ACKNOWLEDGEMENTS

This report was written by Jillian Comber, archaeologist, with the exception of the history which was written by Dr Terry Kass, historian.

Comber Consultants has a certified integrated management system to the requirements of ISO 9001:2008 (quality), ISO 14001:2004 (environmental), OHSAS 18001:2007 (health and safety) and AS/NZS 4801:2001 (health and safety). This is your assurance that Comber Consultants is committed to excellence, quality and best practice and that we are regularly subjected to rigorous, independent assessments to ensure that we comply with stringent Management System Standards.
EXECUTIVE SUMMARY

Saint Ignatius’ College, Riverview is a Catholic day and boarding school for boys run by The Society of Jesus, established at Riverview in 1880. The grounds of the College occupy over 40 ha. The grounds of the College are separated by Riverview Street into two campuses, a senior campus and a smaller junior campus.

Saint Ignatius’ College have developed a Masterplan for the future physical development of the College. The Masterplan provides an overall framework for development over the next 10 to 25 years. The proposal has been submitted to the Department of Planning as a State Significant Development (SSD) and the Secretary’s Environmental Assessment Requirements (SEARS) were issued on 14th August 2015 with Application No. SSD7140. This report is being prepared in accordance with the second dot point in requirement 9 of the SEARS, which states:

Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

This report makes the following recommendations:

1. As the historical archaeological potential of the study area is low, there is no objection to the proposed redevelopment of Saint Ignatius College.

2. All ground disturbance works should be monitored by a suitably qualified archaeologist and any archaeological evidence recorded before being removed.

3. For Stage 1, as the Department of Planning is the determining authority it will not be necessary to seek the approval of the Heritage Council for the redevelopment and monitoring.

4. For all subsequent stages which will be determined by Lane Cove Council it will be necessary to apply for an “Exception” with monitoring to allow the work to proceed.

5. If, during the course of the proposed development, any previously undetected relics are uncovered whilst the archaeologist is not present, work must cease in the vicinity of that relic and the archaeologist contacted.

6. An induction should be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the Heritage Act 1977 by a suitably qualified archaeologist. A written induction should also be provided to be included in all environmental and safety documentation for future reference.
## CONTENTS

1.0 INTRODUCTION 5  
1.1 BACKGROUND 5  
1.2 LOCATION 5  

2.0 PROPOSAL 8  
2.1 MASTERPLAN SITE CONCEPT 8  
2.2 STAGE 1 – THERRY LEARNING PRECINCT 8  
2.3 FUTURE STAGES 8  

3.0 LEGISLATION 11  
3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS 2000 11  
3.2 LANE COVE LOCAL ENVIRONMENTAL PLAN 2009 (LEP) 11  
3.3 HERITAGE ACT 1977 12  

4.0 HISTORY 14  
4.1 INTRODUCTION 14  
4.2 EVIDENCE FOR 19TH CENTURY IMPROVEMENTS 15  
4.3 CHRONOLOGY 22  

5.0 DESCRIPTION 34  
5.1 SITE INSPECTION 34  
5.2 EXTANT STRUCTURES 34  
5.3 DEMOLISHED STRUCTURES 37  

6.0 ARCHAEOLOGICAL ASSESSMENT 39  
6.1 ARCHAEOLOGICAL POTENTIAL 39  
6.2 PHASES OF OCCUPATION 39  
6.3 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL 40  
6.4 SIGNIFICANCE ASSESSMENT 40  

7.0 IMPACT 43  
7.1 STAGE 1 43  
7.2 FUTURE STAGES 43  

8.0 MITIGATION 47  

9.0 RECOMMENDATIONS 49  

REFERENCES 51  

PHOTOGRAPHS 53  

APPENDIX A: SAINT IGNATIUS’ COLLEGE RIVERVIEW – SSDA SUBMISSION: DESIGN CONCEPT PACKAGE 58  

APPENDIX B: SAINT IGNATIUS’ COLLEGE – MASTERPLAN STAGE 1 SSDA SUBMISSION 81
1.0 INTRODUCTION

BACKGROUND
LOCATION
DEVELOPMENT PROPOSAL
ARCHAEOLOGICAL ASSESSMENT OBJECTIVES
1.0 INTRODUCTION

1.1 Background

Saint Ignatius’ College, Riverview is a Catholic day and boarding school for boys run by The Society of Jesus, established at Riverview in 1880. The grounds of the College occupy over 40 ha. The grounds of the College are separated by Riverview Street into two campuses, a senior campus and a smaller junior campus.

Saint Ignatius’ College have developed a Masterplan for the future physical development of the College. The Masterplan provides an overall framework for development over the next 10 to 25 years. The proposal has been submitted to the Department of Planning as a State Significant Development (SSD) and the Secretary’s Environmental Assessment Requirements (SEARS) were issued on 14th August 2015 with Application No. SSD7140. This report is being prepared in accordance with the second dot point in requirement 9 of the SEARS, which states:

*Address any archaeological potential and significance on the site and the impacts the development may have on this significance.*

1.2 Location

Saint Ignatius College, Riverview is located approximately 6km to the north west of the Sydney Central Business District (CBD) within the Lane Cove Local Government Area. The school is bound by Tambourine Bay Road and Tambourine Bay to the east, the Lane Cove River to the south, Burns Bay to the west and Riverview Road to the north. Figure 1 below shows the study area.

![Figure 1: Location of Riverview circled (LPI)](image-url)
Figure 2: Saint Ignatius College, Riverview
(Google)
2.0 PROPOSAL

MASTERPLAN SITE CONCEPT
STAGE 1: THERRY LEARNING PRECINCT
2.0 PROPOSAL

2.1 Masterplan Site Concept

The Saint Ignatius College, Riverview Masterplan outlines the following site concepts:

- Reinvent, expand and upgrade existing Therry Learning Precinct.
- Consolidate administration and staff in Main Building.
- Repurpose St Michael’s House as Heritage Centre together with expanded retail/food and beverage offer on west.
- Replace existing Wallace with the new STEM facility with similar footprint and additional level.
- Reinvent, expand and upgrade existing Vaughn and O’Neill Learning Precincts.
- Develop strong circulation “streets” with identifiable nodes for faculties and houses as part of the circulation system.
- Engage the space between and adjacent to buildings to reinforce connections and expand learning opportunities.
- Rationalise carparking, service and maintenance activities. Reduce pedestrian and vehicle conflict.
- Consolidate boarding to a defined “home” precinct.
- Develop central communal hub with catering, function and sports amenities as well as centralised service, stores and parking.
- Build on the existing circulation pattern to provide multi level access paths around the campus, reducing pinch points and providing options.
- Expand the existing food and retail offer on the western side of the main quad.
- Expand the learning connections across the road to the east by expansion of recreation courts retaining and potentially expanding carparking under.
- Exploit opportunities to create new recreational space and links between indoors and outdoors.

A copy of the full Saint Ignatius’ College Riverview – SSDA Submission Design Concept Package is attached at Appendix A.

2.2 Stage 1 – Therry Learning Precinct

Stage 1 involves the expansion and refurbishment of the existing Therry and O’Neill buildings to improve and increase opportunities for learning, accommodate the House group in home bases, create more generous areas for staff and improve connection and circulation within and through the levels. Works are summarised as follows:

- Expansion of the existing Therry building footprint to the north to provide collaborative, connected, contemporary learning spaces.
- Expansion of the existing Therry building footprint to the west and O’Neill building footprint to the north east to create nodes that connect the three levels and provide opportunities for locating and celebrating the House and Staff Faculty areas.
- Refurbishment of the existing Therry and O’Neill Wings to provide collaborative, connected, contemporary learning spaces.
- Upgrade of the existing courtyard between Therry and Vaughn to better integrate with the learning and create a sense of place.
- Upgrade of the existing courtyard to the north of Therry as an extension of the learning at ground level.
- Upgrade of the landscape at the NE corner of the Therry courtyard to create a better transition over the significant level change, further opportunities for outdoor learning and an improved sense of arrival to Stage 1.

A copy of the full Saint Ignatius’ College – Masterplan Stage 1 is attached at Appendix B.

2.3 Future Stages

**Vaughn Learning Precinct**

Refurbish lower levels of Vaughn Building to create improved contemporary learning environments, House bases, staff areas and better connection between levels. Refurbish the existing library to better locate administration facilities to the west end and open up the learning areas to connect with lower levels of Vaughn and the new Wallace building.

**Wallace Learning Precinct**

Demolish the existing Wallace and Administration buildings and replace with new facility of greater footprint in a similar location. Height of new building at 5 levels will be 1 level higher than the existing facility which will equate to the existing top floor level of the existing Doyle and Vaughn Buildings. The new building will provide improved learning opportunities for Science, Technology,
Engineering and Mathematics as a STEM facility.

**Main Building Precinct**
Consolidate administration and staff into the existing Main Building and reinstate a sense of ‘Front’ door with new reception at ground floor. Locate staff on top two levels and connect these to ground level with new enclosed stair attached to northern façade as a light framed glass element.

**Food and Beverage Precinct**
Provide a new and expanded Food and Beverage offer as a two storey building north of the existing refectory building and west of St Michael’s House, to replace the existing canteen that, from a service perspective is poorly located centrally within the campus.

**St Michael’s House Precinct**
Develop St Michael’s House as Heritage Centre providing forum for display and celebration of College’s provenance, currently stored in archives at basement of Main Building. Remove most recent northern additions to building to reinstate to original form. Landscape northern area to provide generous areas for School community to gather and eat.

**New Learning Precinct**
Create additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College’s diverse co-curriculum opportunities.

**Recreation Courts Precinct**
Create quality recreation space for the existing road and connecting to the sports and recreation precincts to accommodate new basketball courts. Development will result in loss of existing outdoor permanent parking spaces which will be reinstated under podium.

**Sports Precinct**
Consolidate main playing fields and support facilities, which will include the replacement of the Father Mac Grandstand.

**Boarding Precinct**
Consolidate boarding into a defined ‘home’ precinct with a new building accommodating existing boarders from St John and Charles Fraser Boarding houses, both of which will be demolished.

**Community Precinct**
Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building wholly accommodated into the existing sloping site.

As part of this stage the main vehicular loop road will be reduced to the northern end of the campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off. The southern end of loop road will be transformed into a pedestrian zone enabling vehicular access as required.

The Masterplan Precinct Development Concept Plan is shown at Figure 5 below:
3.0 LEGISLATION

HERITAGE ACT 1977
ENVIRONMENTAL PLANNING & ASSESSMENT ACT AND REGULATIONS 2000
3.0 LEGISLATION

3.1 Environmental Planning and Assessment Act and Regulations 2000

This project is a State Significant Development which requires approval from the Department of Planning under the Environmental Planning and Assessment Act and Regulations 2000. This means that Stage 1 of the project is approved in detail, with the subsequent stages approved in principle. Detailed DA submissions for the following stages would still need to be lodged with Lane Cove Council for final approval, within the context of the overall approval.

The SEARS for the staged development have been issued in accordance with 78A(8A) of the Environmental Planning and Assessment Act and Schedule 2 of the Environmental Planning and Assessment Act. The development description as contained in the SEARS follows:

Stage development application for St Ignatius College Riverview, including:
- concept proposal for the staged redevelopment of the school over nine stages, comprising demolition, new buildings, alterations and additions, refurbishment works, access arrangements, circulation and landscaping; and
- detailed plans for the first stage of development comprising the detailed design of Stage 1 – alterations and additions to Therry and O’Neil Wings.

The SEARS state that an Environmental Impact Statement (EIS) must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Environmental Planning Assessment Regulation 2000. This allows the Secretary to impose environmental assessment requirements. In respect of this project the SEARS require that the EIS:

Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

This report address the above requirement.

3.2 Lane Cove Local Environmental Plan 2009 (LEP)

Section 5.10(1) of the LEP provides protection for archaeological sites and places listed on the Heritage Schedule (Schedule 5), and s5.10(2) details when development consent is required as detailed below. Saint Ignatius’ College Riverview, is listed as a Heritage Item (No. I319) in Schedule 5 of the LEP.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:
(a) to conserve the environmental heritage of Lane Cove,
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
(c) to conserve archaeological sites,
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

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

Stage 1 of this project will be determined by the Department of Planning, so although consultation with Lane Cove Council is required for Stage 1, DA from Lane Cove Council is not required.

The Department of Planning will be determining the concept proposal for the staged redevelopment of the school. DA approval for Stages 2-9 will be required from Lane Cove Council.

3.3 Heritage Act 1977

Protection of relics

All historical cultural remains over 50 years old are classed as a relic under the Heritage Act 1977. A relic is defined as "any deposit, object or material evidence -"relic" means any deposit, artefact, object or material evidence that:
(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
(b) is of State or local heritage significance

Under section 139 of the Heritage Act 1977:

A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit

An excavation permit can be applied for under s140 of the Heritage Act 1977.

However, in certain circumstances an archaeological permit may not be required if the potential impact is low. In such circumstances it is possible to apply for an “Archaeological Exception”.

Stage 1 of this project will be determined by the Department of Planning, so referral to the Heritage Council for Stage 1 is not required, if an application for a permit is to be made. This report recommends that monitoring of ground disturbance be undertaken, with an “Exception”. A referral to the Heritage Council for the “Exception” will not be required”.

The Department of Planning will be determining the concept proposal for the staged redevelopment of the school. Determination for the following stages will be undertaken by Lane Cove Council. Approval will be required from the Heritage Council for an Exception with monitoring, for the subsequent stages.
4.0 HISTORY

INTRODUCTION
EVIDENCE FOR 19TH CENTURY IMPROVEMENTS
CHRONOLOGY
4.0 HISTORY

4.1 Introduction

A history of the Saint Ignatius’ College Heritage Precinct Main Quadrangle is contained in the draft Conservation Management Plan prepared by NBRS & Partners (2004) and so a general history of the site is not included in this report.

The following is a brief history of the development of the grounds of Saint Ignatius’ College. The aim of this history is to provide documentary evidence (plans, maps etc) to indicate where structures were previously located. This history provides a background in which to determine if historical archaeological features may be located on the property and to enable a significance assessment of those features. It does not provide a social history or detail contemporary developments.

Unfortunately, there are no accurate maps showing St Ignatius or its site in the nineteenth century. In addition, the only available maps for the twentieth century are aerial photographs, and some general maps. The only maps held by Sydney Water date from 1970 onwards.

This report summarises conclusions about improvements on the site in the following section (Section 3.2). Section 3.3 which follows, supplies a chronology of significant evidence regarding the early ownership of the site before it was acquired to establish the college as well as data about improvements and evidence examined.

The following image identifies the different grants or Portions that are discussed in the following report.

![Figure 3: St Ignatius’ occupies Portions 222, 223, 217, 218 and 232.](Source: Ph Willoughby, 1964, Charting Map, LPI)
4.2 Evidence for 19th Century Improvements

There is partial evidence indicating that certain improvements were on the site in the nineteenth century. In only a few instances is there precise evidence of the location.

The following lists all the improvements located on the site.

1. **George Whitfield’s dwelling known as ‘Ormeau View’**. In 1865, in addition to the main building of six rooms, there was a detached kitchen, fowl house, pigsty plus other outbuildings, a 4 acre orchard, enclosed with a wall plus 3 acres known as the ‘Pigeon Ground’. Prior to the Whitfield’s ownership, it appears that the land was vacant, possibly used for timber getting as the rocky land was not suitable for agriculture. It was not Whitfield’s primary residence. He developed the property as a hunting ground and occasional family retreat.

The location of this building is not shown on any accurate plans, but it’s likely position can be inferred by linking documentary, map and photographic evidence.

At the auction sale of Patrick Murphy’s property on 17 January 1842, George Whitfield bought what were described as 23 acres between Burns and Tambourine Bays. The property had a partially complete small house, and the foundations for another house, hives of bees and some garden tools. On 29 January 1842, he took possession of that land leaving his servant John Jisones [sic] in charge. Murphy was the owner of 15 acres granted to Thomas Stubbs (portion 222). He was also the owner of 8 acres 1 rood 33 perches purchased on 16 February 1841 from James Maclehose, Sydney, shopkeeper. That was the southernmost part of John Kettle’s 18 acre grant (portion 223). George Whitfield regarded himself as the owner of all of Portion 222, which was confirmed when the deed of his purchase of Patrick Murphy’s property was completed from the Sheriff of New South Wales. Nevertheless, later evidence shows that ‘Ormeau View’ was built on portion 222.

In 1880 ‘Ormeau View’ was used for the original classes at St Ignatius. It had a lavish garden in front. ‘Ormeau View’ remained in use until the 1920s. As student enrolments increased, conditions became cramped at Ormeau View so that St Michael’s House was constructed in 1880. In 1889 construction of the main building began. When the eastern end of the main complex was enlarged in 1928/29, it came close to ‘Ormeau View’. In 1930, ‘Ormeau View’ was photographed just before it was demolished (Figure 4). It was shown to be at the front of the Main Building near the eastern end. It appears that the main building was constructed over the site of the outbuildings and former orchard of ‘Ormeau View’.

A map of the municipality of Willoughby dated about 1885 showed St Ignatius College, Riverview, including a building that might be ‘Ormeau View’, plus the Riverside wharf and the baths. Since the main complex was not completed until 1889, the building shown on that map could be ‘Ormeau View’.

George Whitfield was a prominent businessman. Following is his entry in the Australian Dictionary of Biography:

George Whitfield (1808-1864), gunsmith and taxidermist, was born in Belfast, Northern Ireland. He arrived in Sydney in the Princess Victoria on 4 February 1834 and was briefly in partnership with John Samuel Lambard in King Street. From October Whitfield advertised as a gunmaker and taxidermist at 3 King Street; he also made repairs on ‘scientific principles, with despatch’. In 1839 he advertised ‘G. Whitfield’s Gun Manufactory and Repository of Stuffed Birds’, and hoped to attract the attention of new migrants to his ‘magnificent collection’. He had ‘Flint Double Barreled Guns’ made to order for the brisk New Zealand trade.

After a heated public meeting in February 1842 demanding representative government, Whitfield advertised duelling pistols, being ‘fearful that the gentlemen may not be in possession of the above very requisite articles to settle all differences of opinion’. In 1847 ‘The Old Rifleman’, a noted firearms expert, recommended Whitfield’s specially ordered ‘Bush Carbines’; that year he supplied the ill-fated explorer E. B. C. Kennedy. His shop was illustrated in J. Fowle’s Sydney in 1848.

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1. *Sydney Herald*, 17 Jan 1842, p 3
2. Memo, 29 January 1842, RPA 1176
3. Old System Deed, No 957 Bk W
With the increased demand for guns brought about by the gold rush Whitfield, by then the largest firearms dealer in New South Wales, advertised in April 1852 that he had various types of American revolvers for sale ‘without which neither their lives or gold can be called safe’ on the diggings. In 1854 he denied a rumour that he was going to retire from business. About 1858 he moved to 69 King Street, which became known as Cannon House.

In 1841 Whitfield had joined other sportsmen to form the Sydney Union Club of Australia for pigeon-shooting. An accomplished shot, he won a handsome pigeon gun at a match in 1842 and a silver cup valued at twenty guineas at the 1843 Anniversary Day shoot. In the 1860s he held shooting matches at his home, Ormeau View, now part of St Ignatius’s College, Riverview. In 1862 he became armourer to the New South Wales Volunteers but his appointment was cancelled next year.

On 4 November 1864 Whitfield, aged 56, was shot dead at the door of his shop by a dismissed employee Patrick McGlinn. With George Hill as a witness, he was buried in the Anglican section of Camperdown cemetery. On 30 May 1853 at St Philip’s Church, Sydney, he had married a widow Marianne Yeates, née Warman; she predeceased him on 11 April 1864. He was survived by two daughters of his first wife Margaret (d. 1851), and his business was carried on until 1866 by his nephew William John Whitfield, who was granted administration of his personalty (sic), valued at £3000.
Figure 5: The figure shown near the college name (circled in red) may be Ormeau View.
(Source: Higinbotham and Robinson, Atlas of Suburbs of Sydney, 1885, Willoughby)
2. In 1842, when Patrick Murphy’s property was offered at auction, there was a partially completed small house, and the foundations for another one on his land. It is possible that these represent the basis for what became ‘Ormeau View’. (See above)

3. From the 1830s until the 1860s and possibly later, two huts stood on Ouseley Condell’s 20 acre grant (Portion 232). There is no information precisely locating them on this grant. The survey completed for the Real Property Application only showed the boundaries of the grant and no improvements within it. Since water provided the most reliable transport around the harbour and rivers in that period, it is probable that the two huts would have been sited where they were easily accessible by water.

4. In 1867, a bathing house was shown on a survey plan on Lane Cove River at the end of the government road between portions 222 and 223 (Figures 8 and 9).
Figure 7: The 1887 Real Property Application survey did not show the location of the huts.
(Source: DP 57127, LPI)
Figure 8: The survey for the purchase of the reclaimed land in front of Portions 217 and 218 showed the bathing house as well as the location of a later jetty and bathing house.
(Source: C.938.690, Crown Plan)

Figure 9: An enlargement of the survey for the purchase in front of Portions 217 and 218 showing the bathing house as well as the location of the later jetty and bathing house.
(Source: C.938.690, Crown Plan)
5. About 1883, a jetty was built further to the east of that bathing house (see Figures 8 and 9).

6. About 1888, another bathing house was built further to the east of the jetty (see Figures 8 and 9).

7. An infirmary built in 1884 was shown on portion 218 on a survey plan of 1896 (Figure 10).

8. The same survey plan showed the position of a tennis court and a cricket ground (see Figure 10).

Figure 10: The 1896 survey of Portions 217 and 218 showed the ‘Hospital’ plus a cricket ground and tennis court. (Source: DP 60146)
4.3 Chronology

**Portion 222 Thomas Stubbs**

12 April 1837
Grant to Thomas Stubbs of Sydney, of 15 acres, parish of Willoughby, at Burns Bay, Lane Cove. For £17/15/0. Bought at auction.  

1 & 2 November 1837
Thomas Stubbs sold his grant (Por 222) to Ouseley Condell for £17.  

11 September 1838
Ouseley Condell sold Portions 222 and 223 to John Roby Hatfield.  

6 & 8 November 1839
Lease and Release, John Roby Hatfield, Sydney, landholder to Patrick Murphy, coachbuilder. Of 15 acres for £100.  

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**Portion 223 John Kettle**

12 April 1837
Grant to John Kettle of Sydney, of 18 acres, parish of Willoughby, at Tambourine Bay, Lane Cove. For £19/16/0. Bought at auction.  

1 & 2 November 1837
John Kettle sold his grant (Por 223) to Ouseley Condell for £28.  

Hatfield sold this grant in smaller parcels.  

11 & 12 February 1839
Lease and Release, John Roby Hatfield, landholder to James Maclehose, toyman. Of 8 acres 1 rood 33 perches. For £44/8/0. Begins at south east corner of a government road 116 feet, on north by reserved road 33 feet wide [subdivision road] 462 feet, on west by end of that road 33 feet on north by line to Tambourine Bay and on east and south by Tambourine Bay and Lane Cove.  

5 & 6 June 1839
Lease and Release, John Roby Hatfield, New Town, gent to Joseph Barratt, Sydney, gent. Of 11 acres 10 perches for £126/12/0. Begins at Maclehose’s north east corner and bounded on south by Maclehose, on west by government road one chain wide 565 links on north by J R Hatfield and on east by Tambourine Bay.  

2 & 3 July 1839
Lease and Release, John Roby Hatfield to Joseph Barratt. Of 3 acres for £33. Begins at north west corner of Barratt’s purchase and bounded on west by government road one chain wide 133 feet and from ‘each extreme point to the waters of Tambourine Bay’.  

16 February 1841
James Maclehose, Sydney, shopkeeper to Patrick Murphy, Sydney, publican. Of 8 acres 1 rood 33 perches for £80.  

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6 Grants, Volume 63 No 54, LPI  
7 Old System Deed, No 37 Bk M  
8 RPA 1176  
9 Old System Deed, No 957 Bk P  
10 Grants, Volume 63 No 55, LPI  
11 Old System Deed, No 38 Bk M  
12 Old System Deed, No 982 Bk P  
13 Old System Deed, No 42 Bk P  
14 Old System Deed, No 165 Bk P
8 February 1842
John Roby Hatfield insolvent.

11 July 1842
Auction sale of John Roby Hatfield’s properties. Tambourine Bay part is described as 20 acres bounded on east by Tambourine Bay.¹⁶

No plan of the estate has been found but the map by Higinbotham and Robinson, *Map of the Municipality of Willoughby*, 1890, has a notation 425 (W) across this area, which indicates a very old plan of subdivision.¹⁷ It does not appear to be available at LPI and could not be found in any of the normal libraries.

22 & 23 November 1840
Lease and Release, Joseph Barratt, Sydney, esquire to Joseph Steel, Sydney, esquire. Of 11 acres 10 perches (part of Kettle’s Portion 223) bought from Hatfield on 5 & 6 June 1839, plus 3 acres bought from Hatfield on 2 & 3 July 1839. Sale to Steel for £154/1/3.

26 September 1844
Conveyance, Trustee of insolvent estate of Joseph Steel, Sydney, solicitor to George Lyney Robinson, merchant. Of 11 acres 10 perches and 3 acres. For £38/2/6.¹⁸

**Portion 232 Ouseley Condell**

17 February 1838
Grant to Ouseley Condell of Sydney, of 20 acres, parish of Willoughby, at Tambourine Bay. For £66. Bought at auction.¹⁹

About 1836, Joseph Hartland, a timber cutter took occupation of Portion 232, which he purchased from John Roby Hatfield, but never received the deeds. Along with his family, he lived in one house and the woodcutters employed by him occupied the other. Hartland died on 30 January 1865 and his widow, Jane sold the land to Manuel Francis Josephson, freeholder of Lane Cove for £25 on 10 February 1868. When the land was converted to Torrens Title in 1887, a number of Statutory Declarations by Hartland’s children made in 1881 confirmed the sale to Josephson and the earlier occupation of the land by the family.²⁰ The survey for the Real Property Act did not show the location of these buildings.²¹

c. 1887
Survey by Licensed Surveyor H Percy Dove of portion 232, Ouseley Condell’s grant, showed no details of buildings. Reserve for wharf shown at South East corner.²²

**Portions 222 and 223 Thomas Stubbs & John Kettle**

17 January 1842
Auction sale of Murphy’s property, 23 acres between Burns and Tambourine Bays, to satisfy debt to Ambrose Foss and George Alfred Lloyd. Property had a partially complete small house, and the foundations for another one, hives of bees and some garden tools.²³

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¹⁵ Old System Deed, No 957 Bk W
¹⁶ *SMH*, 11 July 1842, p 4
¹⁷ Higinbotham and Robinson, *Map of the Municipality of Willoughby*, 1890, ML Map Z M 3 811.141/1890
¹⁸ Old System Deed, No 516 Bk 7
¹⁹ Grants, Volume 66 No 40, LPI
²⁰ Old System Deed, No 99 Bk 107; RPA 7127
²¹ DP 57127, LPI
²² DP 57127, LPI
²³ *Sydney Herald*, 17 Jan 1842, p 3
Figure 11: The advertisement for the auction sale of Patrick Murphy’s 23 acres described improvements on the land. (Source: Sydney Herald, 17 Jan 1842, p 3)

29 January 1842
George Whitfield as purchaser took possession of that land and left his servant John Jisones [sic] in charge.24

23 July 1842
Statement by W H Wells, surveyor who described the land as 33 [sic] acres, being both Kettle’s and Stubbs’ grants.25

23 July 1842
Sheriff’s Transfer to George Whitfield for £54 of the land sold on 17 January 1842. The description of the land matched that by Wells, i.e. 33 acres not 23 as in the sale notice.26

1861 onwards
George Whitfield held a number of pigeon shooting matches at his villa ‘Ormeau View’ on this site.27

4 May 1865
Conveyance, George Lyney Robinson, originally merchant of Sydney, now out of the colony to William John Whitfield, gent of Sydney, as administrator of the estate of George Whitfield. George Whitfield had claimed to own this land. Robinson agreed to sell it to William John Whitfield for £75. Two parcels bought on 26 September 1844 - 11 acres 10 perches and 3 acres.28

24 Memo, 29 January 1842, RPA 1176
25 Memo, 23 Jul 1842, RPA 1176
26 RPA 1176
27 Sydney Mail, 16 Feb 1861, p 2 appears to be the first report, which was followed by numerous other advertisements for similar events
28 Old System Deed, No 26 Bk 93
16 October 1865
Auction sale by Richardson and Wrench of late George Whitfield ‘Ormeau View’ villa on 33 acres at Burns and Tambourine Bays. The villa had 6 rooms, detached kitchen, fowl house, piggery plus other outbuildings, a 4 acre orchard, enclosed with a wall plus 3 acres known as the ‘Pigeon Ground’. 29

[Image]

Figure 12: The advertisement for the sale of Ormeau View detailed the improvements on the land.
(Source: SMH, 13 Oct 1865, p 7)

23 November 1865
Conveyance, William John Whitfield, gent of Sydney, as administrator of the estate of George Whitfield to Manuel Francis Josephson, builder of Sydney. Of 15 acres and 18 acres (Portions 222 & 223) for £470. 30

By this sale, both Stubbs and Kettle’s grants were finally amalgamated into a single ownership. The property was later sold to Joseph Dalton and Patrick Kennedy who established St Ignatius College on that site.

29 SMH, 13 Oct 1865, p 7
30 Old System Deed, No 162 Bk 96
19 November 1867
Survey by John Armstrong of 3 acres below High Water Mark fronting Portions 222 and 223, applied for purchase and reclamation. A bathing house shown at the end of the road between Portions 222 and 223. The plan also shows the position of a jetty built on a Special Lease of 1883 in front of Portion 223. The position of a Special Lease of 1888 for a bathing house further to the east of the 1883 lease was also shown. This land was granted to Manuel Francis Josephson.

19 November 1867
Survey by John Armstrong of 7 acres being the Reserve above the High Water Mark fronting Portions 222 and 223, applied for purchase by Manuel Francis Josephson. This land was behind the land he had applied for below the High Water Mark for accommodation. No additional information was given about buildings. This land was granted to Manuel Francis Josephson.

c 1885
Map of Willoughby municipality shows St Ignatius College, Riverview, including a building, the Riverside wharf and the baths.

1 January 1888
Special Lease current until 31 December 1892, for jetty on piles, at Tambourine Bay, Lane Cove River, parish Willoughby, in name of Reverend J Dalton, for £1 per annum.

1 January 1888
Special Lease current until 31 December 1892, for bathing place with an area of 36 perches, at Tambourine Bay, Lane Cove River, parish Willoughby, in name of Reverend J Dalton, for £10 per annum.

1890
Higinbotham and Robinson, *Map of the Municipality of Willoughby*, 1890, showed the land occupied by St Ignatius College but show no details of any buildings.

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31 C.938.690, Crown Plan
32 C.939.690, Crown Plan
33 Higinbotham and Robinson, *Atlas of Suburbs of Sydney*, 1885
34 NSWGG, 23 Oct 1888, p 7443
35 NSWGG, 11 Nov 1888, p 8762
36 Higinbotham and Robinson, *Map of the Municipality of Willoughby*, 1890, ML Map Z M 3 811.141/1890
1 January 1894
Special Lease current until 31 December 1898, for bathing place, at Tambourine Bay, Lane Cove River, parish Willoughby with an area of 1 rood 6 ¾ perches, in name of Reverend John Ryan of River View College, Lane Cove River, for £10 per annum.  

1 January 1899
Special Lease current until 31 December 1903, for baths, at Tambourine Bay, Lane Cove River, parish Willoughby with an area of 1 rood 6 ¾ perches, in name of Reverend Luke Murphy of River View College, Lane Cove River, for £5 per annum.

1 January 1899
Special Lease current until 31 December 1903, for jetty on piles, at Tambourine Bay, Lane Cove River, parish Willoughby with an area of 4 ¾ perches, in name of Reverend Luke Murphy of River View College, Lane Cove River, for £2 per annum.

1882
Boatshed built.

37 NSWGG, 4 March 1896, p 1655
38 NSWGG, 9 Dec 1899, p 9234
39 NSWGG, 7 April 1900, p 2828
40 Noel Bell, Ridley Smith and Partners, ‘Riverview’ – Draft CMP, p 22
1884
Infirmary built.\(^{41}\)

1889
Main complex completed.\(^{42}\)

3.5 Portions 217 and 218 John Arthur Dodd

18 July 1853
Grant to John Arthur Dodd of Sydney, of 30 acres, parish of Willoughby, Burns Bay (Portion 218). For £45. Originally offered at auction under proclamation of 4 April 1844 but later selected under regulations of 1 March 1843.\(^{43}\)

18 July 1853
Grant to John Arthur Dodd of Sydney, of 24 acres, parish of Willoughby, Burns Bay (Portion 217). For £48. Originally offered at auction under proclamation of 4 April 1844 but later selected under regulations of 1 March 1843.\(^{44}\)

25 October 1887
Survey of Road through portions 217 and 218 by surveyor J S Wilson. Plan shows position of cricket ground. No other buildings shown.\(^{45}\)

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\(^{41}\) Noel Bell, Ridley Smith and Partners, ‘Riverview’ – Draft CMP, p 22

\(^{42}\) Noel Bell, Ridley Smith and Partners, ‘Riverview’ – Draft CMP, p 25

\(^{43}\) Grants, Volume 89 No 19, LPI

\(^{44}\) Grants, Volume 89 No 20, LPI

\(^{45}\) W.37.2005, Crown Plan

Figure 14: A road survey of 1887 showed the cricket ground.
(Source: W.37.2005, Crown Plan)
26 September 1896
Survey by Licensed Surveyor Arnold W Love of Portions 217 and 218. Plan shows ‘Cricket Ground’ south of Riverview Street, plus a track leading from it labelled ‘entrance to College’. A tennis court is shown at the Southern boundary of portion 218 across the road divided it from portion 222 and extending into that portion. Just north-west of that tennis court, a building marked ‘Hospital’ is shown. To the east, and south of Riverview Street, portion 232 is also labelled as ‘Cricket Ground’. 46

31 May 1897
Statutory Declaration by Joseph Dalton, River View, clerk in holy orders that the original River View Estate of 33 acres was purchased by him and Rev James Kennedy from Richard Hayes Harnett on 16 September 1878. They purchased Dodds’ two grants on 15 October 1878 from James Peter Best. It was ‘bush land with no houses’. 47

Sydney Water Plans
The following images show all the Detail Survey sheets and other plans of the site available from Sydney Water.

1971

![Figure 2](source: SRS 9893, Sydney Water Plans Room)

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46 DP 60146, LPI
47 Lands, Real Property Application Packet, NRS 17513, RPA 10146, SRNSW
Figure 3 Source: WN 303014, Sydney Water Plans Room
Figure 17: Source: SSD 145166, Sydney Water Plans Room
Figure 18: Source: SSD 145166.2, Sydney Water Plans Room
5.0 DESCRIPTION

SITE INSPECTION
EXTANT BUILDINGS
DEMOLISHED STRUCTURES
5.0 DESCRIPTION

5.1 Site Inspection
A site inspection was undertaken on Tuesday 20th October 2015 by David Nutley and Tory Stening, Archaeologists, Comber Consultants and Lee Davison, Metropolitan Local Aboriginal Land Council. The whole of the property was inspected on foot. The study area contains school buildings, gardens and landscape grounds and playing fields. As a result evidence of historical archaeological deposits could not be seen.

Following is a brief description of the extant structures and demolished structures. Figure 19 shows the location of these structures and Figure 20 is an aerial photograph of the site.

5.2 Extant Structures
Following is a description of extant structures on the site

Main Building
A Victorian Italianate Renaissance building was constructed between 1885 and 1889. In 1906 the central block of the Main Building was constructed, the eastern end was completed in 1928/9 and the west block was completed in 1936 (NBRS & Partners Architects 2004:1).

The Dalton Memorial Chapel
Construction on this chapel was commenced in 1908 to replace an earlier weatherboard chapel with a more permanent structure. The chapel was completed in 1909.

Saint Michael’s House
Construction on Saint Michael’s House, a two storey brick building designed to house classrooms and dormitories, was undertaken in 1880. A timber skillion playroom that had been erected at the rear of Saint Michael’s House was converted to an open verandah in 1900. In 1923 a two storey verandah was added to the rear of the house and an extension constructed to the west. A two storey cement rendered verandah was added to the rear of Saint Michael’s House in 1938.

The Infirmary
The infirmary is a sandstone building which was constructed in 1883/4. It now houses some of the Jesuit fathers and has been extended with a glass pavilion linking the western side of the building to a modern weatherboard clad building.

Cova Cottage
Constructed in 1949 on the waterfront beside the wharf. The cottage was constructed of second hand material from a boat shed which had been demolished. However this was rebuilt in 2013.

Wallace Wing
The Wallace Wing was constructed in 1958 and remodelled and redecorated in 1988.

Vaughn Building

Therry Building
Constructed in 1972

Saint John’s House
Constructed in 1973 as the first new division boarding house and remodelled and redecorated in 1988.

Gartland Sports Centre
Constructed in 1991

Woods Music Centre
Constructed in 1994

Performing Arts Centre
Constructed in 1995 to incorporate Ramsay Hall, O’Reilly Drama Theatre and design and technology offices and classrooms.
O’Neill Wing  
Constructed as a Science wing in 2003

The Vaughn Wing  
Constructed in 2003

Kevin Fagan House  
Constructed in 2000 as a boarding house.

Townhouses  
Eight townhouses were constructed in 1988 on the junior school property to house married staff.

Junior School  
Construction of the Junior School began in 1962. An additional classroom and art rooms were constructed for the junior school in 1983.

Figure 19: Extant buildings on the site
Figure 20: Aerial photograph of the College showing existing buildings and the grounds (Google Earth)
5.3 Demolished Structures

Following is a description of the structures that have been demolished throughout the study area. Archaeological evidence of these structures might still remain within the study area. Further details and photographs are contained in the CMP prepared by NBR&Partners (2004)

Ormeau View
The original six room cottage on the property constructed by George Whitfield. By 1865 the cottage also had a detached kitchen, fowl house, piggery and other outbuildings and a 4 acre orchard. In 1880 it was used as the first school building for Saint Ignatius’ College Riverview. The cottage was demolished in 1930.

Weatherboard chapel, study hall and dormitory building
Constructed in 1881 but dismantled and sold off in 1930.
This building was located inside the present quadrangle just east of where the Dalton Memorial Chapel would be constructed in 1906. It was finally demolished during the construction of the eastern extension of the main building, the Doyle Wing and the extension of the Dalton Memorial Chapel in 1929.

Wooden boatshed
Constructed in 1882. This was replaced in 1953 by the ‘Garland Memorial Boatshed’.

Music House
A brick single storey building which contained four practice rooms and an office constructed on the site of the present day West Block in 1884 and demolished in the 1920s.

Weatherboard study hall/gymnasium
A weatherboard study hall/gymnasium was constructed in 1886 to adjoin the music block on the site of the present day West Block. It was demolished in the 1920s, most likely at the same time as the music block.

Observatory Cottage
The first phase of construction began in 1915.

Doyle Wing
Foundation stone was laid in 1928.

Science Block
A Science Block was constructed at the northern end of the Doyle Wing in 1941, but demolished in 1970.

Garland Memorial Boatshed
Constructed in 1953 to replace an earlier 1882 boatshed.

“The Woods”
6.0 ARCHAEOLOGICAL ASSESSMENT

ARCHAEOLOGICAL POTENTIAL
6.1 Archaeological Potential

To undertake an archaeological assessment it is necessary to assess whether an area contains archaeological potential. For the purposes of this report “archaeological potential” is the likelihood of a site to contain archaeological deposits that are protected by the relics provision of the NSW Heritage Act 1977 (amended).

Such an assessment is guided by an understanding of the site as revealed through historical research and a site inspection. This report contains historical research and the results of the site inspection.

It is useful to identify the level of archaeological potential as low, medium or high. This indicates the level of impact on the potential archaeological resource and hence the likelihood of intact archaeological deposits remaining. The degree of archaeological potential does not necessarily equate with the identified level of significance. An area may be mostly intact but it may be assessed as having minimal heritage significance.

The following definitions of high, medium and low archaeological potential will be used to assess the archaeological potential of individual items identified through the historical research.

A high level of archaeological potential indicates that there is a high probability that the archaeological remains of a structure or structures are reasonably intact as there have been little or no impact following the demolition of the known structures.

A medium level of archaeological potential indicates that there is a medium probability that the archaeological remains of a structure are partially or mostly intact but there has been some impact on its integrity through later development.

A low level of archaeological potential indicates that there is a low probability that the archaeological remains survive as there have been extensive impacts by known later development or works.

6.2 Phases of Occupation

To assist in determining the archaeological potential the site has been divided into 5 phases of occupation or use as detailed below. This provides a framework which assists in determining archaeological potential, as quite often each successive phase of use has impacted on the previous phase or phases.

Phase 1: 1830-1860: Agricultural Phase
During this period part of the subject property was owned by Ousley Condell and later by Roby Hatfield. Two huts were constructed but the exact location is not known. As all transport was by water at this stage, it is assumed they were close to the Lane Cove River.

Phase 2: 1860-18880: Residential Phase
George Whitfield purchased land and constructed “Ormeau View” which contained a detached kitchen, fowl house, piggery plus other outbuildings and orchard enclosed with a wall plus 3 acres known as “Pigeon Ground”.

Phase 3: 1880-1938: College Phase
“Ormeau View” with garden used as first classroom for Saint Ignatius’s Riverside in 1880. Ormeau View demolished in 1930.
During this phase the following buildings were constructed:
1880 – Saint Michael’s House
1881 – Weatherboard Chapel dismantled in 1930
1882 – Wooden boatshed replaced in 1953
1884 – Music house constructed on site of present day West Block and demolished in the 1920s
1886 – Weatherboard study hall/gymnasium constructed to adjoin music block, demolished in the 1920s
1889 – Initial Construction of Main Building
1906 – Central Block to main building
1909 – Dalton Memorial Chapel
6.3 Assessment of archaeological potential

The site of the Saint Ignatius’ College, Riverside has been used for educational purposes since 1860. Prior to that a residential cottage was located on the site which was used as the first classroom prior to demolition in 1930, as detailed in section 4.2 above. Detailed below is an assessment of the archaeological potential of each of the phases of occupation detailed in 4.2 above, including the impact from the proposal.

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>ARCHAEOLOGICAL POTENTIAL</th>
<th>IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1: Two huts</td>
<td>Exact location not known but presumed to be close to the Lane Cove River</td>
<td>Medium</td>
<td>No impact</td>
</tr>
<tr>
<td>Phase 2: ‘Ormeau View’, outbuildings, garden and orchard</td>
<td>‘Ormeau View’ was located in front of the Main Building (see Figure 6). The Main Building, St Michaels, the Chapel and various buildings were constructed at the rear of the site of Ormeau View on the location of the former outbuildings. The location of ‘Ormeau View’ in front of the Main Building has been landscaped and includes a road and turning circle and gardens.</td>
<td>Low due to the ongoing development of the College.</td>
<td>No impact to the site of ‘Ormeau View’. Possible impact to outbuildings and fence around “Pigeon Ground”, as their location is unknown</td>
</tr>
<tr>
<td>Phase 3: College</td>
<td>Weatherboard Chapel, study hall and dormitory building constructed in 1881 and demolished in 1929/30, in location of eastern extension of Main Building.</td>
<td>Low due to the ongoing development of the College.</td>
<td>No impact</td>
</tr>
<tr>
<td></td>
<td>Wooden boathed constructed in 1882 and replaced in 1953</td>
<td>Low due to the construction of replacement.</td>
<td>No impact</td>
</tr>
<tr>
<td></td>
<td>Music house building in 1884 and demolished in 1920s, located on site of present day West Block</td>
<td>Low due to the ongoing development of the College.</td>
<td>No impact</td>
</tr>
</tbody>
</table>

6.4 Significance Assessment

Saint Ignatius College

The significance of St Ignatius’ College has been established by its listing on the Lane Cove Local Environmental Plan. The site is identified as item of environmental heritage of local significance item number I319 on Schedule 5 of the Lane Cove Local Environmental Plan 2009. The State Heritage Inventory records the cultural significance of the place as:

A fine example of a Victorian institutional building on a commanding site dominating the Lane Cove River landscape and including a number of important associated buildings, structures and landscape features.
In 2004 NBRS+Partners prepared a draft Conservation Management Strategy for Saint Ignatius’ College’s “Main Quadrangle Heritage Precinct”. They assessed the significance of that area as follows:

The Main Quadrangle Precinct of St Ignatius College, ‘Riverview’ comprising the Main Block, The Doyle Wing, the Entry Archway and Western Wing, The Dalton Memorial Chapel and St Michaels House has cultural significance covering Historic Evolution and Associations, Aesthetic and Social values at Local and State levels of importance.

The buildings are representative of the large Roman Catholic colleges established in the late 19th century throughout New South Wales in response to the secularisation of education through The Public Instruction Act of 1880 and the cessation of State Aid.

The College has significance through the many associations with significant persons who have passed through the school and its associated organisations.

The principal cultural significance of the place is its ability to demonstrate the evolution of Liberal Catholic Education under the influence of the Jesuit Order over 125 years of occupation of the site. This influence is seen in the impact of former pupils and staff at all levels of Australian society.

The physical environment of the main quadrangle is a significant component of the historic evolution of the larger ‘Riverview’ site and in the esteem of present and past boys and teachers being the focus of historical, social and religious life on the campus. The buildings and their setting on the Lane Cove River are outstanding in their scale and character representing a major local landmark.

Archaeological Significance
To assess the archaeological significance an understanding of the archaeological potential of a site is necessary. The archaeological potential of the whole of Saint Ignatius’ College is assessed as low to medium. However, the area where the staged redevelopment is to occur contains low archaeological potential.

Following is an assessment of significance prepared in accordance with the Heritage Council’s Assessing Significance for Historical Archaeological Sites and ‘Relics’.

The site of the former Ormeau View, which now contains the Main Building and landscaped gardens and roads, has low archaeological potential to demonstrate the development of Ormeau View. Subsequent development on the site has most likely removed most of that evidence. If any evidence does remain it is possible that it contains aesthetic or technical significance, but this cannot be determined, at this stage. Ormeau View. The remains of Ormeau View are associated with a prominent businessman, George Whitfield. Other archaeological evidence as detailed in 4.3 above is associated with the ongoing development of Saint Ignatius School.

The archaeological significance is local.
7.0 IMPACT

STAGE 1 IMPACTS
FUTURE STAGES
7.0 IMPACT

7.1 Stage 1

Figure 21 shows the areas proposed for development within Stage 1 and subsequent stages. Following are details:

- Expansion of existing Therry building footprint to the north, to the west
- Expansion of existing O’Neill building to the north east
- Upgrade of existing courtyard between Therry and Vaughn buildings
- Upgrade of existing courtyard to the north of Therry building
- Upgrade of the landscape at the north eastern corner of the Therry courtyard

The areas detailed above may contain evidence of outbuildings, fences, wells, cesspits etc., associated with ‘Ormeau View’.

The area to the north of the Therry building has been heavily disturbed by the construction and maintenance of roads and associated services. The area to the west of the existing Therry building has been heavily disturbed by landscaping, the construction of roads, the construction of Gorman Field and the tennis courts. The construction of the road and associated services, as well as the disturbance associated with the construction of Gorman Field and the tennis courts in this area would have impacted upon any archaeological evidence that may have been located in this area.

The area between the Therry and Vaughn buildings has been heavily modified to reduce the slope and during the development of the courtyard between the two buildings. The area to the north east of the O’Neill building has also been heavily modified through the development of courtyards and recreational areas. Again, such modifications would have impacted upon any archaeological evidence that may have existed in this area.

7.2 Future Stages

Future stages:

**Vaughn Learning Precinct**

This building is to be refurbished but not extended. As there will not be any ground disturbance associated with the proposed works in the Vaughn Learning Precinct, there will be no impact

**Wallace Learning Precinct:**

- Demolition of existing Wallace and Administration buildings
- Construction of new building of greater footprint in similar location

The areas detailed above may contain evidence of outbuildings, fences, wells, cesspits etc., associated with ‘Ormeau View’.

The construction of the Wallace building, external corridors, the installation of services and the creation of courtyards around the Wallace Building would have impacted upon any archaeological evidence within this portion of the study area.

**Main Building Precinct:**

- Construction of new enclosed stair attached to the northern facade of the existing Main building

There will be no impact to archaeological evidence from the above.

**Food and Beverage Precinct:**

- Construction of new two storey building to the north of the existing refectory building and west of St Michael’s House

The area detailed above may contain evidence of outbuildings, fences, wells, cesspits etc., associated with ‘Ormeau View’.

The area to the north of the existing refectory building and to the west of St Michael’s House has been heavily disturbed by the construction of roads, the installation of services and landscaping associated with the courtyards in this area. This disturbance will have impacted any archaeological evidence.

**St Michael’s House Precinct:**

- Remove most recent northern additions to building to reinstate original form
- Landscape northern area

The area detailed above may contain evidence of outbuildings, fences, wells, cesspits etc., associated with ‘Ormeau View’.
The construction of the additions on the northern side of the building, the installation of services through the area to the north of St Michael’s House and the previous landscaping would have impacted on any archaeological evidence in this area.

**New Learning Precinct:**
- No potential ground disturbance associated with the proposed works in the New Learning Precinct.

No impact.

**Recreation Courts Precinct:**
- Create a level podium spanning the existing road and connecting to the sports and recreation precincts
- Construction of new basketball courts

The construction and ongoing maintenance of the existing road, in addition to the installation of services associated with the roadway would have impacted upon any archaeological evidence within this portion of the study area. The area proposed for the new basketball courts has previously been landscaped and existing basketball courts are situated in this location.

**Sports Precinct:**
- Replace existing Father Mac Grandstand
- Consolidate main playing fields and support facilities

No impact expected.

The ground in this area slopes steeply down. It would not have been a suitable area to locate outbuildings. The construction of the existing Father Mac Grandstand and the associated landscaping and slope reduction in this area would have impacted on any archaeological evidence located in this area.

**Boarding Precinct:**
- Construction of a new building to accommodate existing boarders
- Demolition of St John and Charles Fraser Boarding houses

The construction of a new building to house the boarders is proposed in an area known as “The Slopes”. The steeply sloping topography in this area would not have been suitable for the construction of outbuildings. The area has also been heavily landscaped. Therefore it is not expected that archaeological evidence will be located in this area.

The construction of the St John and Charles Fraser Boarding houses would have impacted upon any evidence that may have existed in this area.

**Community Precinct:**
- Construction of a building wholly accommodates into the existing sloping site.

The construction of a new building to house the boarders is proposed in an area known as “The Slopes”. The steeply sloping topography in this area would not have been suitable for the construction of outbuildings. The area has also been heavily landscaped. Therefore it is not expected that archaeological evidence will be located in this area.
Figure 21: Showing areas proposed for redevelopment (Google Earth)

KEY:

Blue: Approximate location of ‘Ormeau View’

Orange: Stage 1 alterations

Pink: Future stages

Green: Demolition
8.0 MITIGATION
8.0 MITIGATION

The areas proposed for redevelopment contain low archaeological potential. They are in areas that were located to the rear of ‘Ormeau View’ and which may have contained outbuildings such as a piggery, fowl house etc, and a wall enclosing the “Pigeon Ground”. There may also have been a well and cesspit. The exact location of these features is not known. However, the area surrounding the former location of ‘Ormeau View’ has been heavily disturbed by the ongoing development of Saint Ignatius College, so that the archaeological potential is low. However, any ground disturbance associated with the redevelopment of the College from Stage 1 and all subsequent stages should be monitored by a suitably qualified archaeologist to record any evidence that may remain.

As the archaeological potential is low an “Exception” rather than a s140 permit can be applied for from the Heritage Council of NSW to undertake the proposed works and monitoring.

As Stage 1 is being approved by the Department of Planning as a State Significant Development it will not be necessary to apply for an Exception. For all subsequent stages which are being determined by Lane Cove Council a DA and Exception will be required.
9.0 RECOMMENDATIONS
9.0 RECOMMENDATIONS

The following recommendations are made on the basis of:

- Legal requirements of the relics provisions of the *Heritage Act 1977* (as amended).
- The background research contained in this report.
- Results of the assessment as outlined in this report.

IT IS THEREFORE RECOMMENDED THAT:

1. As the historical archaeological potential of the study area is low, there is no objection to the proposed redevelopment of Saint Ignatius College.

2. All ground disturbance works should be monitored by a suitably qualified archaeologist and any archaeological evidence recorded before being removed.

3. For Stage 1, as the Department of Planning is the determining authority it will not be necessary to seek the approval of the Heritage Council for the redevelopment and monitoring.

4. For all subsequent stages which will be determined by Lane Cove Council it will be necessary to apply for an “Exception” with monitoring to allow the work to proceed.

5. If, during the course of the proposed development, any previously undetected relics are uncovered whilst the archaeologist is not present, work must cease in the vicinity of that relic and the archaeologist contacted.

6. An induction should be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the *Heritage Act 1977* by a suitably qualified archaeologist. A written induction should also be provided to be included in all environmental and safety documentation for future reference.
REFERENCES

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Noel Bell, Ridley Smith and Partners, ‘Riverview’ St Ignatius College Heritage Precinct Main Quadrangle Tambourine Bay Road, Riverview NSW 2066 – Draft Conservation Management Strategy, Sept 2004
PHOTOGRAPHS

Photograph 1: The Dalton Memorial Chapel which was constructed in 1909.

Photograph 2: the Infirmary building constructed in 1883/4.

Photograph 3: Facing north and looking across the front of the Main Building.

‘Ormeau View’ previously located in front of Main Building at the eastern end.
Photograph 4: Facing north and looking across the Rose Garden towards the Main Building.

Photograph 5: the St Michael’s Building.

Photograph 6: Facing west and looking at the side of the Main Building.
Photograph 7: Showing the side of the O’Neill building.

Photograph 8: Facing west and looking across the area known as the Third Yard.

Photograph 9: Facing east and looking across the courtyard at the rear of the Main Building. The rear of the Main Building can be seen on the right of the photo. The Dalton Chapel is visible on the left of the photo and the administration building can be seen at the rear of the photo.
Photograph 10: Facing north west and looking toward the Wallace Building.

Photograph 11: Facing east and looking at the rear of the Main Building (in the background), Licona (on the right of the photo) and St Michael’s House on the left of the picture.

Photograph 10: Facing north and looking across Gorman Field toward the rear of St Michael’s House and Licona and at the Vaughn building.
APPENDIX A: SAINT IGNATIUS’ COLLEGE RIVERVIEW – SSDA SUBMISSION: DESIGN CONCEPT PACKAGE
EXISTING SITE

The College site comprises some 40 ha, including the Regis Campus, and occupies a prime waterfront position on the Lane Cove River.
Although the campus is a large land area there is a significant portion that is restricted or unsuitable for development due to topography, environmental or heritage considerations as indicated. Site falls vary across the campus but can be in excess of 30 metres and this has impacted previous developments and circulation.

The College is situated in a predominantly residential area and is a significant heritage site in the Lane Cove area.

Buildings that are situated on the ridge line benefit from the cooling north east breezes but similarly are impacted by southerly storms.

The site features an “open” feel rather than a “gated community” which is a key part of the Ignatean ethos.

Refer to Landscape Report.
The College's primary access was originally from the water but the main address is now by road from the north.

The site is divided by a main vehicle circulation loop road which restricts movement and the full utilisation of the campus. This also creates a major safety issue especially related to service and pedestrian movement.

There is a variety of parking distributed around the site in both formal and informal arrangement. Key College community events and sporting matches attract a significant number of vehicles which are well managed and accommodated on site, but have detrimental affects, on fields and open spaces.

Service points are also distributed around the campus providing a lack of clarity and control on deliveries and waste removal.

Refer to Traffic Report.
Pedestrian circulation largely follows the vehicular circulation in many areas of the campus. Access is restricted by level changes and the main loop road.

Given the history of development on the campus there are a number of key pinch points that severely impact student and staff circulation.

Similarly, site service conflicts with some of the pedestrian circulation given the location of some facilities.

The site features a "porous" boundary to Riverview Street, inviting a wide diversity of pedestrian access points. The Beggs campus is open to surrounding neighbors which creates some conflict in duty of care for the junior students.
Usage of the existing facilities lacks a defined structure, with the development of the campus and ongoing changes of use responding to demands and changes in the learning and pastoral environments and making the best of what there is.

There are core areas or precincts of learning, boarding, administration and recreation although these are not clear and are poorly connected.
EVALUATION

Based on the evaluation of the existing facilities, looking towards the future, and aiming for the best facilities to support the teaching and learning, the campus features a mix of simple ratings:

- The heritage buildings are obviously of high value but optimising their appropriate uses is critical to the overall future of the campus.
- Some maintenance facilities are not best positioned operationally or for safety.
- Specialist facilities are key investments which need to be respected and enhanced where possible.
- Most facilities have the ability for refurbishment, reinvention and reuse for the future.
- The College has some “good bones” that can be built upon.
The concept approach is to develop identifiable activity precincts linked by clear and simple circulation, forming strong pedestrian "streets", whilst supporting managed site service.

The reduction of the main vehicular loop road to the northern end of the campus provides opportunities for the learning spaces to connect to the extended campus areas, significantly improving safety and amenity.

The creation of the "communal hub" provides the opportunity to rationalise site service, catering, functions, maintenance, sit down and pick up, parking and associated activities.

The creation of the boarding precinct enhances the home and school division whilst reflecting the residential character of the area.

Along the pedestrian "streets" the creation of activity nodes and identities provides the opportunity to develop social flow around the house and faculty organisation of the College.

Rather than corridors, the ambition is to develop broad links that are active and celebrate the learning, pastoral, spiritual and social philosophy of the College. Instead of hiding the learning, users and uses, providing opportunities for exhibition, display and celebration.
HISTORICAL ARCHAEOLOGICAL ASSESSMENT

SAINT IGNATIUS’ COLLEGE, RIVERVIEW / OCTOBER 2015 / 66

MASTERPLAN SITE CONCEPT

- Stage 1 - Reinvigorate, expand and upgrade existing Trinity Learning Precinct.
- Consolidate administration and staff in Main Building.
- Repurpose St. Michael’s House as Heritage Centre together with expanded retail / F&B offer on west.
- Replace existing Wallace with new STEM facility with similar footprint and additional level.
- Reinvigorate existing Vaughan and O’Neil Learning Precinct.
- Develop strong circulation “streets” with identifiable nodes for facilities and houses as part of the circulation system.
- Engage the space between and adjacent buildings to reinforce connections and expand learning opportunities.
- Rationalise carparking, service and maintenance activities. Reduce pedestrian and vehicle conflict.
- Consolidate boarding to a defined “home” precinct.
- Develop central communal hub with catering, function and sports amenities as well as centralised service, stores and parking.
- Consolidate main playing field and support facilities including spectator, amenities and community accommodation.
- Build on the existing circulation pattern to provide multi-level access paths around the campus, reducing pinch points and providing options.
- Expand the existing food and retail offer on the western side of the main quad.
- Expand the learning connections across the road to the east by expansion of recreation courts retaining and potentially expanding parking under.
- Expose opportunities to create new recreation space and links between indoors and outdoors.
CONCEPT DESIGN SITE SECTIONS

01 Wallace / Recreation Section

The existing Wallace and Administration Buildings will be replaced with a new Wallace facility of greater footprint and transparency in a similar location and with a similar relationship to 3rd Yard and the recreation courts.

The existing recreation courts will be expanded as a level podium spanning the existing road and connecting to Garlan Sports Centre and recreation fields as a series of landscaped terraces and stairs. The podium will provide additional courts as well as improved connection and safer access between the learning and recreation precincts.

The area created under the podium will provide space for reinstatement of parking spaces lost through the development with potential for further car spaces depending on the extent of excavation.
O2 Community Precinct Section

With St. John’s demolished, a central communal hub will be developed to accommodate catering, function, maintenance and sports facilities over four levels. The building will be accommodated wholly within the existing sloping site with parking and services at the bottom level accessed via the lower road and tennis courts reinstated at the top level which will align with the upper road.

The primary vehicular loop road will be reduced to the northern end of the campus circumnavigating the communal hub. Drop off for buses and vehicles will occur midway along this shortened route providing access directly into the mid levels of the communal and learning facilities either side.
CONCEPT DESIGN SITE SECTIONS

O3 Boarding Precinct Section

Boarding will be consolidated into a defined 'home' precinct with a new building of similar footprint and scale to the existing Kevin Fegan Boarding house, accommodating existing boarders from St. John and Father Charles Fraser Boarding houses.

Located on the slopes to the east and downslope of the existing boarding house the new facility will be elevated on a podium to achieve the following:

- A basement under to accommodate overflow parking lost through this development, reinstated as permanent car parking spaces, with on grade access from the lower road.
- An improved landscape solution between the new and existing boarding houses with a raised terraced courtyard providing vital connections and quality outdoor space, reinforcing a sense of place and community.
PROPOSED SITE SHADOW DIAGRAMS - JUNE 22 12.00PM
EXISTING SITE SHADOW DIAGRAMS - JUNE 22 3.00PM
PROPOSED SITE SHADOW DIAGRAMS - JUNE 22 3.00PM
APPENDIX B

SAINT IGNATIUS’ COLLEGE – MASTERPLAN STAGE 1 SSDA SUBMISSION