



St Catherine's School
Waverley, Sydney

*An Anglican Day and Boarding School for Girls,
Kindergarten to Year 12. Founded in 1856.*

HERITAGE ASSESSMENT

ST CATHERINES SCHOOL WAVERLEY
MASTER PLAN SUBMISSION
DECEMBER 2013

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ST CATHERINE'S SCHOOL WAVERLEY MASTER PLAN

SITE HERITAGE ASSESSMENT

1.0 INTRODUCTION

This Site Heritage Assessment has been prepared to accompany a Master Plan Submission for St Catherine's School, Waverley. The study identifies heritage items on and adjoining the site and investigates constraints on future development related to those elements in relation the major proposals in the Master Plan.

The site heritage assessment has been undertaken by Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS Architects. The history of the site has been compiled from available sources by Leonie Masson, Historian of NBRS+PARTNERS. Details of the Master Plan proposal have been prepared by Mayoh Architects on behalf of the School Council.

2.0 THE SITE

St Catherine's Anglican 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 10 in DP 80046
- Lot 1 in DP77895
- Lot 117 in DP 1161589
- Lots A,B&C in DP 318719
- Lots 12 & 13 in DP2049
- Lot 16 in DP2049

Within the school various precincts have been created relating to the historic development of the site and the various uses of the areas for activities within the school. These include:

- Boarding House Precinct
- Sports Precinct
- TAS / Visual Arts Precinct
- Science Precinct
- Social Sciences / GPLA Precinct
- Performing Arts Precinct
- Research Centre Precinct
- Junior School Precinct
- St John's House & Isabel Hall Wing
- Nan Hind Centre
- Administration Precinct
- Open Space Precinct

These areas together with provision for parking and establishment of communication lines and principal entry points to the site form the basis of a Master Plan for the School to identify areas of potential future expansion or development.



Figure 1 - Aerial view of the St Catherine's School site and surrounding development patterns.

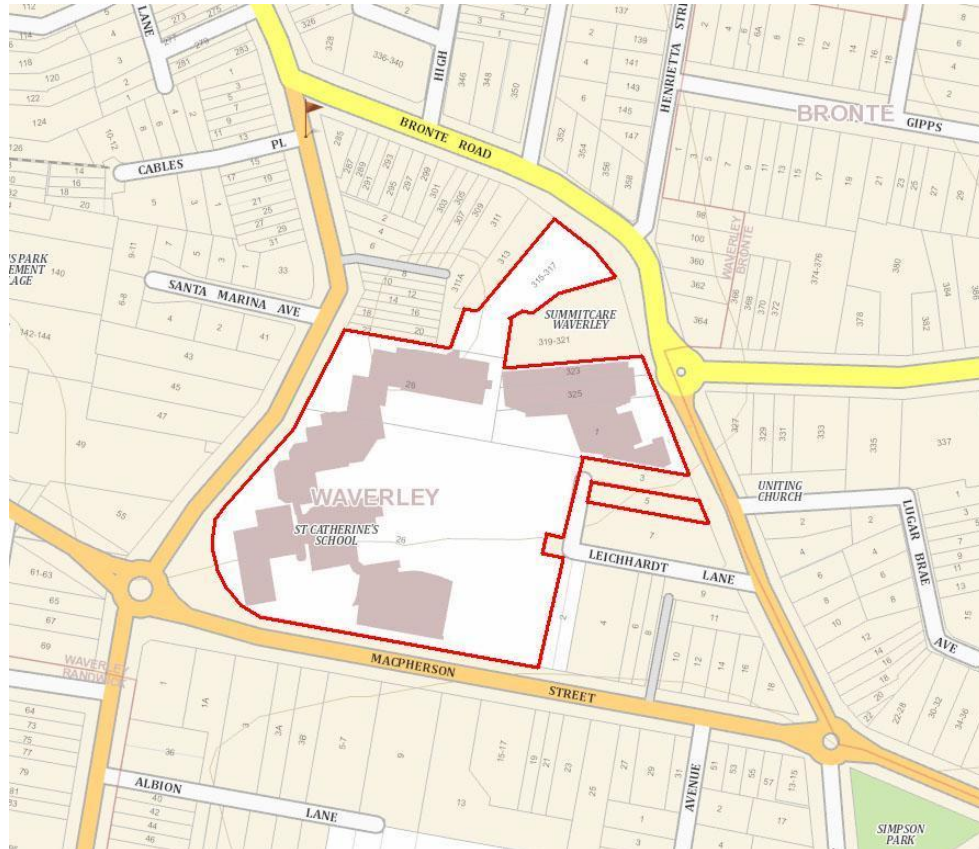


Figure 2 - Boundary delineation of the site

2.1 Heritage Listings

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

Waverley Georgian style stone building, St Johns, 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

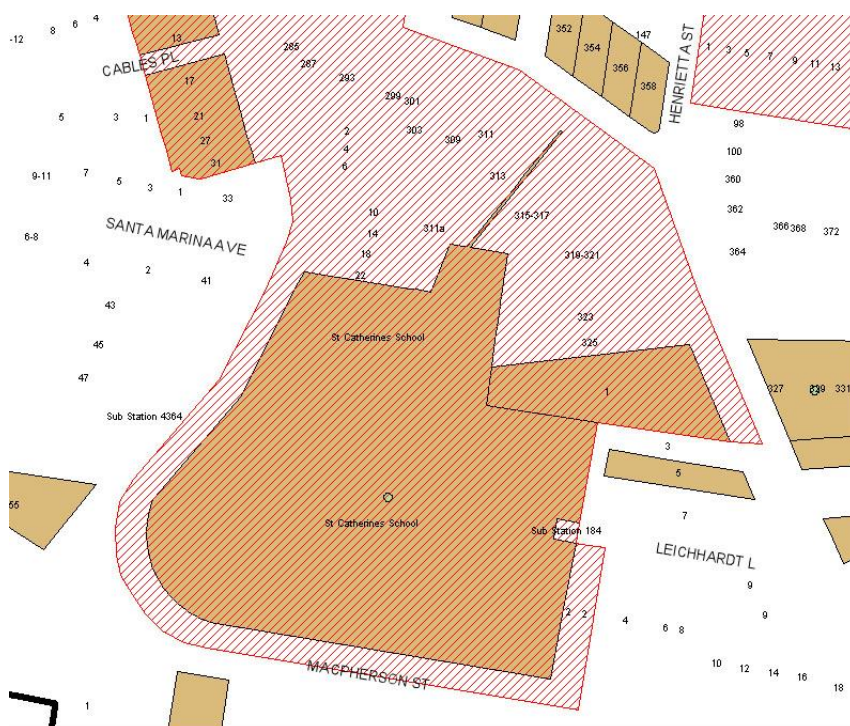


Figure 3 - Extract from the Waverley Heritage Plan 2012 showing the extent and location of listed heritage items associated with St Catherine's School Waverley and the extent of the Conservation Area (hatched) in which they are located

2.2 Heritage Significance

There are multiple entries in the State Heritage Inventory for the main school site covering the original building, the landscape and 'St Johns'. Additionally there is an entry for the Junior School and the Head's Residence.

St Catherine's School House and Landscape Grounds Macpherson Street, Waverley – Senior School Original Building

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.

Georgian style stone building, quite early, with later second and third storeys. Simple timber verandah to original building, with skillion roofed balcony above. Balcony area now enclosed. Third storey in deep grooved, ashlar coursed render. Concrete tiled roof with cordova tiled ridge capping. Fenestration in traditional Georgian proportions. Enjoys elevated site. Now has new entry stairs and gateway to street. Modern classroom block adjoining, only recently (1993) completed. Was another older building close by, of timber and iron. Was difficult to see from street but clearly pre-1900. Featured some good detailing to visible dormer window.

The site commands a view over the Pacific Ocean. Impressive group of trees on south-west corner of site. Provides a strong visual focus for the surrounding area, and the adjacent arterial roads. Significant trees on this corner include two Moreton Bay figs, 16m high by 25m spread, possibly from c.1900. Lombardy Poplar (to 16m high) and English Oak. Radiata pine and Coral tree (to 12m high), from c. 1960. A semi-mature bank of trees extends along the southern boundary. Includes Port Jackson figs, ornamental Olives and Camphor laurels, to 9m high, above a long stone retaining wall 2m high. A tall Canary Island palm (possibly from c.1900) has been incorporated into a small planting area on the street corner. A memorial to Faith Patterson, a former teacher at the school.

St Catherine's was originally a school for the daughters of the Anglican clergy. Foundation stone for this building laid by Bishop Barker in 1857. Opened in 1859. Refurbished and added to a number of times since (1886, 1935-6). Third storey was originally face brick.

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.

Two storey, light brick domestic building. Asymmetrical plan arrangement. Now has bricked in double verandah. Possibly original façade survives behind. Concrete roof tiles. Integrity good otherwise. Good decorative use of brick and stone.

Erected c. 1891 and acquired by St Catherine's School in 1957. Opened in 1958 to provide residential accommodation upstairs and classrooms and tuckshop downstairs.

‘La Vicompte’

1 Leichhardt Street – St Catherine’s Junior School

Impressive Late Victorian mansion. Suffers from some unsympathetic additions but exterior appears essentially intact. Original front garden area and setting retained. Local significance.

Large Victorian mansion, c. 1890. Symmetrical design with central gabled projection over entry. Retains good original stucco work, and iron lace decoration to double verandah. Verandah returns to sides. Both side areas now partly enclosed. Also has unsympathetic addition on the southern side. Concrete roof tiles detract as well. Otherwise very good. Original chimneys. Fencing partly replaced.

Once the home of the Leverrier family. Leverrier was a lawyer. Acquired by St Catherine’s School in 1954 for class rooms and staff quarters.

No.5 Leichhardt Street

Good local example of a Late Victorian Italianate style. One of the few examples to survive in this area in reasonable condition. Local significance.

Victorian Italianate style house, probably c. 1880. Two storeys. Asymmetrical façade with tower over entry. In excellent condition except for side verandah enclosures and minor alterations. Has also lost lacework to its lower verandah. Of special note are hipped, corrugated iron roof, bullnosed balcony, and extensive mouldings. Moulded eaves brackets of particular note. Good doors with sidelights and skylights. Original stone and cast iron fence.

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 2010 Section H2 deals with the area 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 removed from the commercial centre. Subsequent extensions of the school grounds have includes areas of Late 19th century housing in 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 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.

3.0 DOCUMENTARY EVIDENCE

3.1 ST CATHERINE'S ANGLICAN GIRLS SCHOOL

"St Catherine's is the oldest independent girl's school in Australia having been founded in 1856 by the wife of Bishop Barker for the education of the daughters of Anglican clergy in NSW. The school commenced in premises at Jersey Road, Edgecliff and moved to Waverley (the present site) when a Crown Grant was made to the Church of England Sydney Diocese for the construction of a Clergy Daughters School and associated development which was completed in 1859.

The original school house is now the administration block. Mrs Barker decided to call the school 'St Catherine's' after the patron saint of scholars.

The school's first 'superintendent' Miss Loftus attempted to impose strict standards of discipline on pupils. Mrs Barker eventually appointed an English woman, Miss Law, as Headmistress. It was said of Miss Law that her face 'though kindly while smiling, could smite a girlish offender with fear.' She remained Head until 1883.

There were only 14 pupils when Miss Phillips became Headmistress. From 1884 to allow enrolments to grow the new Advisory Council decided to enrol daughters of the laity, while still requiring girls to board.

The 1890's were difficult years since the Depression caused a severe drop in enrolments. Sydney's sprawl had now reached Waverley and St Catherine's was no longer out in the bush. So it was decided to accept day girls as well as boarders.

By the time of the school's jubilee in 1906, when Miss Lenthall was Head, there were 48 girls to join in the celebrations.

Miss Lenthall, 'a clever intellectual with a great sense of humour', remained as Head for 32 years. She was followed by Miss Isabel James (later Mrs Isabel Hall). Enrolment grew to 120 pupils. Mrs Hall steered the school through the difficult post-Depression years of the thirties and the Second World War.

In 1950 an old girl of St Catherine's Miss Una Fitzhardinge became Head. Five years later Miss Faith Patterson was appointed and became the longest-serving of all the Heads, remaining until 1987.

Miss Patterson built the school from 200 to 900 girls and carried through a succession of building projects to accommodate the ever-increasing numbers. She transformed St Catherine's into the school it is today with additions such as the St John's building, the Assembly Hall, the Lenthall block, the Isabel Hall Wing, the swimming pool, the MacCallum Junior School and the Faith Patterson Study Centre.

In 1988 when the school was 132 years old Mrs Jo Karaolis became its tenth Headmistress. In 1994 the Dame Joan Sutherland Centre was opened

followed five years later by the new Junior School. Her headship was a time of great innovation and curriculum change.

Mrs Lynne Stone became the Headmistress in 2001. With a focus on student leadership and staff professional development, 2001-2009 were years of upgrading facilities throughout the school. This included the Jo Karaolis Sports Centre which opened in 2002 and the re-designed Isabel Hall Wing in 2006.

Dr Julie Townsend BA (Hons), Cert.Ed, PhD, MBA (EdLship), MACE has been Headmistress of St Catherine's since 2010.

In 2006 the school celebrated its 150th anniversary. This was followed in 2011 with celebrations for St Catherine's 155th birthday and its proud history."

The above brief history of the school is reproduced in its entirety from the St Catherine's School Waverley official webpage.

3.2 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.² 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.

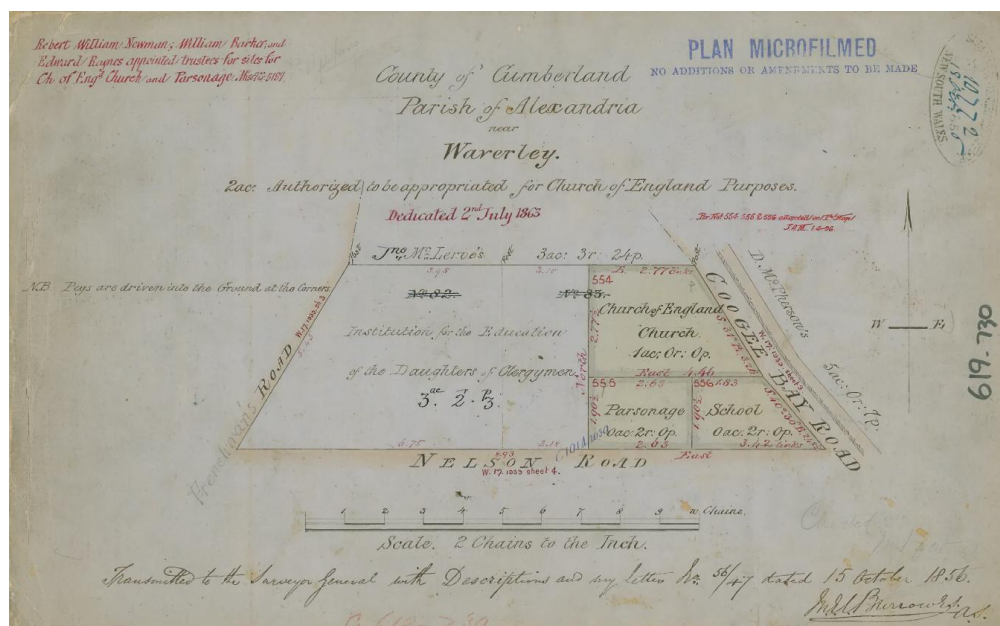


Figure 4 — Crown Plan 619-730, County of Cumberland Parish of Alexandria near Waverley, 2ac Authorized [sic] to be appropriated for Church of England Purposes. The subject land, in three portions, is shaded yellow thereon. (Source: NSW Land & Property Information)

¹ St Catherine's School Waverley, About Us- History, <http://www.stcatherines.nsw.edu.au/page/9/History>, accessed 20 November 2013.

² Grant Register Vol 149 Fols 203-205, NSW Land & Property Information.

The "St Mary's Waverley Church of England Land Sale Act of 1886" enabled the present Trustees of the land grants, William Henry Simpson, James Vickery and William Ransome Gullick, to "sell and dispose of the said lands either by public auction or private sale and either in one lot or in several lots...[and] to apply the proceeds of such sale of sales in or towards the purchase of another site within the said parish of St Mary Waverley for the erection thereon of a school-house...parsonage...or towards the enlargement or improvements of the said present existing church".

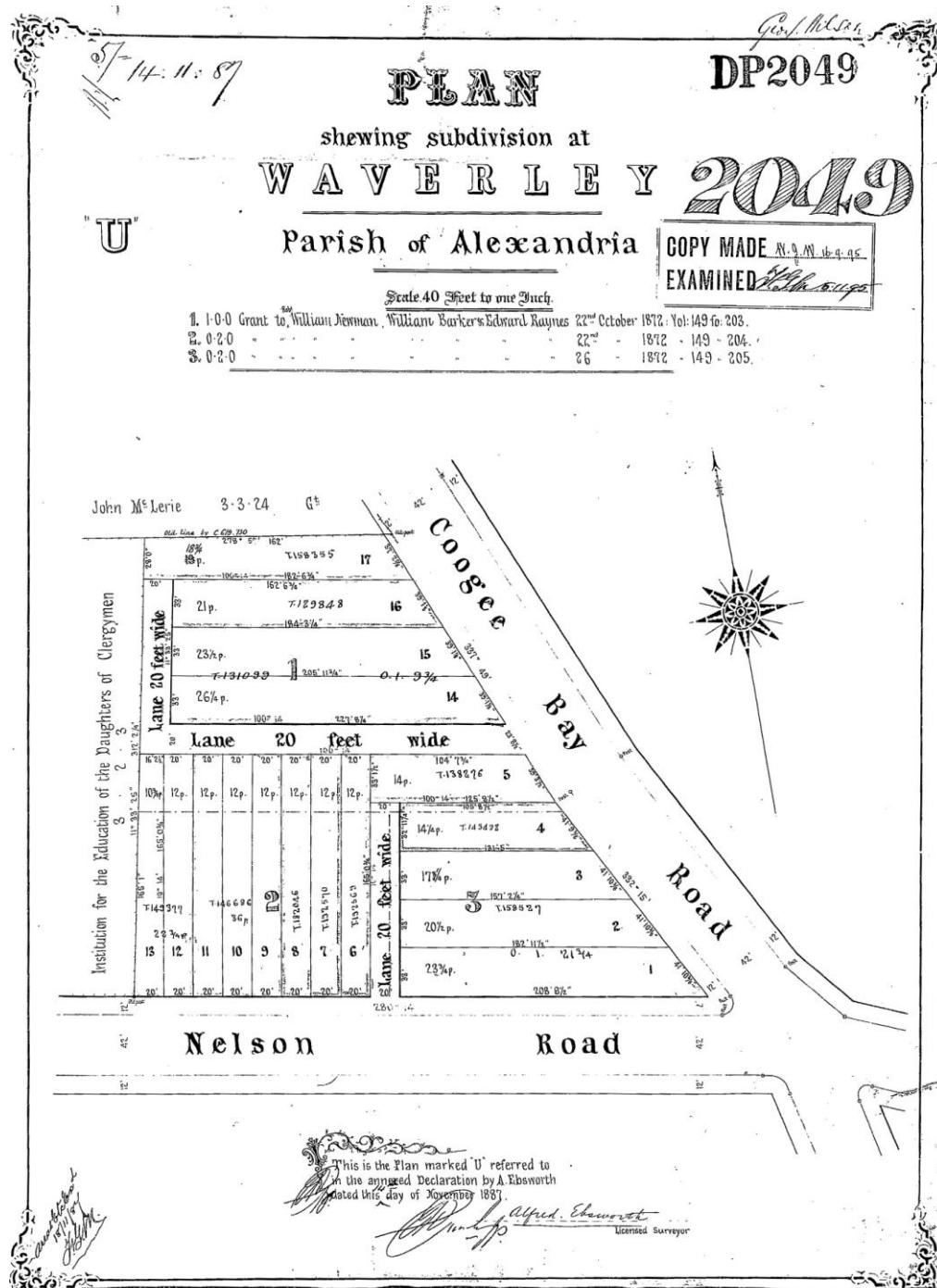


Figure 5 — DP 2049, Plan shewing [sic] subdivision at Waverley Parish of Alexandria, Alfred Ebsworth, licensed surveyor, November 1887. (Source: NSW Land & Property Information)

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 5). For the purposes of this report, only those allotments relevant to the subject site will be discussed here.

3.2.1 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.³ 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 1976.⁴

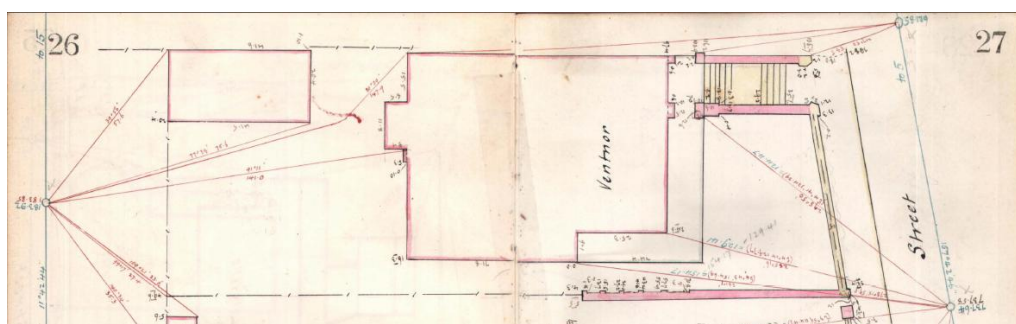


Figure 6 — Extract page from Field Book No. 1536 Sheets 15, 16, and 43 Waverley. T.M. Stephen, detail surveyor. Sheet 15 between 18 December 1889 and 26 February 1890. Shows detail of 'Ventnor' in Leichhardt Street. (Source: Sydney Water Plan Room)

3.2.2 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.⁵ 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.

³ Certificate of Title Vol 866 Fol 54, NSW Land & Property Information.

⁴ Ibid.

⁵ Certificate of Title Vol 922 Fol 58, NSW Land & Property Information.

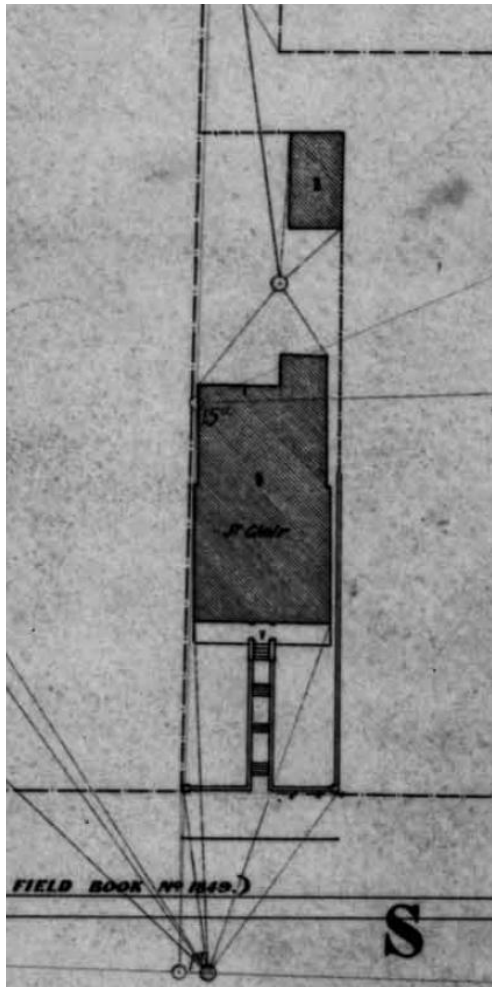


Figure 7 — Extract from PWDS1544-S27, 29 September 1891. Footprint of 'St Clair', 2 Macpherson Street. (Source: Sydney Water Plan Room)

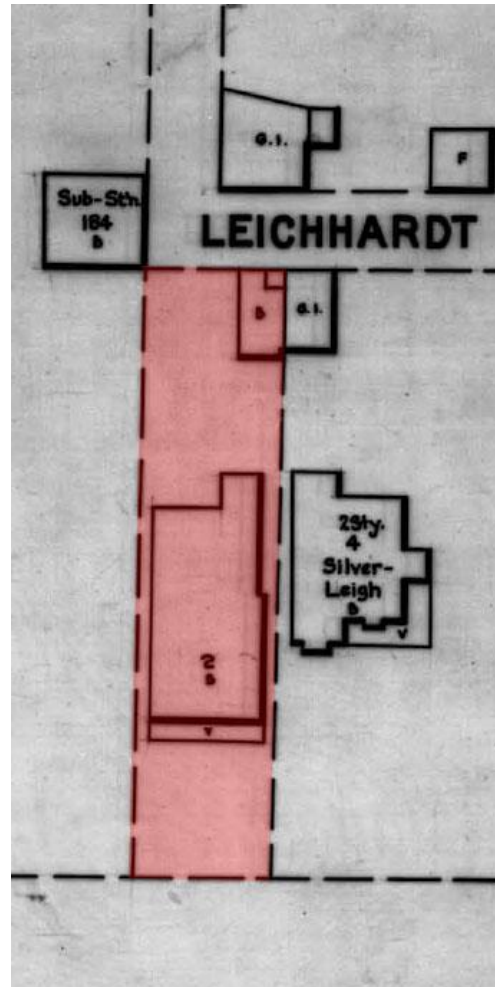


Figure 8 — Extract from DS927, 24 November 1955. Footprint of 'St Clair', 2 Macpherson Street. (Source: Sydney Water Plan Room)

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.

3.3 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 Clergymans' Daughters School on the north side at the junction of Bronte Road and Albion Street.⁶ 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

⁶ NSW Land & Property Information.

Police Regulation Act, which was passed on the 21st January, 1862. He served as Inspector-General until his death on 6 October, 1874.⁷

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 1877⁸ and promptly subdivided it into 16 allotments and advertised the land for sale on the ground on 24 March the same year (Figure 9). For the purposes of this report, only those allotments relevant to the subject site will be discussed here.

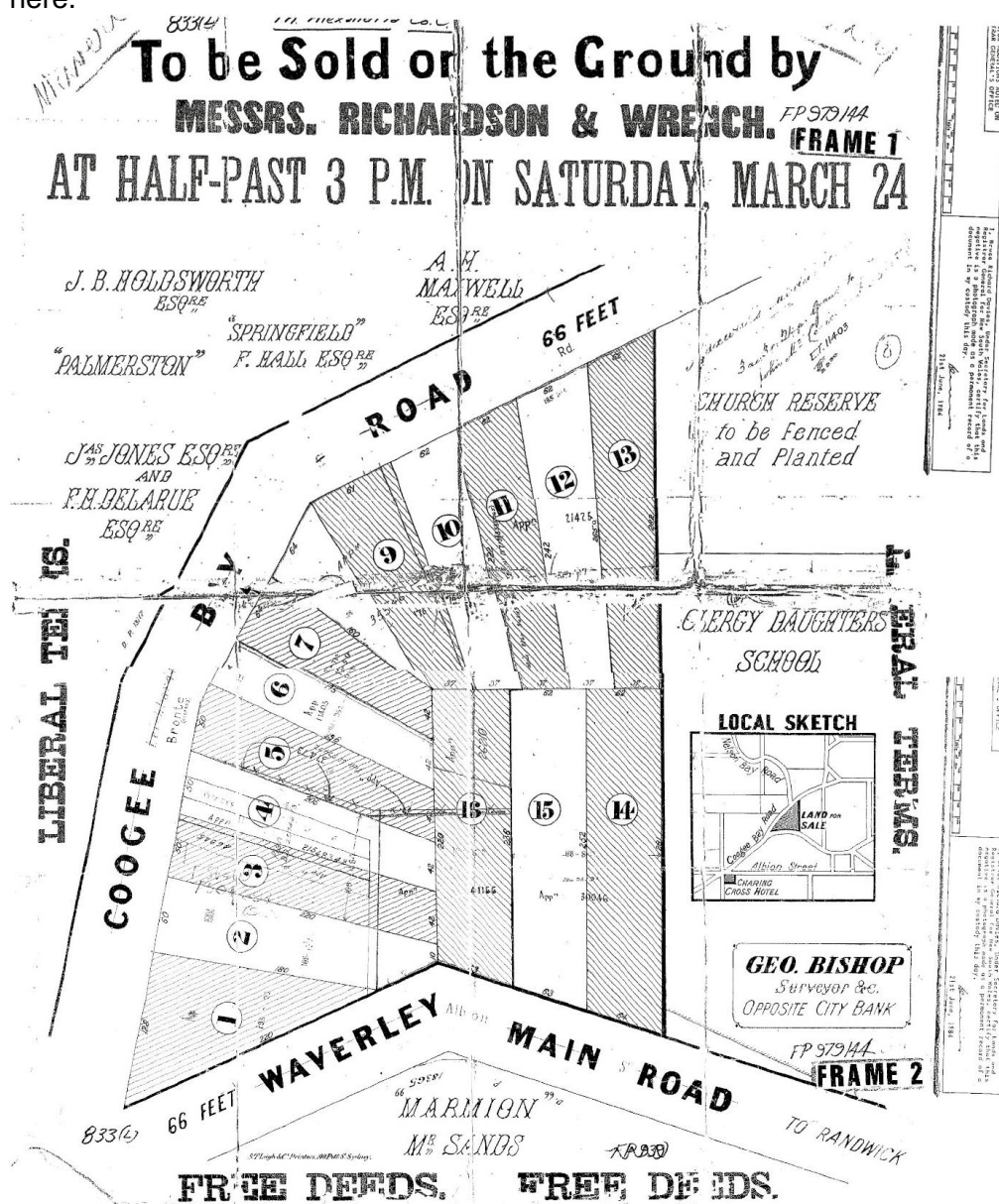


Figure 9 — Real estate poster for Maxwell's Subdivision of John McLerie's land grant, 24 March 1877. (Source: NSW Land & Property Information, DP 979144)

⁷ "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.

⁸ "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".

3.3.1 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.

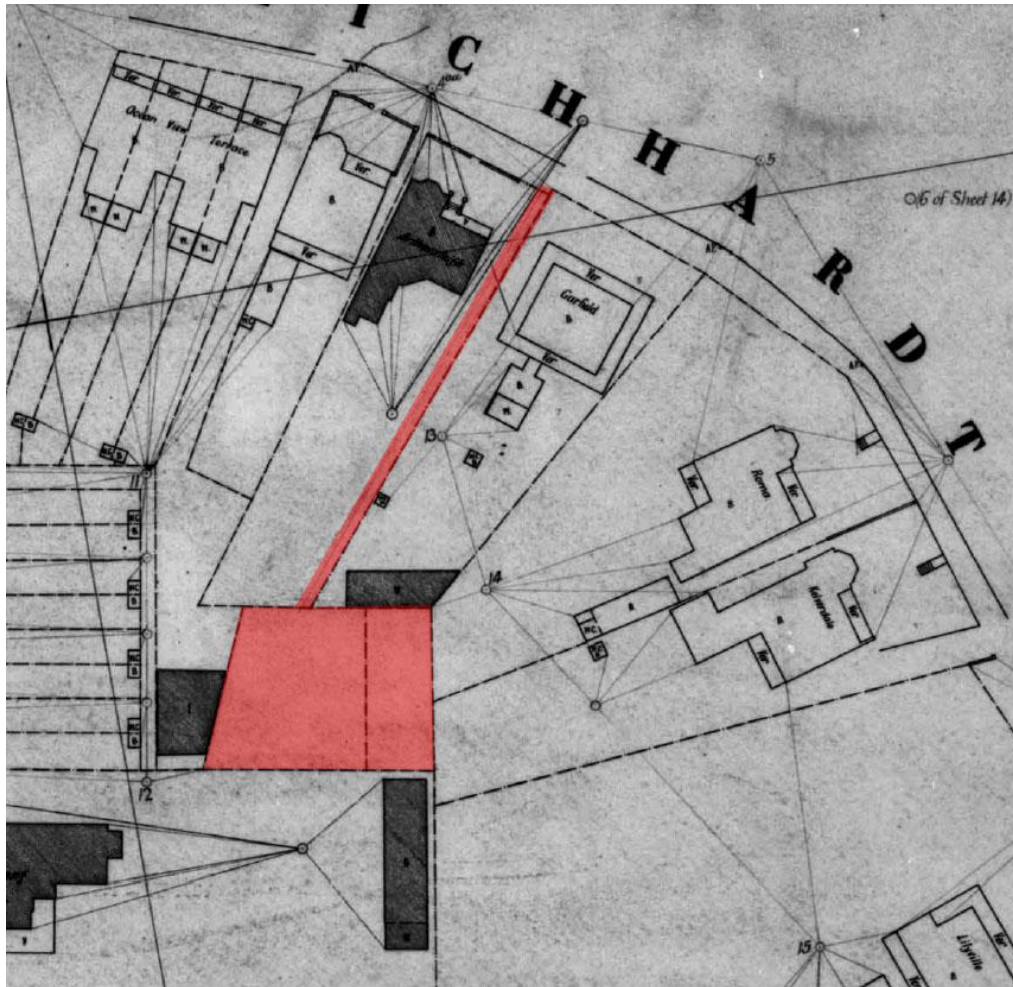


Figure 10 — PWDS1544-S487, September 1891. Irregular shaped block undeveloped at this date. (Source: Sydney Water Plan Room)

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 Fulford, 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.⁹ Endwhai Winifred Harper purchased the property in November 1963.

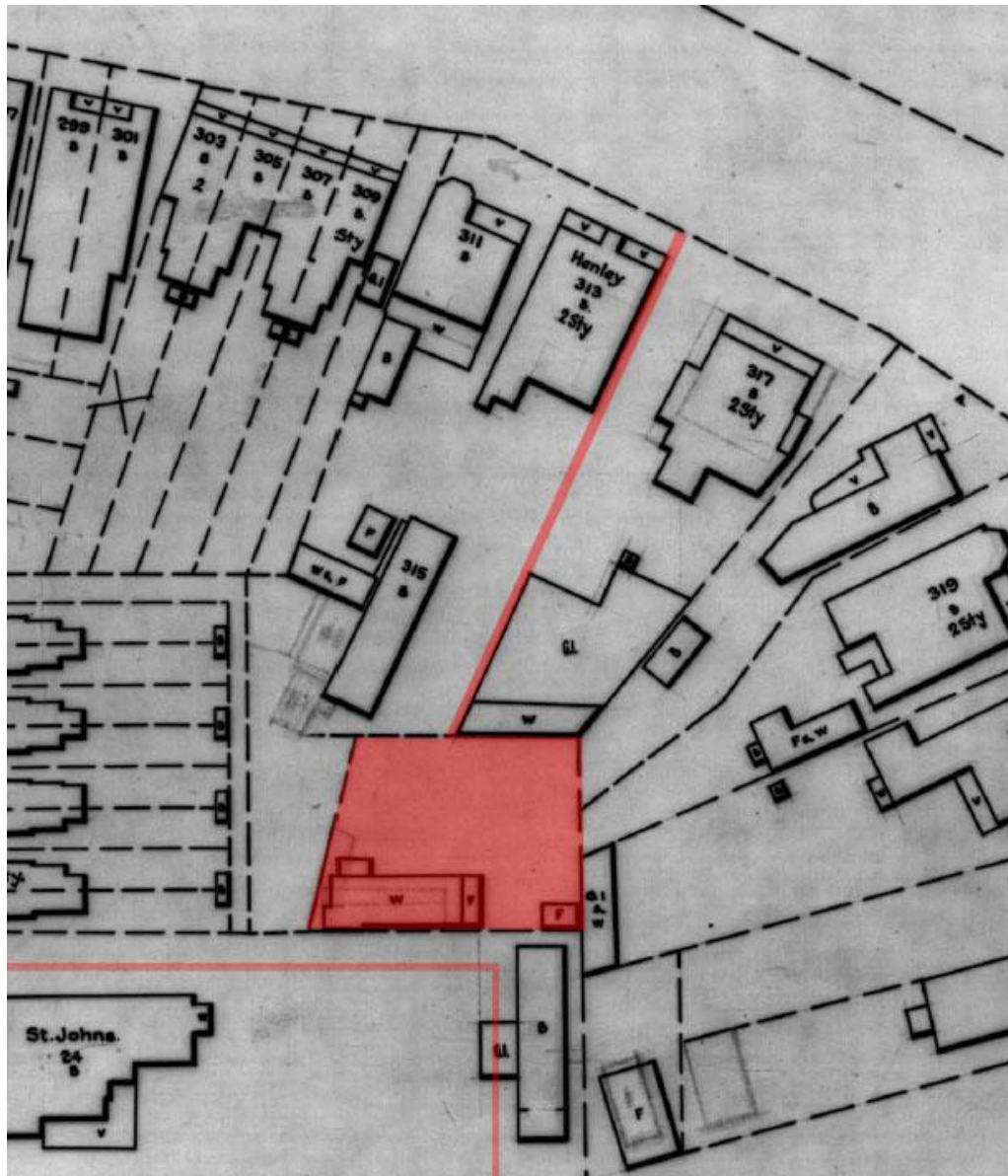


Figure 11 — Extract from DS974, 24 November 1955 showing irregular shaped block accessed from Leichhardt Street. (Source: Sydney Water Plan Room)

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 Junior Innovation Centre complex as it is now called, is attached to the Isabel Hall wing and was opened in 2011.

⁹ Certificate of Title Vol 3722 Fol 189, NSW Land & Property Information.

3.3.2 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 Fullford, 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.¹⁰



Figure 12 — Extract from PWDS1544-S487, September 1891. Survey of Garfield, 317 Bronte Road. (Source: Sydney Water Plan Room)

¹⁰ Old System Deed No 825 No 237, NSW Land & Property Information.



Figure 13 — 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.¹¹ 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 \$82,000.¹² 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 1994.¹³ 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 Junior 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 Junior Innovation Centre.

¹¹ Old System Deed No 251 Bk 1633, NSW Land & Property Information.

¹² Old System Deed No 179 Bk 3124, NSW Land & Property Information.

¹³ Dealing U141597, NSW Land & Property Information.

3.3.3 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).

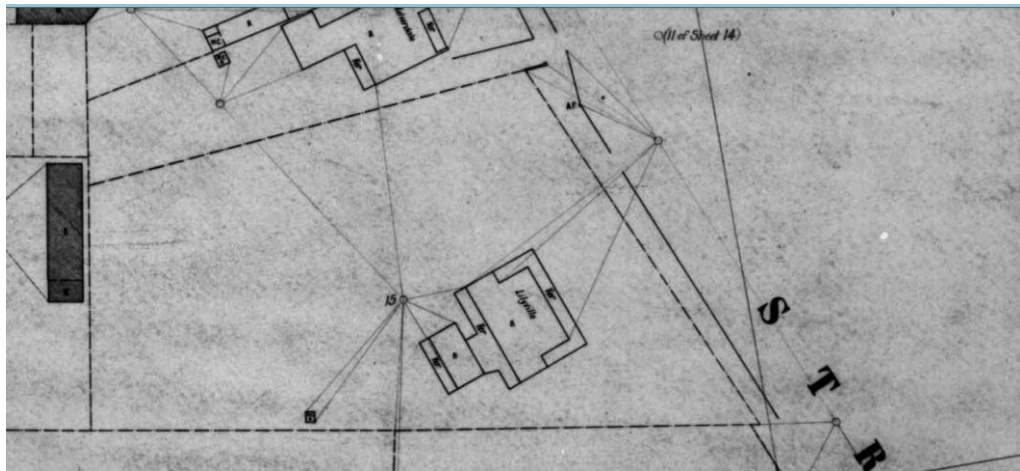


Figure 14 — Extract from Detail Survey Waverley Sheet 15, 1889 with revision information 1891. Footprint of then named 'Lilyville' later named 'La Vicomte' in Leichhardt Street. (Source: Sydney Water Plan Room)



Figure 15 — 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.¹⁴ 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 “of the superior modern furniture, household appointments and effects contained in the residence La Vicomte, 121 Leichhardt Street, Waverley”.

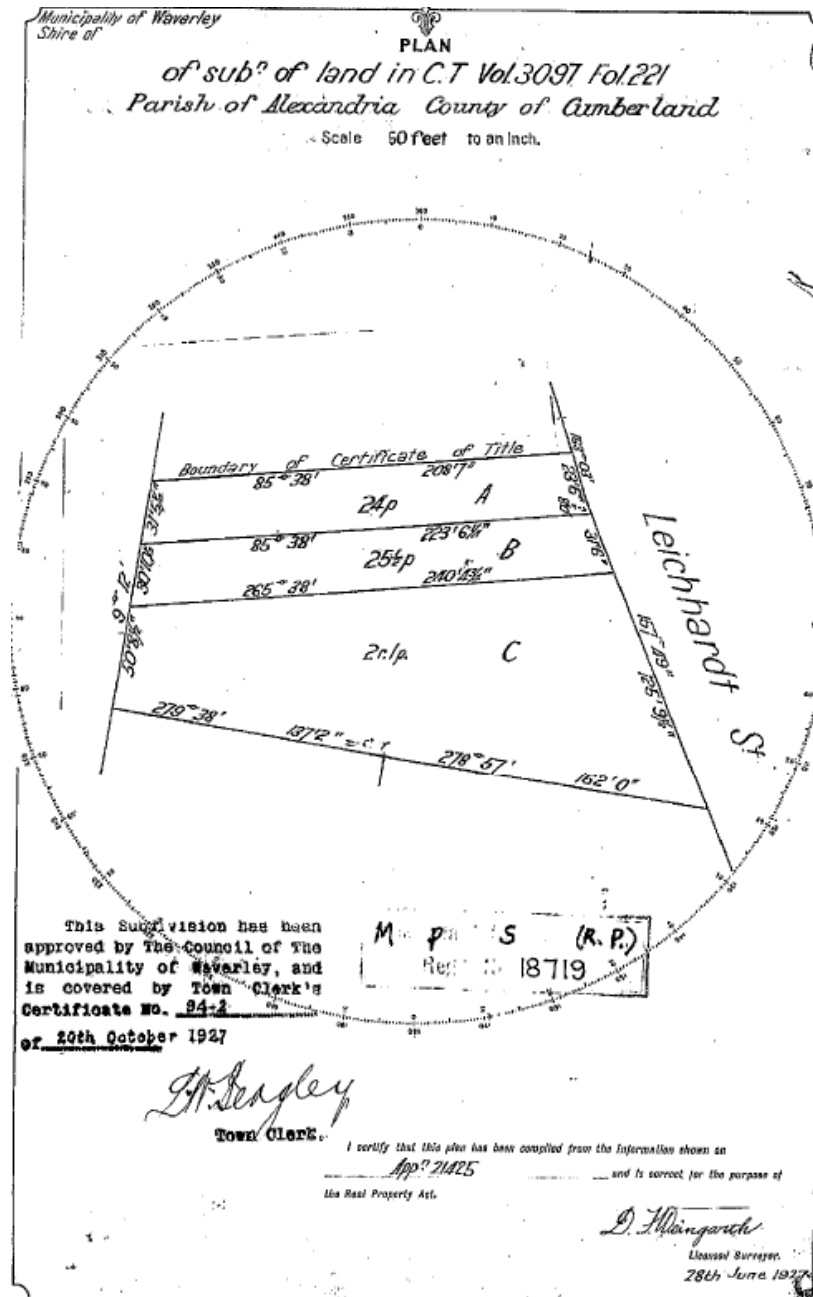


Figure 16 — DP 318719, Plan of subdivision of land in CT Vol 3097 Fol 221, registered in 1927. ‘La Vicomte’ retained on Lot C. (Source: NSW Land & Property Information)

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

In 1927, Sturgess subdivided the property into three parcels, Lots A, B and C (Figure 16). 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.¹⁵ 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 1927.¹⁶ 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.¹⁷

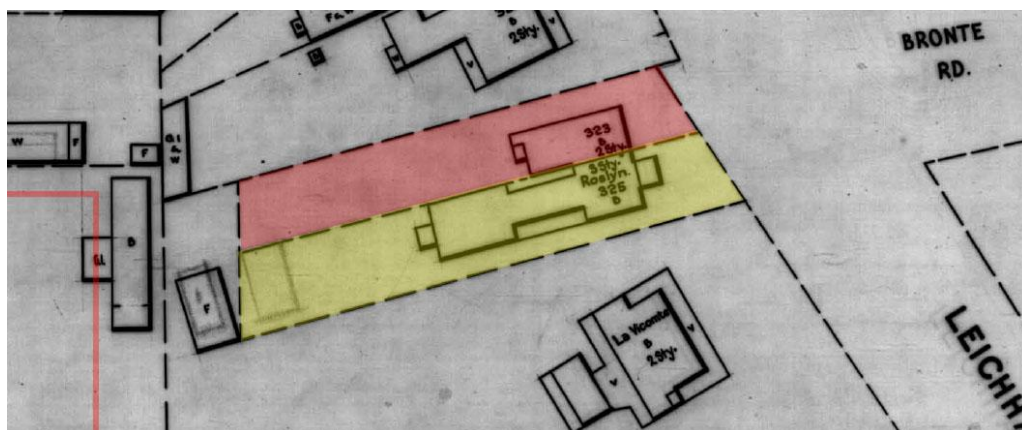


Figure 17 — Extract from DS974, 24 November 1955. 323 and 325 Bronte Road (shaded red and yellow respectively) erected on a subdivision of 'La Vicomte' grounds. (Source: Sydney Water Plan Room)

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 1953.¹⁸ The Junior School was extended in 1978 with the addition of a two-storey building behind 'La Vicomte'.

¹⁵ Certificate of Title Vol 4074 Fol 94, NSW Land & Property Information.

¹⁶ Certificate of Title Vol 4084 Fol 158, NSW Land & Property Information.

¹⁷ Certificate of Title B/318719, NSW Land & Property Information.

¹⁸ 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 Tzannes Associates. 'La Vicomte' is connected to the new building.

3.3.4 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 18). 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.

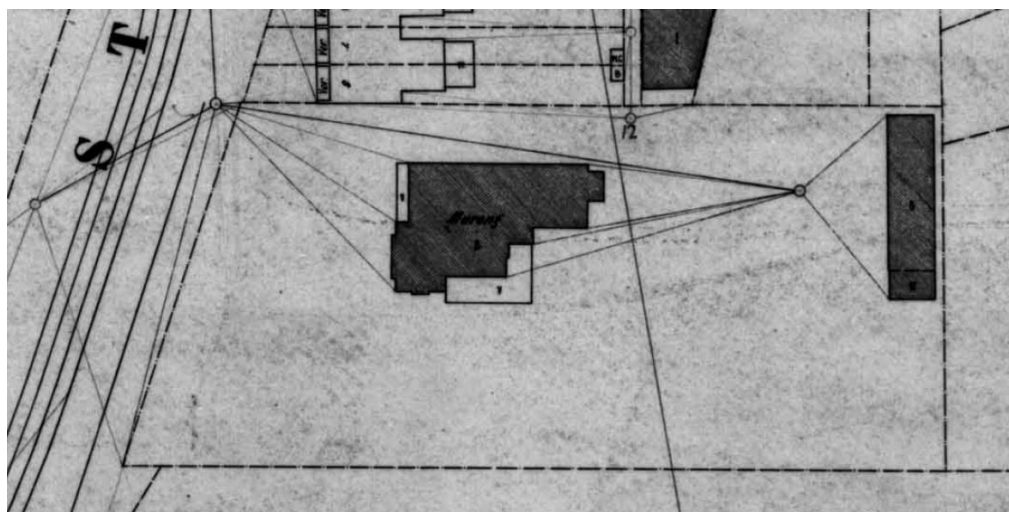


Figure 18 — Extract from Detail Survey Waverley Sheet 15, 1889 with revision information plotted from Field Book No. 2023, 28 September 1891. Cross-hatching indicates 'Murong' built after 1889 survey and before additional survey in September 1891. (Source: Sydney Water Plan Room)

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'. He lived here until 1956 when the

property was sold in January 1957 to the Council of St Catherine's School Waverley.¹⁹

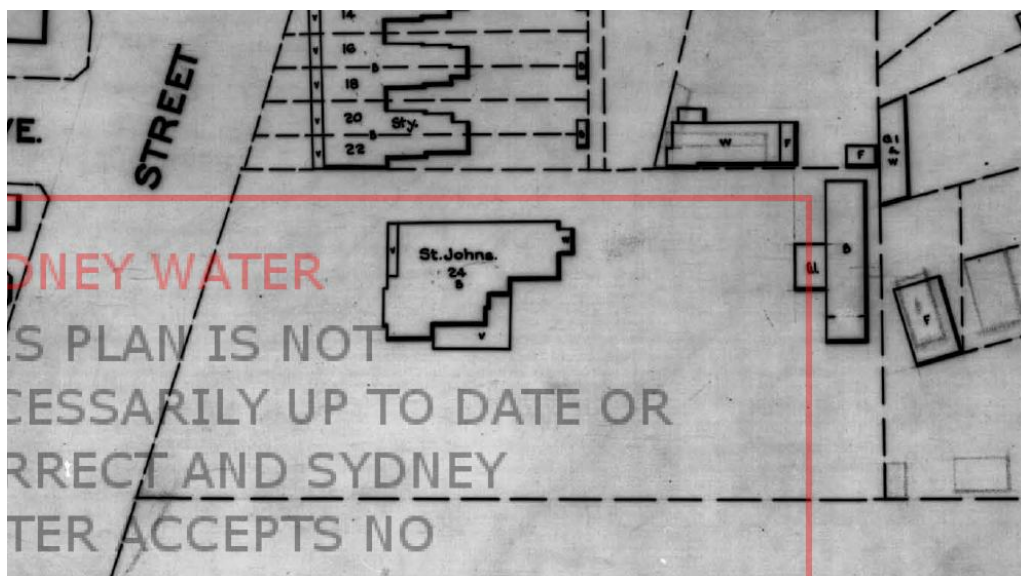


Figure 19 — Extract from DS927, 24 November 1955. Footprint of 'St John's', 24 Albion Street. (Source: Sydney Water Plan Room)

'St Johns' 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.

3.3.5 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.

¹⁹ 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.²⁰

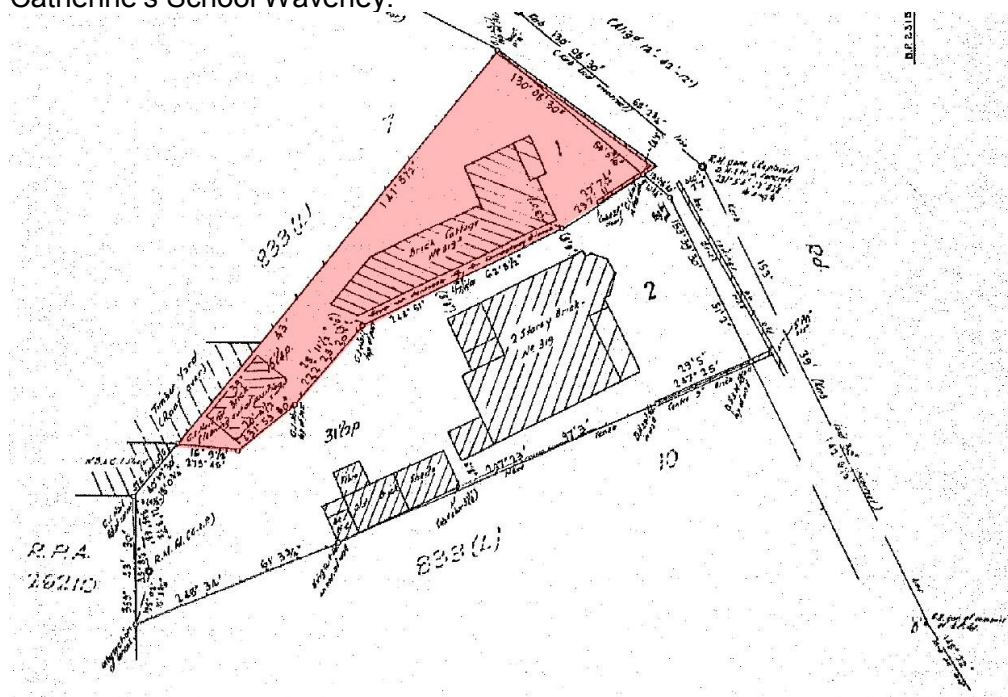


Figure 20 — Survey of Lots 1 and 2 DP 231580. Lot 1, a brick cottage known as 319A Bronte Road (shaded pink) now forms part of the St Catherine's School grounds. (Source: NSW Land & Property Information, Vol 10476 Fol 33)

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.

²⁰ Dealing 8965537, NSW Land & Property Information.

3.4 Illustrated Chronology

The following incomplete chronology details the development of St Catherine's School Waverley. The earliest found photograph of the school (

Figure 21) 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 Clergymans' Daughters School and footprint of St Catherine's School buildings and site configuration
1892	Figure 24: Illustration of Clergymans' Daughters School with the additions at the rear (far left) and the studio beside it (far right)
1890s	Figure 25: Illustrated plan of garden and grounds of school by Eileen Mort in her ABC of St Catherine's
1912	Figure 26: Photograph of new classrooms erected during Miss Lenthall's tenure as Principal
1920s	Figure 27: Photograph shows wide balcony erected to first floor and studio at far end
1937	Figure 28: Photograph of school after building of chapel block
Ca.1937	Figure 29: Illustration of chapel block additions adjoining original stone building
Ca.1937	Figure 30: 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 34: Photograph of Studio converted to additional classroom
1958	Figure 35: 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 36: Aerial view of school looking east to Leichhardt Street
1967-68	Figure 37: Lenthall Science Block opened 24 June 1967 resulted in the removal of the landmark fig tree
1968	Figure 38: Isabel Hall Wing opened 20 April
1978	Figure 39: '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 40: Faith Patterson Study Centre completed end of Term 1 1987
1990s	Figure 41: Removal of Studio to new site to make way for construction of the Dame Joan Sutherland Performing Arts Centre
2002	Figure 42: Junior School buildings
2002	Figure 43: Jo Karaolis Sports Centre
2002	Figure 44: Jo Karaolis Sports Centre
2009	Figure 45: 'St John's' with verandahs infilled
Nov 2009	Figure 46: 319A Bronte Road built in the early 1950s
Nov 2009	Figure 47: 317 Bronte Road (since demolished)
Ca.2013	Figure 48: Original stone building now housing school administration
2006	Figure 49: Isabel Hall wing after reconstruction
2006	Figure 50: Isabel Hall wing after reconstruction
2011	Figure 51: Nan Hind Centre (Junior Innovation Centre)

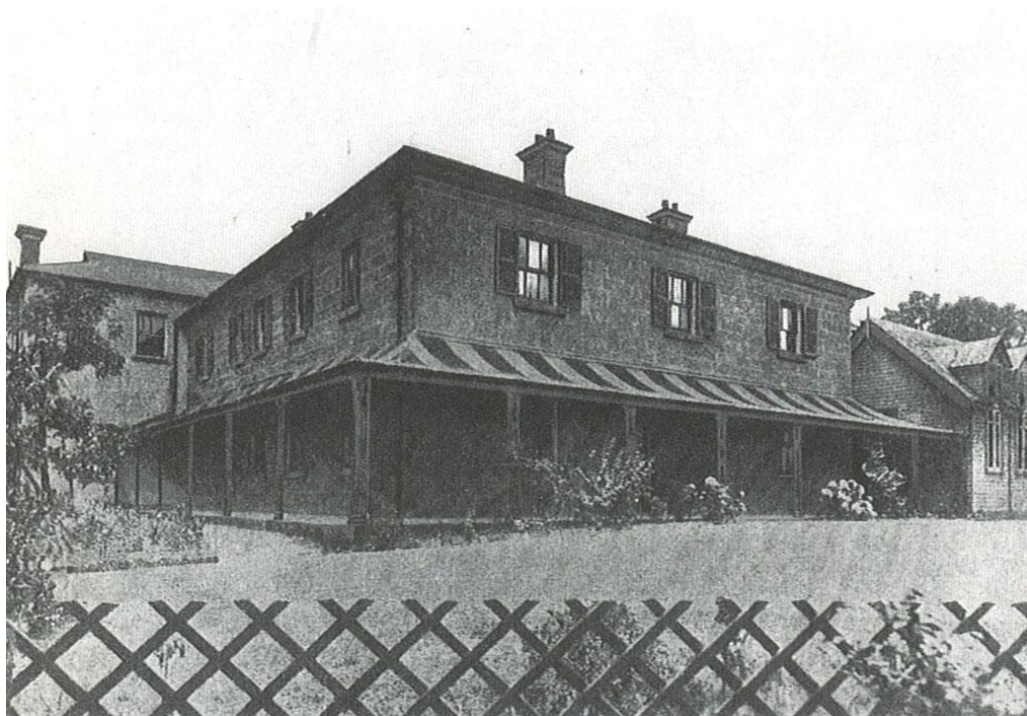


Figure 21 — Earliest known photograph of the original Clergy Daughters School building ca.1887. (Source: Barbara Croft, *St Catherine's School 1856-1996*, 1996, p18)

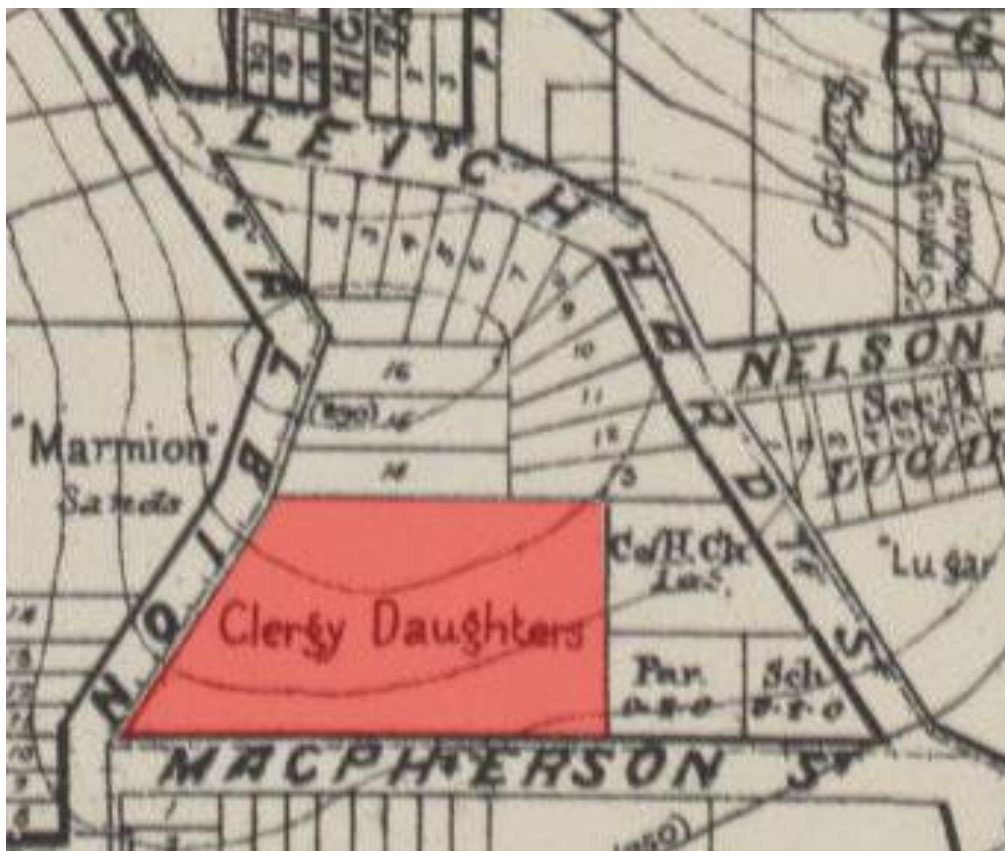


Figure 22 — Plan of the Borough of Waverley, S. Pollitzer, 1887. (Source: National Library of Australia, MAP F371)

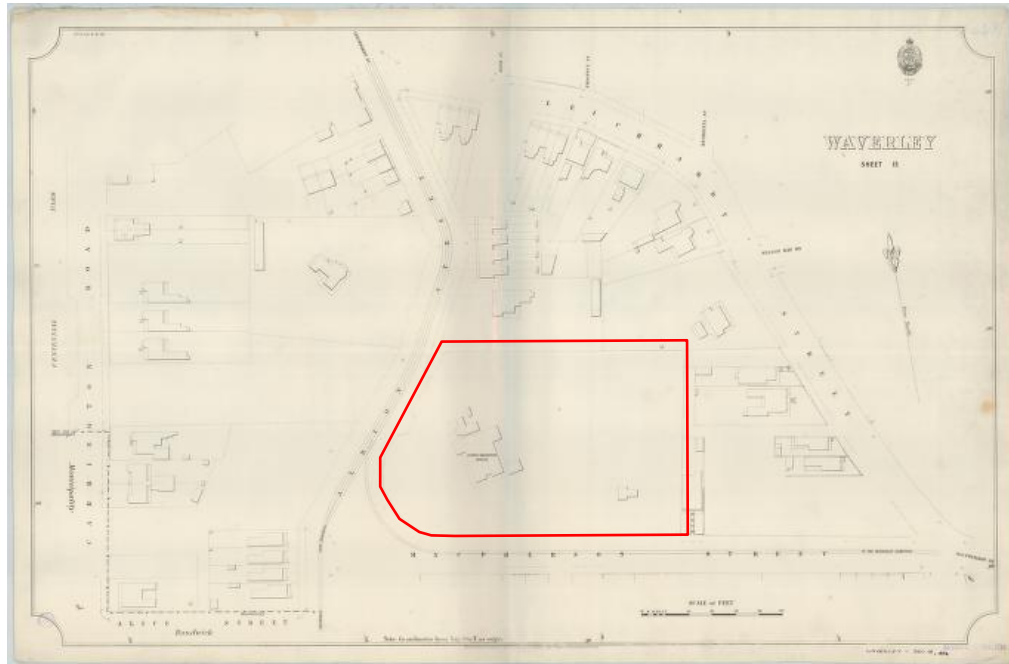


Figure 23 — Detail Survey Waverley Sheet 15, 1889 with additional information 28 September 1891. (Source: State Library of New South Wales,

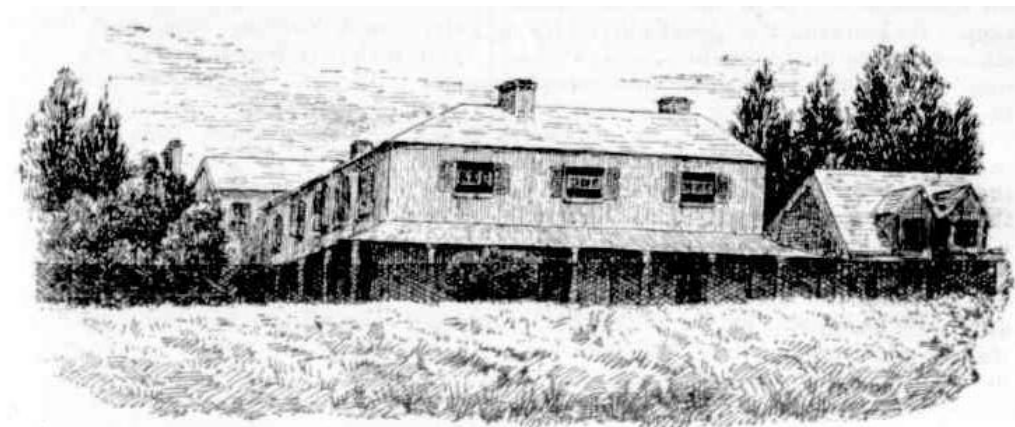


Figure 24 — The Clergy Daughters' School, Waverley. (Source: Australian Town and Country Journal, 27 February 1892 p31)

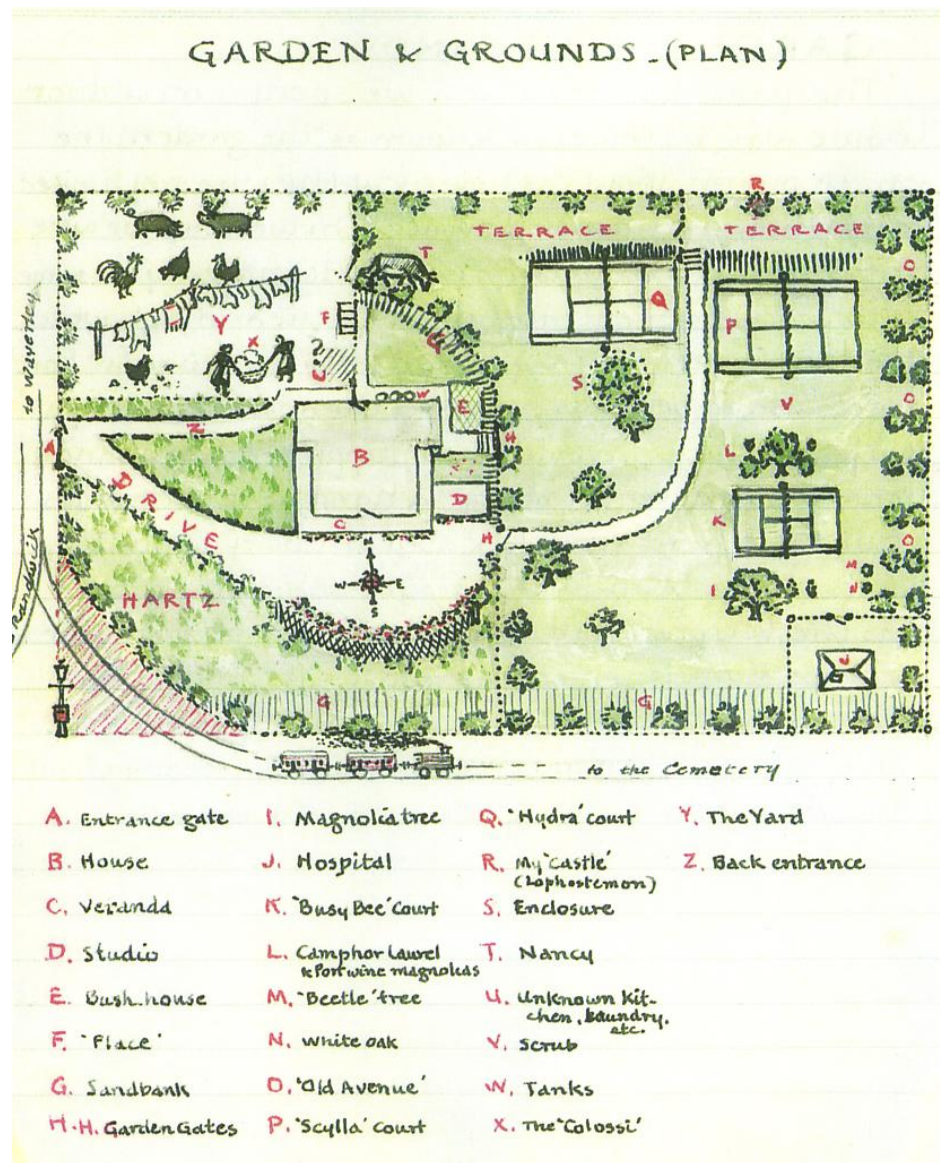


Figure 25 — Plan of St Catherine's as it was in the 1890s confined to the original grant prepared by an old girl Ms Mort. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, colour centrepiece pages)

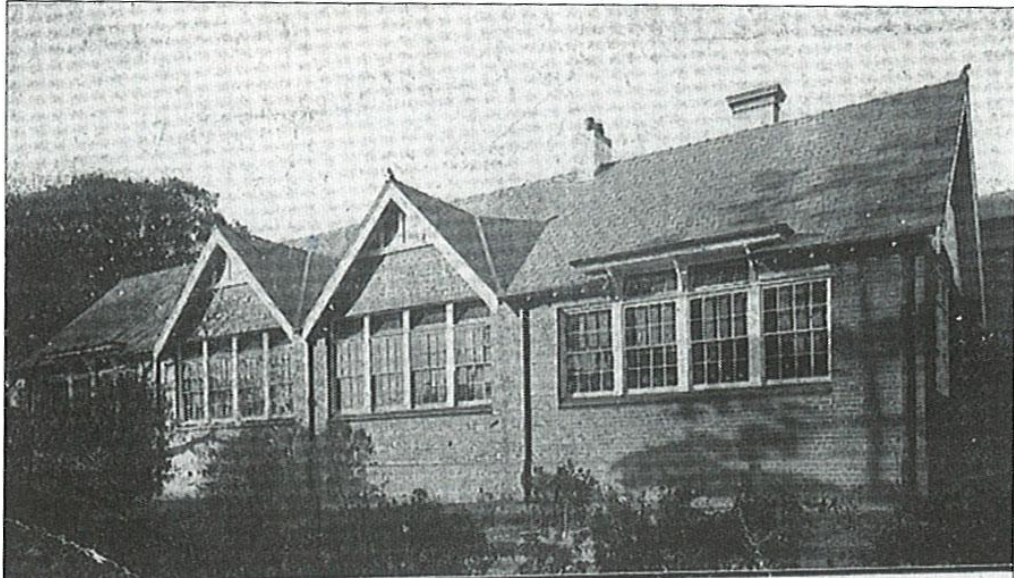


Figure 26 — New classrooms erected 1912. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p29)

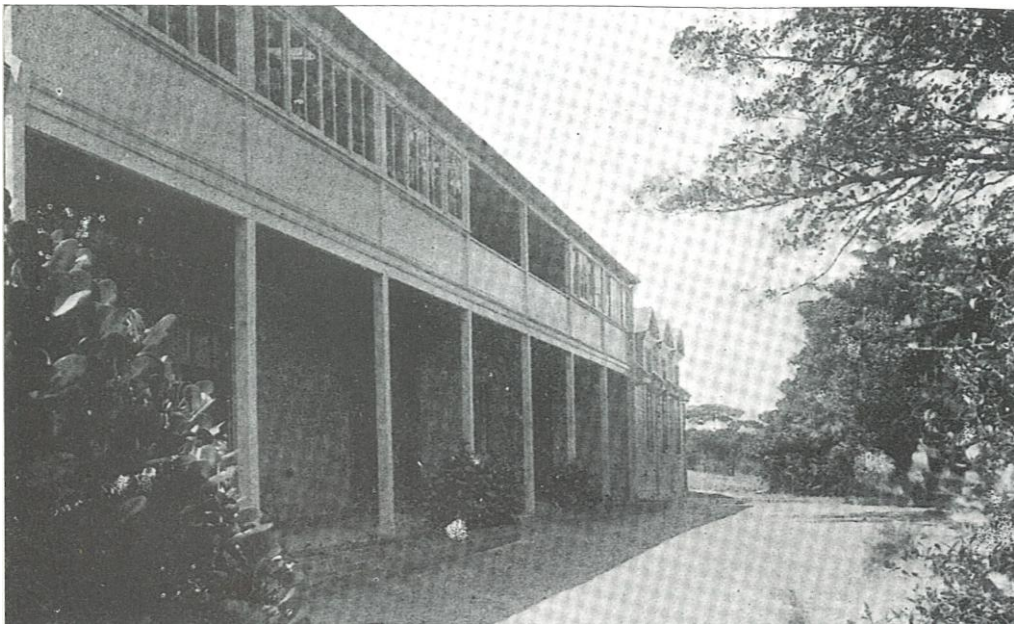


Figure 27 — "A wide balcony, enclosed with glass has been erected on three sides of the house, and the girls are not able to sleep out, a luxury unheard of by those of long ago." (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p38)

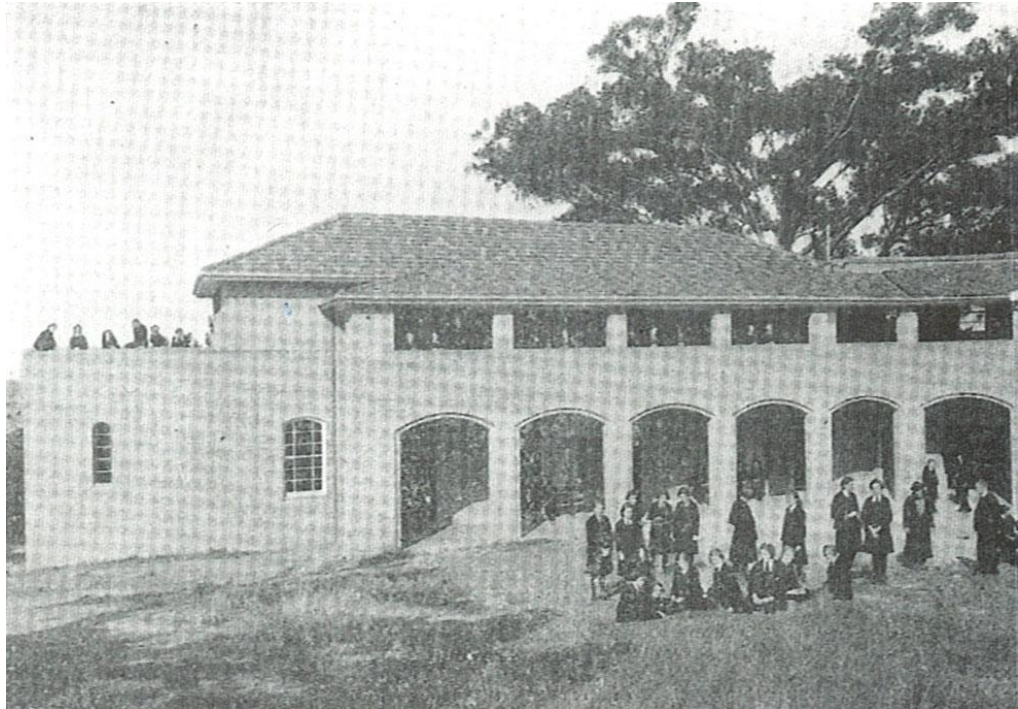


Figure 28 — The new building formed the quadrangle. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p49)

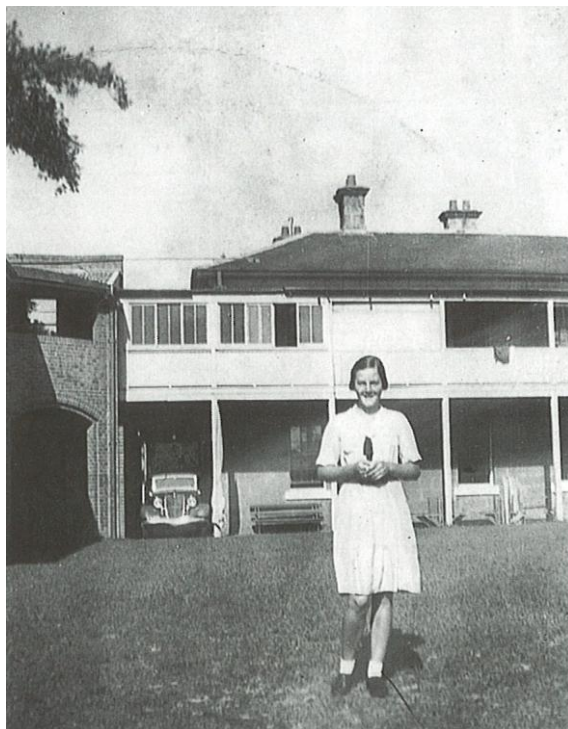


Figure 29 — The new building linked to the old. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p)



*Figure 30 — Sketch of the Chapel block from the front of the original building.
(Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p49)*



Figure 31 — 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)

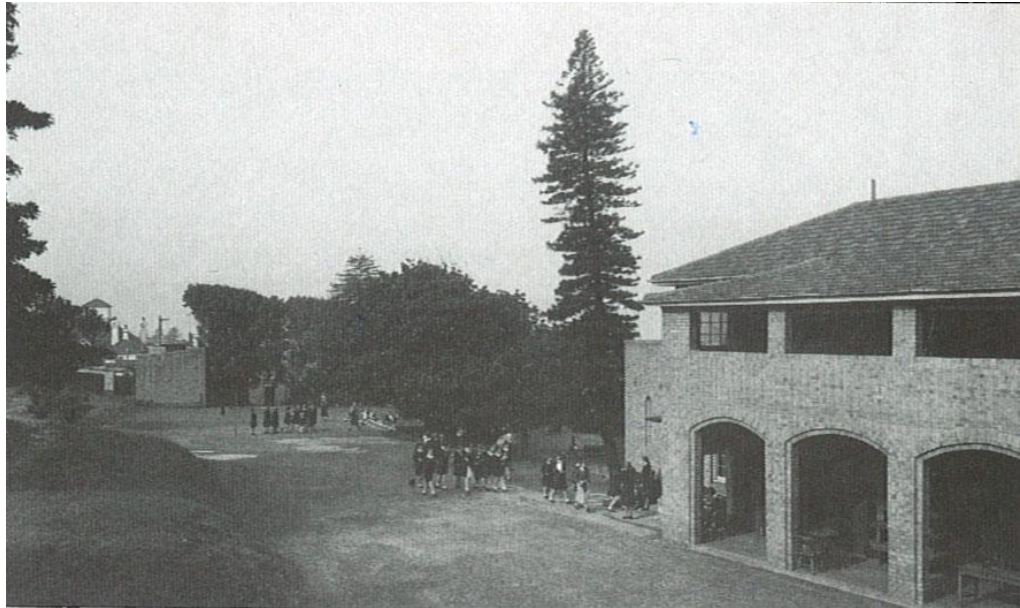


Figure 32 — Looking down the field to the magnolia tree. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p51)



Figure 33 — The "field" in 1955. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p76)



Figure 34 — 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 35 — 'St John's', 1958. (Source: Barbara Croft, St Catherine's School 1856-1990, p80)



Figure 36 — 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 37 — Lenthall Science Block. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p86)



Figure 38 — Isabel Hall wing. (Source: Barbara Croft, *St Catherine's School 1856-1996*, 1996, p89)



Figure 39 — Junior School beside 'La Vicomte'. (Source: Barbara Croft, *St Catherine's School 1856-1996*, 1996, p93)

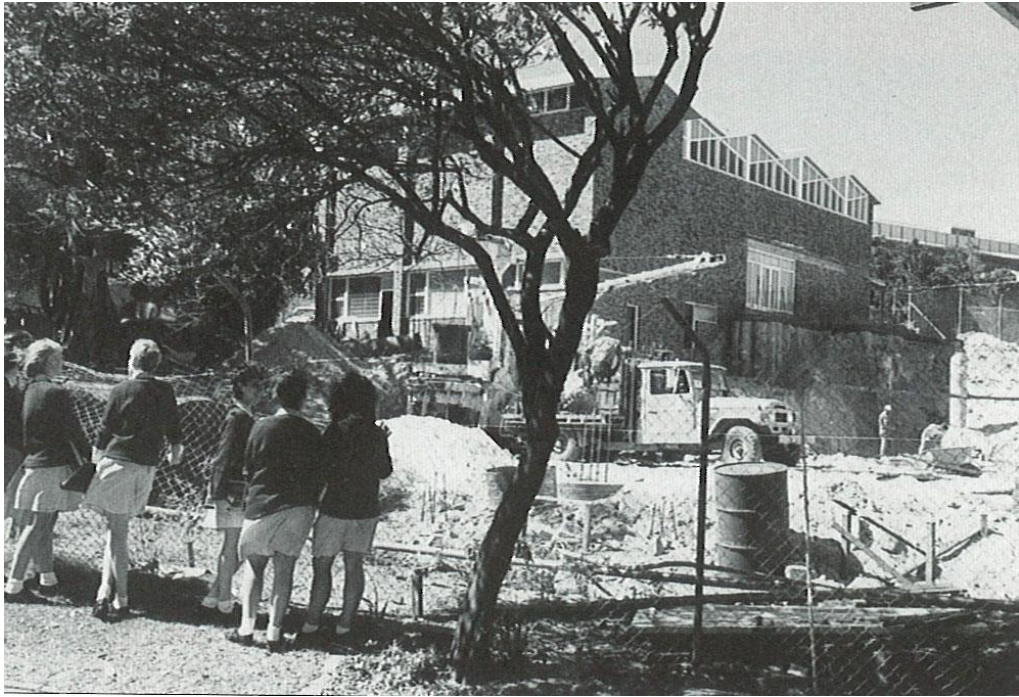


Figure 40 — Construction of the Faith Patterson Centre. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p98)

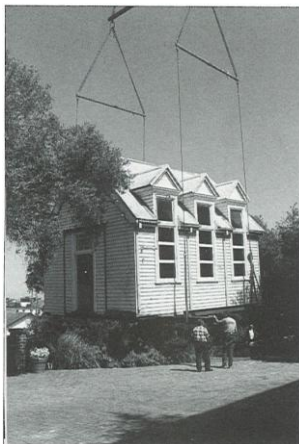


Figure 41 — The Studio lifted and moved to its new home. (Source: Barbara Croft, St Catherine's School 1856-1996, 1996, p120)



Figure 42 — Junior School, St Catherine's Waverley, completed 2002. (Source: <http://tzannes.com.au/portfolio/>, accessed 25 November 2013)



Figure 43 — Jo Karaolis Sports Centre, St Catherine's School, completed 2002. (Source: <http://tzannes.com.au/portfolio/>, accessed 25 November 2013)



Figure 44 — Jo Karaolis Sports Centre, St Catherine's School, completed 2002. (Source: <http://tzannes.com.au/portfolio/>, accessed 25 November 2013)



Figure 45 — 'St John's' fronting Albion Street showing infilled verandah areas in face brickwork. (Source; NBRS+PARTNERS, 2009)

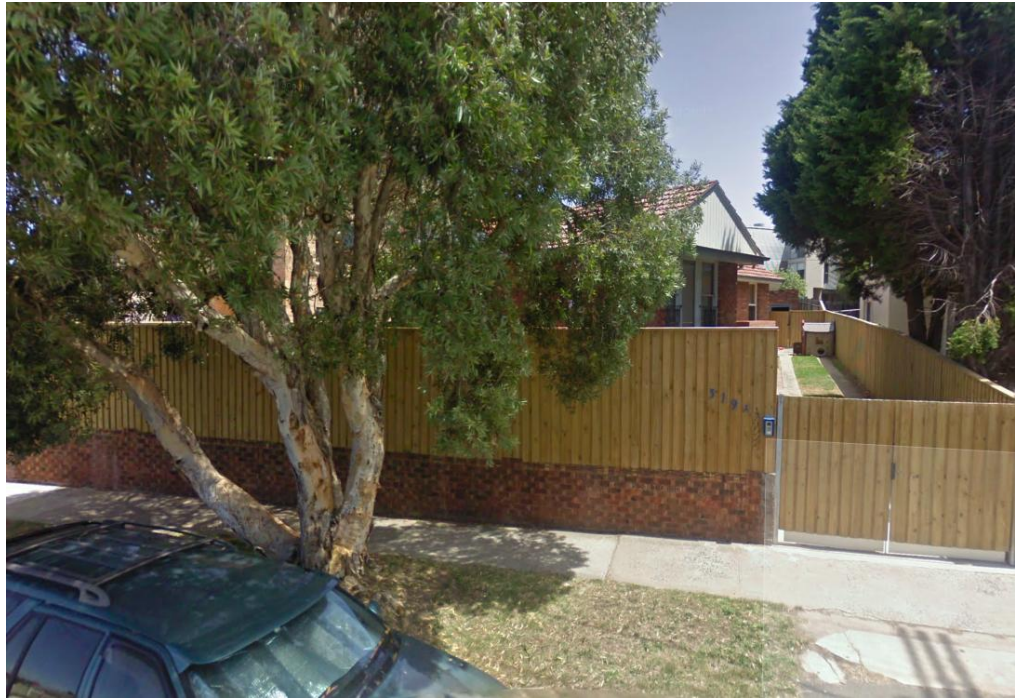


Figure 46 — 319A Bronte Road Waverley, November 2009. (Source: Google Maps)

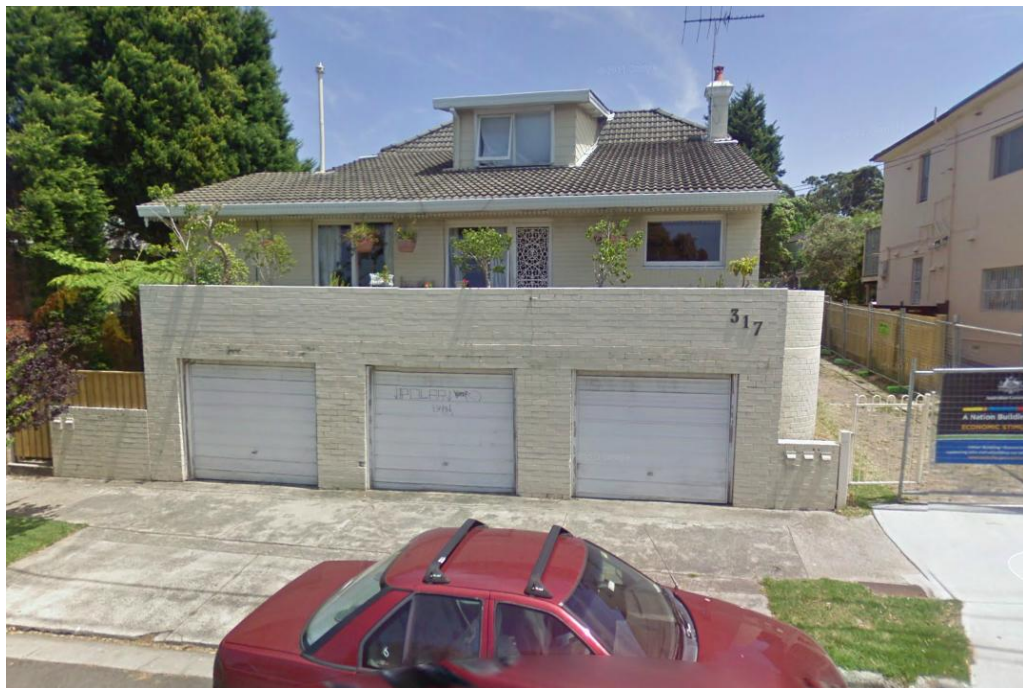


Figure 47 — 317 Bronte Road Waverley, November 2009. (Source: Google Maps)



Figure 48 — St Catherine's School Waverley, Administration centre, present. (Source: <http://www.stcatherines.nsw.edu.au/>, accessed 25 November 2013)

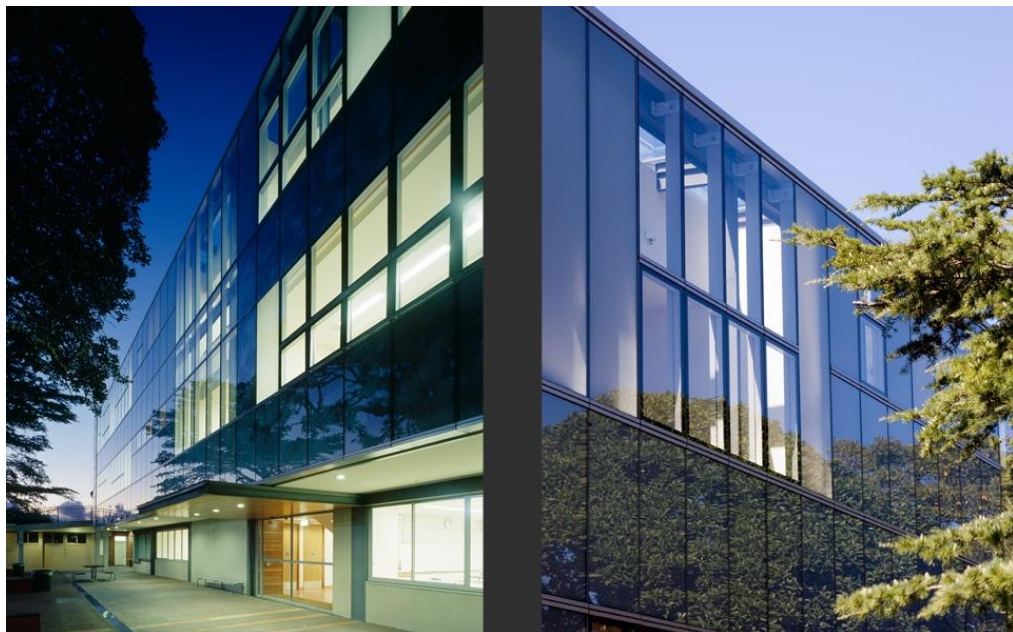


Figure 49 — Isabel Hall Wing, St Catherine's School Waverley, after 2006. (Source: <http://tzannes.com.au/portfolio/>, accessed 25 November 2013)



Figure 50 — Isabel Hall Wing, St Catherine's School Waverley, after 2006. (Source: <http://tzannes.com.au/portfolio/>, accessed 25 November 2013)



Figure 51 — Nan Hind Centre, St Catherine's Waverley. (Source: <http://www.stcatherines.nsw.edu.au/article/352/nan-hind-centre-opens-its-doors>, accessed 25 November 2013)

3.5 Chronology of Development of St Catherine's School

Date	Event
1856	Clergy Daughters School established in "Thornbank", Jersey Road, Edgecliff
Sept 1857	Crown Grant at Waverley confirmed; laying of foundation stone of school building
1859	School building completed in 1859
July 1885	Tenders called for extensive alterations and additions, William G. Coward, architect
1886	Additions to school building
Jan 1887	Tenders invited for erection of a detached 'Painting Room', Coward and Bell architects
Ca.1890	'La Vicomte' (originally named 'Lilyville' at 1 Leichhardt St erected,
Ca.1891	'Murong', Albion Street, erected for G. Lane Mullins. House later renamed 'St Johns'
1896	Fire damages weatherboard hospital (later Kindergarten building)
1898	Old Girls' Union established
1912	New classrooms erected; officially opened 12 June by Lady Chelmsford/ The new classrooms...have been completed at a cost of £1250..." (SMH, 13/6/1912, p5)
1917	Dedication of the Chapel (former Studio) by the Very Reverend Dean of Sydney. Stained glass windows installed and choir stalls from St Thomas' North Sydney purchased for seating. Chapel officially opened on 25 July (St James's Day)
1924	Erection of 1 st floor balcony to school building
1927	Construction of 2 new tennis courts
1932	Netball field constructed. "many improvements have been made lately...[the]large assembly hall has been completely renovated and painted, the denial hall has also been repainted and redecorated, a new basketball ground has been completed [and] new garden seats provided for the playing fields" (SMH, 26/10/1932, p5).
1935	Additions of new wing to the servants' quarters. Refurbishment of Head's study and the Library. Old 'prep' room converted to classroom. New brick driveway, painting throughout buildings.
1936	Tender of James Leckie accepted for additions to the kindergarten building, Fowell McConnell and Mansfield, architects. "The extensions will cost about £3000" (SMH, 29/9/1936, p5)
1937	'Chapel Block' completed for first term. Official opening and dedication of new buildings and Chapel apse on 5 March. (SMH, 6/3/1937, p12)
1936-7	Old Chapel (Miss Phillips art studio) converted to classroom

1940	Stage 1 additions - comprised additional store to the rear wing of the main buildings for accommodation for the maids. Stage 2 – new wing east of the Dining Room, thus extending room to 40 feet. Third storey addition to the original main building to provide 3 dormitories. Demolition of timber verandah facing east, 2 storey brick cloisters from chapel wing continued round to the dining room.
1941	New buildings and additions official opened on 26 April
1941	2 air raid shelters built
1940	2 Macpherson Street purchased in November
1950	School gains vacant possession of 2 Macpherson street, renamed 'The Cottage' and converted to 2 classrooms, laboratory, an extra room for large classes, staff room, art room, 2 rooms originally earmarked for tuck shop became art rooms.
1951	Chapel renovated, and a new door opened up in wall leading to the Quadrangle and other changes
1951	Ex-studio/ex-Chapel/ex-laboratory converted to new kindergarten
1952	Completion of addition of new dormitory to original school building, boarders move in in July
1954	'La Vicompte' (1 Leichhardt Street) acquired by St Catherine's School for classrooms and staff quarters
1957	St Johns (house in Albion Street) purchased from Dr Honner. School gains vacant possession of 'La Vicompte'
1958	St Johns (house) opened to provide residential accommodation upstairs and classrooms and tuckshop downstairs.
1959	Fundraising for new Assembly Hall building. Laying of foundation stone on 9 June by Archbishop Gough
March 1960	Official opening of new 'Jane Barker Hall'
1961	Science laboratory in cottage enlarged
1964	Planning for future development on site
July 1965	Architect present plans for laboratories and classrooms to be construction in the Albion and Macpherson streets corner of the grounds
24 June 1967	'Lenthall Science Block' official opened
20 Apr 1968	Official opening of 'Isabel Hall' wing on site of former St John's stables, bricks recycled in building. 2 junior classrooms, kindergarten room and staff room on lower floor of new building.
1970	Turning of sod for swimming pool. Part of 'The Cottage' demolished to make way for pool
27 Feb 1971	Official opening of swimming pool
May 1974	Official opening of Junior School named in honour of Mrs M.E. Maccallum (renovated 'La Vicompte')
1976	5 Leichhardt Street purchased. All-weather tennis court constructed Administration block extensively renovated and upgrading of facilities
1978	Junior School extended with addition of 2 storey building behind 'La Vicompte'

1982	Top floor of science block converted into dormitories. Addition of floor to 'Isabel Hall' wing to provide 6 additional classrooms
1983	St Catherine's Foundation Ltd established
1987	'Faith Patterson Study Centre' built between the Hall, the dining room and the Library. Existing library and classrooms in Science Block converted into boarding accommodation. Exterior of original school building (administration building) restored. Study Centre opened and renovations completed at end of term 1
1989	Junior School Library enlarged. Wet weather area created
1990	Interior of St John's staffroom redecorated. Dark room and storage area added to the Art Rooms. 'Green Lab' adjacent to Jane Barker Hall converted to become Technology Workshop
1993	Former Chapel wing demolished and Art Studio relocated to front of the original sandstone building to become School's Museum
1994	New Chapel opened.
5 Mar 1994	Official opening of 'Dame Joan Sutherland Centre'
1994	'Una Fitzhardinge Reference Library' opens in former Computer Room adjacent to the Senior Library
2002	Construction of Junior School designed by Tzannes Associates.
2002	Construction of Jo Karaolis Sports Centre by Tzannes Associates
2006	Complete reconstruction of Isabel Hall building by Tzannes Associates
8 Sept 2011	Opening of Nan Hind Centre on site of 315, 317 and 319A Bronte Road
2012	Design of new Aquatic Centre by Lippman, 50m lap swimming, water polo and diving, an information and function/study centre over a car park/services basement

4.0 HERITAGE CONSTRAINTS

The constraints on the site arising from existing heritage listings and statutory controls relate primarily to the individual heritage elements identified above and the requirement to maintain adequate curtilage to each of the items in accordance with their historic evolution and current setting within the school site and the wider streetscape context in which the school exists. This includes an understanding of the landscape elements which provide a significant part of the presentation of the school from the public domain.

In relation to the original school building and the relocated studio, the existing setting of these buildings and their visibility should be retained without further encroachment. Where possible enhancement of the immediate setting should be achieved and management of the historic landscape elements, especially where this improves public appreciation of the site.

In regard to St John's building, no change to the existing form or setting of the original building or any modification of the public views to this building from Albion Street should take place though later additions might be refurbished or replaced with sympathetic new development. Opportunities for enhancement of the building through restoration works and improvement of the landscape setting might also be considered.

In regard to No. 1 Leichhardt Street which houses the Junior School, no further modification to the surviving original form or fabric of the Victorian building should take place and where possible enhancement of the setting of the building should occur particularly in regard to the public views from the street.

In regard to No.5 Leichhardt Street which is separated from the main school site by Leichhardt lane, Any further changes to this site would require a full heritage assessment and compliance with the controls of council for heritage items. The building retains a significant amount of original fabric and is capable of sympathetic conservation to retain its heritage values.

5.0 THE MASTER PLAN

The Master Plan prepared by Mayoh Architects has assessed the existing buildings and the potential for the future re-use of spaces which may become redundant through the construction of new spaces and structures.

The three areas of substantial new construction proposed to supplement the School's facilities and free up residual areas are identified in the Master Plan as being the new Performing Arts Precinct development at the south-eastern edge of the site on McPherson Street, A Research Centre (Library) and underground Sports facility located in the centre of the site adjacent to Leichhardt Lane and a new TAS/ Visual Arts and Science Building replacing earlier development on Albion Street.

In heritage terms these proposed developments will have minimal impacts on the principal heritage attributes of the school or any of its individual heritage components. In particular the replacement of existing structures for the proposed TAS, Visual Arts and Science Building will allow for a generally enhanced setting for St Johns.

Because of the proposed location of new development and the substantial retention of open space, the impact of the Master Plan on the overall heritage values of the site and its appreciation from the surrounding streets will remain largely unaltered.



Figure 52 - Existing view looking towards the school site along McPherson Street showing the adjoining residential flat building.



Figure 53 - View looking along McPherson Street to the site of proposed works adjoining the Dame Joan Sutherland Centre



Figure 54 - The Dame Joan Sutherland Centre on McPherson Street



Figure 55 - The St Johns Building and existing school development proposed to be replaced in the Master Plan with new buildings having greater separation.



Figure 56 - Jane Barker Hall adjoining St Johns Building proposed to be replaced with new development in the Master Plan.



Figure 57 - Jane Barker Hall adjoining St Johns Building in Albion Street

6.0 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

This preliminary assessment of potential heritage impact is based on the Master planning options identified in the Mayoh Architects Master Plan 2013.

The assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The Master Plan identifies areas of potential development that are substantially removed from the immediate context of any of the individual heritage components of the school site.
- The existing setting of the Original School Building and the relocated Studio remains unaltered by any proposed changes to the organisational arrangements proposed for the school.
- The heritage items at No.1 & No.5 Leichhardt Street are unaffected by any proposed changes to the site arising from the proposed Master Plan.

- The immediate setting of St Johns would be improved by the demolition of existing adjoining structures and the redesign of the area giving a wider visual catchment and potential for improved landscaping on the Albion Street frontage of the school site.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- Part of the heritage significance of this site is its association with the education of girls over a period of 150 years. The proposed continued upgrading of the facilities maintains this use on the site which was established specifically for the purpose. While existing buildings on the site may be demolished and replaced, the identified items of environmental heritage are retained and respected by the proposed master Plan.

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

- The Master Plan has been prepared as a result of detailed assessment of the site and the continued needs of the school for upgraded development.

6.2 New development adjacent to a heritage items

The Master Plan proposes new development on the site within the area of the existing heritage listing and the conservation area. No new work is proposed in the immediate context of the identified heritage components of the site or their significant setting.

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

New development is proposed to be located principally on the south East edge of the existing school site outside the primary visual context of the identified heritage components of the school and the remnant setting which exists around them.

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

The curtilage of the original School Building, The Studio and St Johns are well removed from the influence of proposed development identified in the Master Plan. Their significance in local terms as already identified by Council will be unaffected by any of the proposed new development. No. 1 and No. 5 Leichhardt Street will be unaffected by any of the major development phases proposed in the Master Plan.

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

Views to and from the heritage components of the School site are already limited by their relationship to earlier developments and existing landscape elements as well as by the topography and capacity to be appreciated from the surrounding streets.

The proposed Performing Arts complex and Research Centre on the south east edge of the school are well removed from the immediate visual context of the heritage items within the site.

The proposed development in the vicinity of St Johns will broaden the view corridor to the building from Albion Street removing a later intrusive addition to the side of that building enhancing its heritage value and allowing for an improved setting.

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

None of the proposed developments suggested in the Master Plan would affect any significant archaeological areas associated with the site.

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

The proposed new developments are conceptual at the present time and the design of any individual building element would need to be considered against the surrounding context.

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

Given the separation of the heritage items from the proposed developments and the topography of the site it is unlikely that development would visually dominate the heritage items or the area generally.

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

There will be no adverse impact on public visibility or appreciation of the overall character of the site as an institutional complex or the limited available views to the individual heritage items within the site or those on its periphery as a result of the proposed developments.

- *How is the proposed curtilage allowed around the heritage item appropriate?*

There will be no change to the established curtilage of the heritage item as a whole or the individual elements of the site and their immediate setting.

- *Could future development that results from this Master Plan compromise the significance of the heritage item? How has this been minimised?*

The local heritage value of the site is intrinsically related to the continued use of the site as a school. This will remain unchanged and will be further improved by the creation of substantial new facilities for education. As the proposed new building elements shown in the Master Plan do not affect the immediate setting or the appearance of the individual heritage elements, the Master Plan can be seen as being relatively neutral in its impacts on the site and within the conservation area.

7.0 CONCLUSION

In conclusion, the proposed works in the proposed Master Plan do not adversely affect the identified heritage significance of the property or the potential role of the place as a contributing element in the Charing Cross Conservation Area. I would recommend the heritage aspects of this application be approved.

A handwritten signature in black ink that reads "Robert Staas". The signature is written in a cursive, slightly stylized font.

Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS ARCHITECTS

November 2013