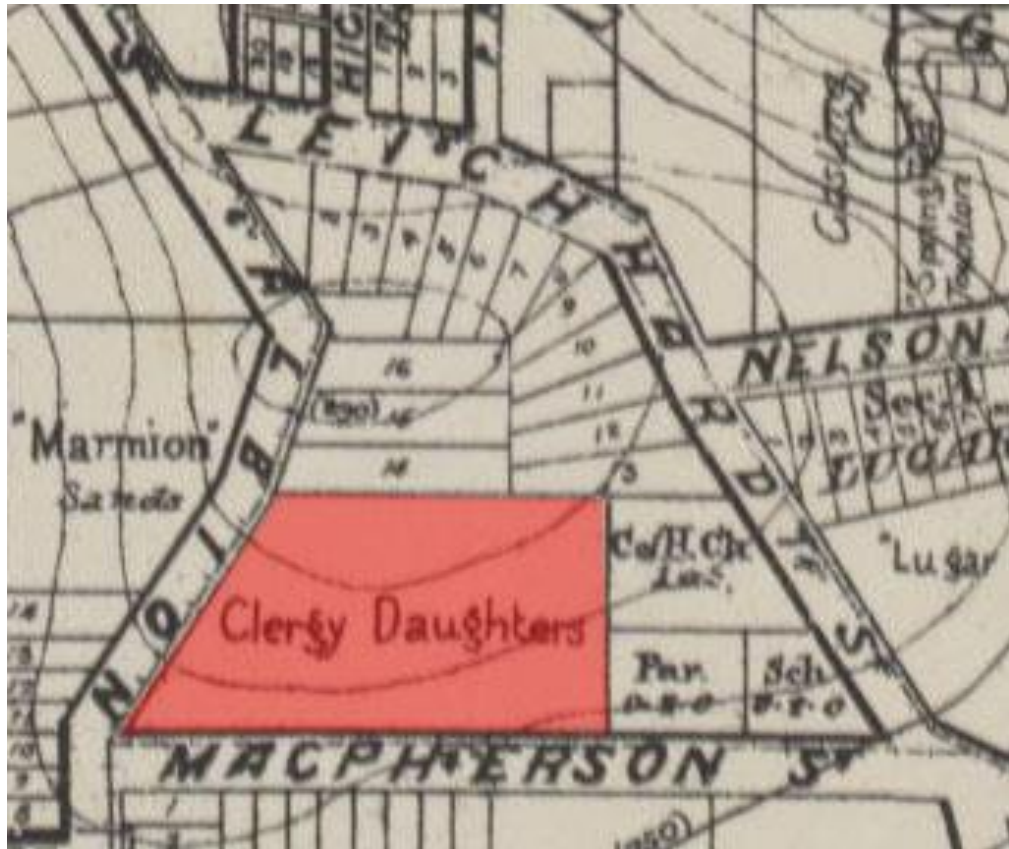


Figure 23 — Plan of the Borough of Waverley, S. Pollitzer, 1887. (Source: National Library of Australia, MAP F371)

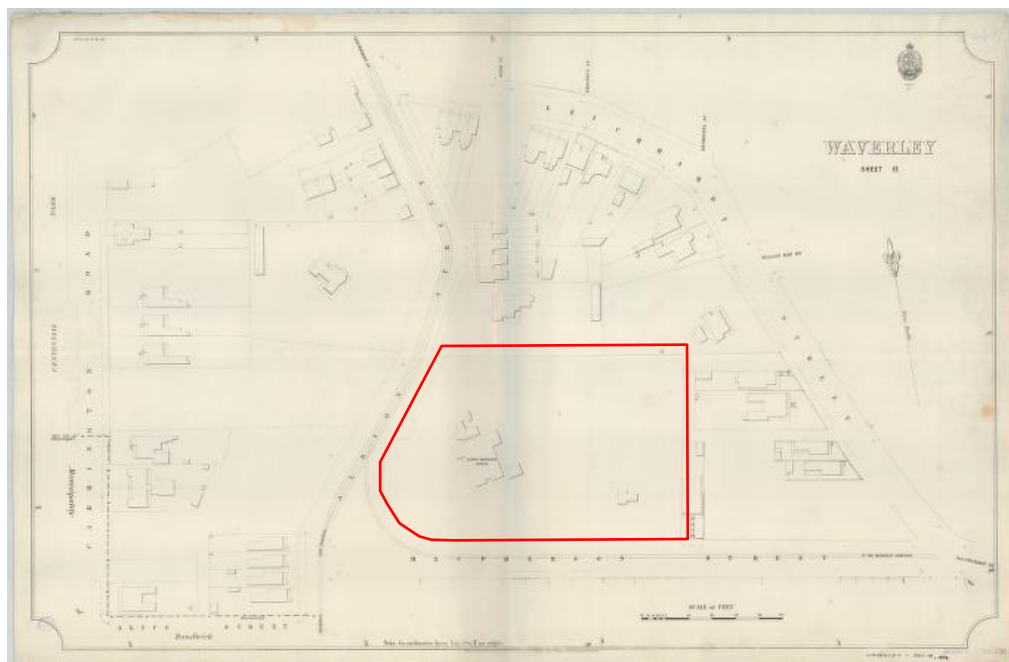


Figure 24 — Detail Survey Waverley Sheet 15, 1889 with additional information 28 September 1891. (Source: State Library of New South Wales,

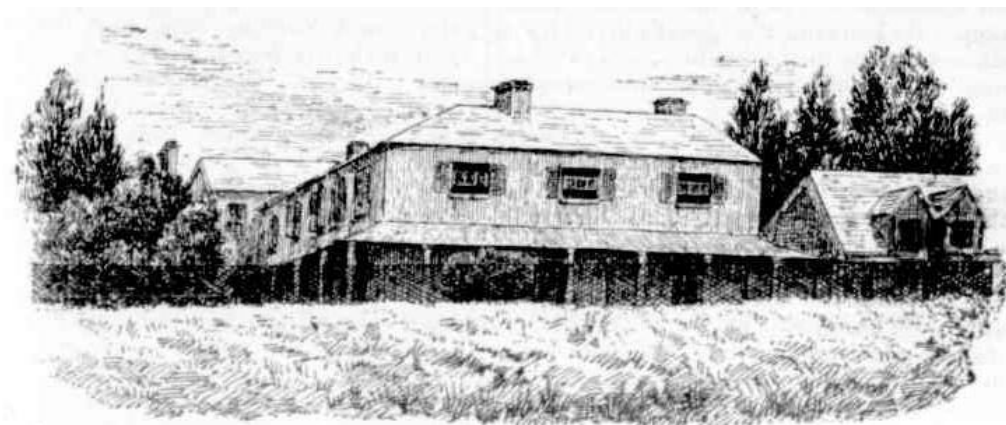


Figure 25 — The Clergy Daughters' School, Waverley. (Source: Australian Town and Country Journal, 27 February 1892 p31)

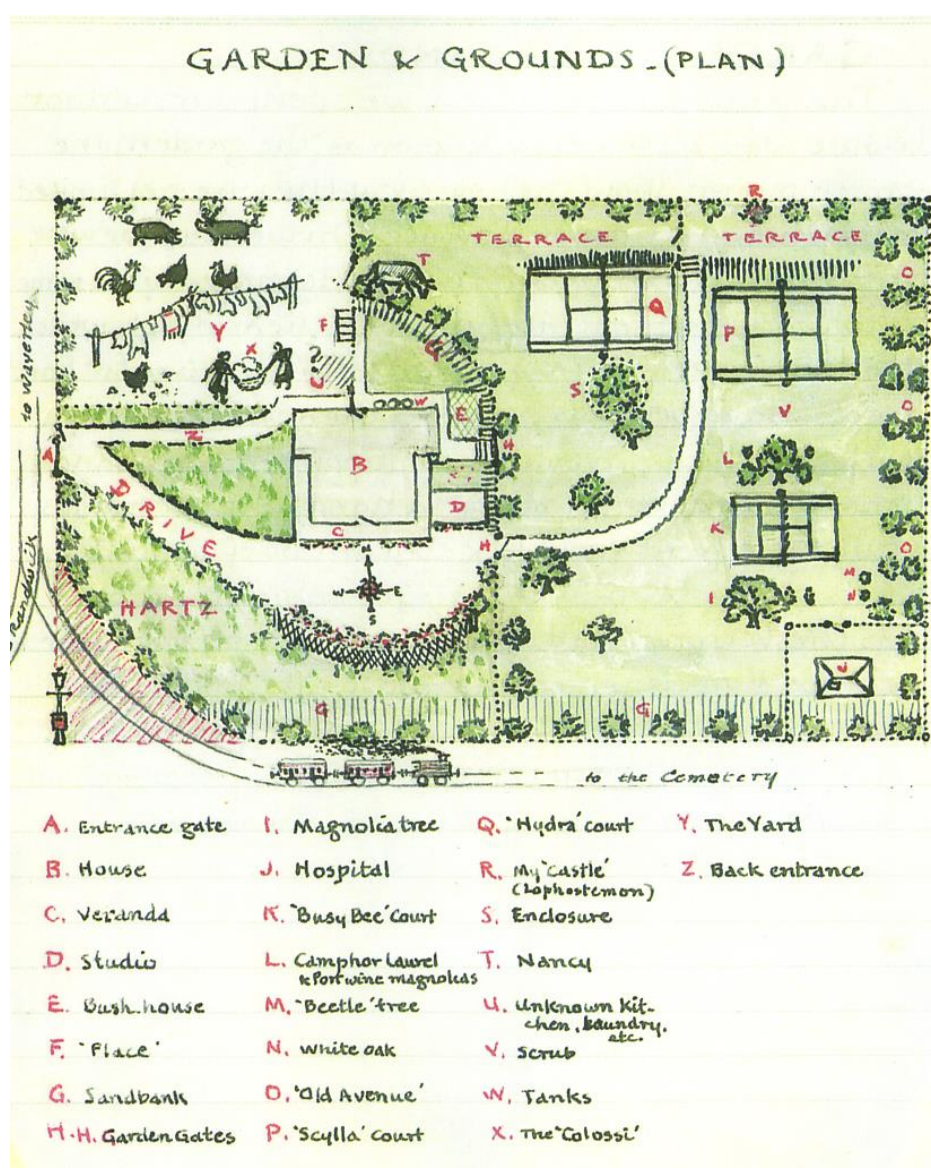


Figure 26 — Plan of St Catherine's as it was in the 1890s confined to the original grant prepared by an old girl Ms Mort. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, colour centrepiece pages)

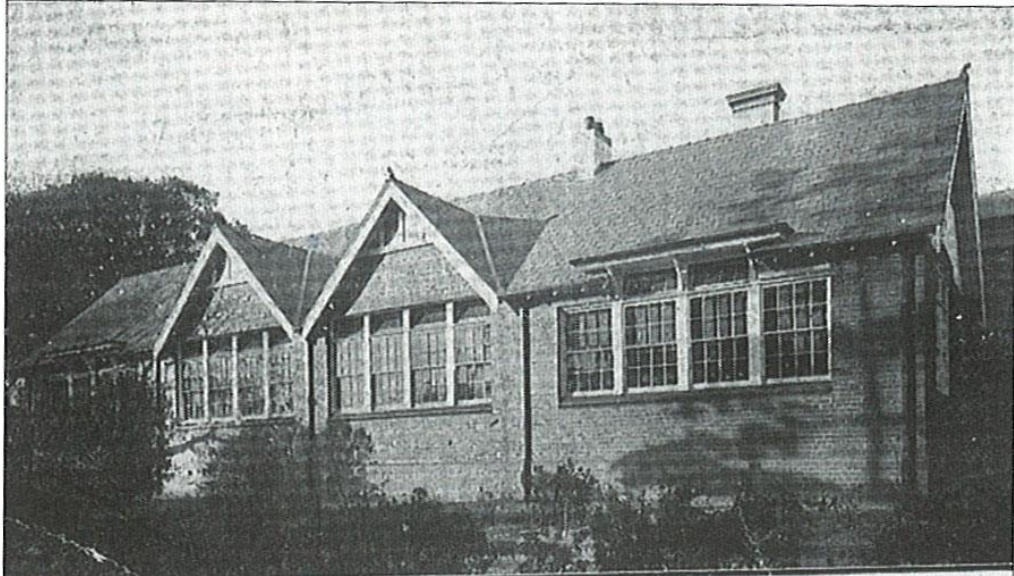


Figure 27 — New classrooms erected 1912. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p29)



Figure 28 — "A wide balcony, enclosed with glass has been erected on three sides of the house, and the girls are not able to sleep out, a luxury unheard of by those of long ago." The Studio (current Museum) can be seen beyond. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p38)

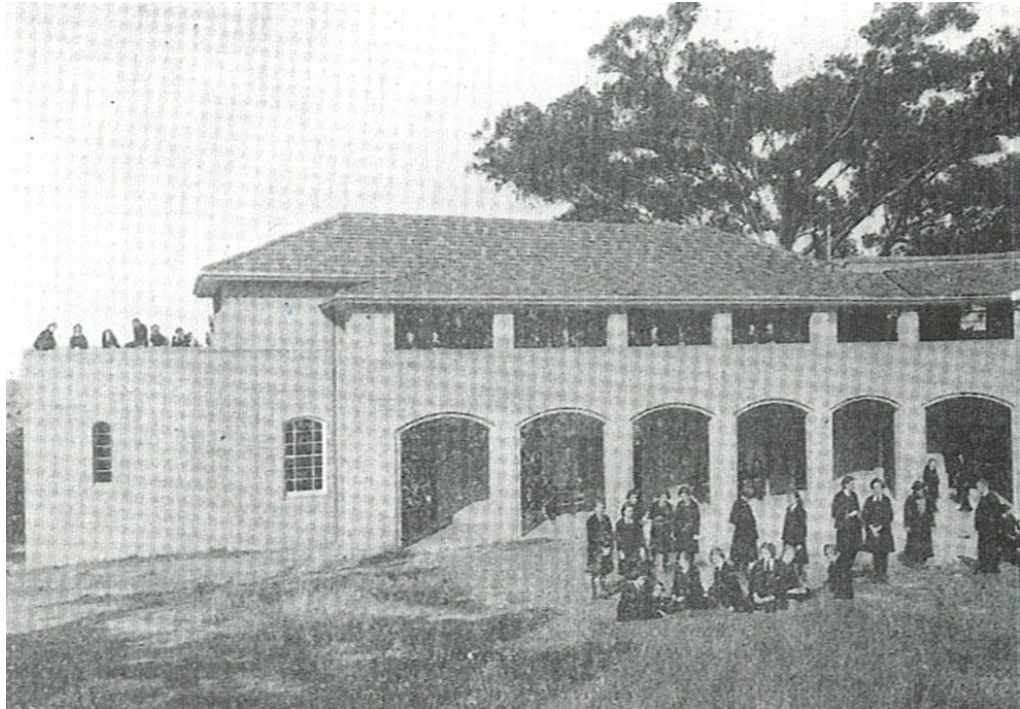


Figure 29 — The new building formed the quadrangle. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p49)



Figure 30 — The new building linked to the old. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p)



Figure 31 — Sketch of the Chapel block from the front of the Administration Building. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p49)



Figure 32 — 1943 aerial view of Sydney showing St Catherine's School and adjoining properties bound by Macpherson, Albion and Leichhardt Streets, Waverley. (Source: NSW Land & Property Information)

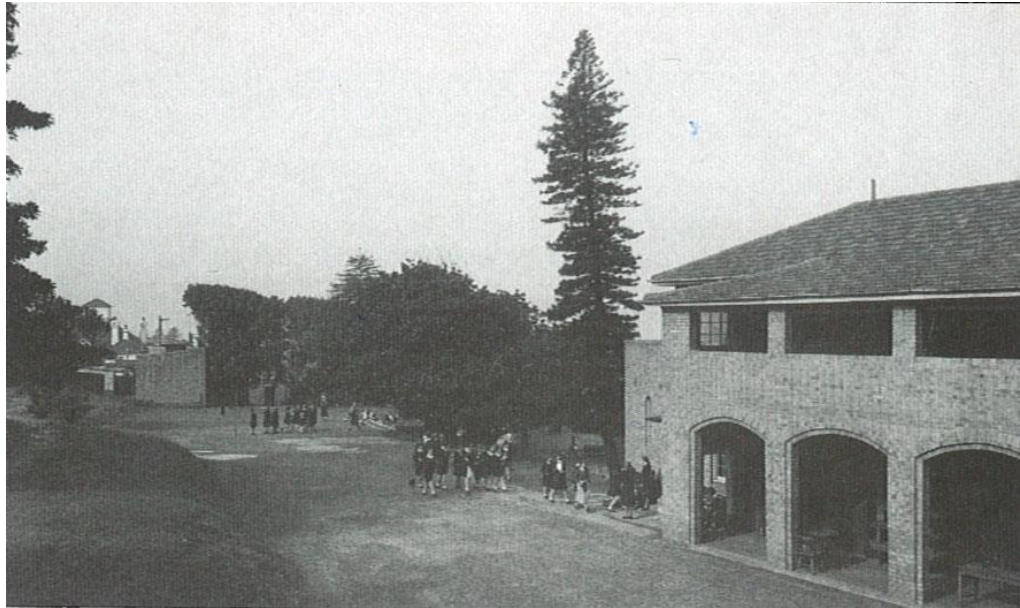


Figure 33 — Looking down the field to the magnolia tree. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p51)



Figure 34 — "The field" in 1955. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p76)



Figure 35 — Standing in front of the classroom which was originally the Studio. The building at the left is the former hospital. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p72)



Figure 36 — 'St John's', 1958. (Source: Barbara Croft, St Catherine's School 1856-1990, p80)



Figure 37 — Oblique aerial view east over St Catherine's School, 1968. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p87)

*The magnificent fig tree, a local landmark, and
the Lenthall Science block which took its place*



Figure 38 — Lenthall Science Block. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p86)