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The Scots College, Stevenson Library Major Renovations and Alterations

Historical Archaeological Assessment

Prepared for The Scots College

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EXECUTIVE SUMMARY

The Scots College proposes to undertake major alterations and additions to the Stevenson Library building on their campus (the study area). The proposed development is being assessed as a State Significant Development under Section 89C of the *Environmental Planning and Assessment Act 1979*. The Secretary's Environmental Assessment Requirements for Application Number SSD 8922 require a historical archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines Assessing Significance for Historical Archaeological Sites and 'Relics' 2009.

This report meets those requirements by assessing the potential for relics, their significance, the impact of the proposed development on those resources and further recommendations.

Historical Archaeological Resources and Significance

Overall, the historical archaeological potential of the study area is low to moderate and relates to mid-nineteenth century development at Bellevue Hill. This includes potential relics associated with the construction of Aspinall House (St Killian's), Fairfax House (Ginaghulla) and the development of the Scots College. Relics associated with this phase of development would be of moderate significance at a local level, providing tangible links to the establishment of the Scots College and the beginning of European population growth at Bellevue Hill. They are most likely to include outbuildings, drainage systems, rubbish pits and other unrecorded features associated with late nineteenth century domestic and school related activities.

The archaeological potential of earlier historical phases, including early land grants and contact between Aboriginal Traditional Owners and European settlers, is low. Archaeological resources relating to contact and early settler phases, if they remain, are likely to include property fences and markers, evidence of timber structures and evidence of land cultivation. Later development at the site is likely to have impacted significantly upon these resources. However, any remaining archaeological relics related to these phases would be of high significance at the State level. Historical sources record contact between Aboriginal groups and European settlers in the vicinity of the study area from the late eighteenth century through to the late nineteenth century and evidence of this contact would provide information that cannot be obtained from other sources.

Potential Historical Archaeological Impact

There is unlikely to be a requirement for extensive deep excavation, as no basement levels are proposed and the building will utilise existing services. Deep excavation is likely to be limited to discrete areas only for new features such as lift-wells (which is located in the area of low potential). This excavation may be at least partially contained within introduced fill material. However, where excavation extends beyond fill, these works may result in partial destruction of historical archaeological remains relating to the twentieth-century industrial development and use of the study area. This is unlikely to substantially affect the heritage values of the study area, as the research potential of the potential archaeological resource is low.

Recommended Mitigation

If the proposed redevelopment of the Stevenson Library site is approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will not be required.

However, given the local heritage status of the adjacent Aspinall House and some potential for archaeological relics across the site, it is recommended that following archaeological management be employed:

- Prior to the onsite ground disturbance commencing, the designated project team including all contractors on site should undergo heritage induction, which will include an archaeological awareness component to reinforce the importance of heritage issues and the management measures that will be implemented.
- In the event of an unexpected discovery of archaeological relics during ground disturbance works the Unexpected Find Procedure should be followed. The procedure details the actions to be taken when a previously unidentified and/or potential Aboriginal and/or historical heritage item/object/site is found during construction activities, as follows:
 1. **STOP ALL WORK** in the vicinity of the find and immediately notify the relevant Site Supervisor. The Supervisor will then notify the Project/Site Manager and demark the area to protect the artefact/item/object/site.
 2. The Project/Site Manager is to record the details, take photos of the find and ensure that the area is adequately protected from additional disturbance.
 3. The Project/Site Manager contacts the appointed project archaeologist to notify them of the location of the find.
 4. If the project archaeologist advises that the find **is not** a historical relic or (Aboriginal object), work will recommence in consultation with the Project/Site Manager.
 5. If the project archaeological advises that the find **is** a potential heritage item the Project/Site Manager should undertake the following procedure:
 - Liaise with the project archaeologist to determine the significance of the heritage item; and
 - Implement the appropriate heritage mitigations dependent on the significance of the site, which may include further archaeological excavation and recording.
 - If further archaeological works would be required they would be guided by an archaeological research design, which would provide a research framework for the works and research questions, which at the minimum, would focus on the extent, nature and integrity of archaeological remains and their ability to provide additional information on the history of the site.
 - Any archaeological excavation and recording would be carried out in accordance with best archaeological practice involving: stratigraphic excavation, detailed recording of exposed features and soil contexts using pro-forma context sheets and registers; measured drawings, photographic recording of all archaeological features and works performed; artefact collection in accordance with their provenance and appropriate labelling and bagging.
 - A final report detailing archaeological works and results of such works would need to be prepared at the completion of archaeological onsite works.

If exposed archaeological remains are deemed to be substantial or significant, the Heritage Council of NSW or the Heritage Division as delegate should be notified in accordance with section 146 of the Heritage Act.

If the proposed redevelopment of the Stevenson Library site is not approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will be required to allow for the disturbance or removal of any locally significant relics. An application for a relevant approval would need to be accompanied by an Archaeological Research Design or Work Method Statement.

Any relics assessed to be of state heritage significance would need to be assessed separately and their management, including *in situ* retention, discussed with the Heritage Division and relevant stakeholders.

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1 INTRODUCTION

1.1 Project Background

The Scots College proposes to major alterations and additions to the Stevenson Library Building on their campus at Bellevue Hill. The proposed development is being assessed as State Significant Development (SSD) under Section 89C of the *Environmental Planning and Assessment Act 1979*. The Secretary's Environmental Assessment Requirements (SEARs) for Application Number SSD 8922 include the following, in relation to historical (non-Indigenous) heritage:

11. Heritage

...

The Environmental Impact Statement should include a historical archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.

Extent Heritage Pty Ltd has been commissioned by Impact Group (on behalf of the Scots College) to undertake a Historical Archaeological Assessment (HAA) of the proposed redevelopment, in order to address this requirement. This report assesses the study area's potential archaeological resources and their significance, any development impacts on such resources and provides recommendations for appropriate mitigation of identified impacts.

1.2 Study Area Location and Identification

The study area is the Stevenson Library Building at The Scots College located in the Victoria Road East Precinct of the College at No's 29-53 Victoria Road, Bellevue Hill. The college is located in the City of Woollahra, Parish of Alexandria, County of Cumberland (Figure 1 and 2). It comprises Lot 1 DP231713 and is centrally located, on the western side overlooking the central oval.

1.3 Approach, Objectives and Limitations

This report was prepared in accordance with the principles and procedures established by the following documents:

- *Archaeological Assessment Guidelines* (NSW Heritage Office, Department of Urban Affairs & Planning 1996)
- *Assessing Significance for Historical Archaeological Sites and Relics* (Heritage Branch 2009).
- *The Australia ICOMOS Charter for Places of Cultural Significance* (The Burra Charter) (Australia ICOMOS, 2013).
- *Historical Archaeology Code of Practice* (Heritage Office 2000).

The terminology used in this report is consistent with the *NSW Heritage Manual* prepared by the NSW Heritage Office (now the Heritage Division, Office of Environment and Heritage) and the Burra Charter.

The objectives of this report are to:

- Identify any potential historical archaeological resources at the study area and assess their significance;
- Assess development impacts and provide appropriate recommendations for mitigation of such impacts.

This report deals with the historical archaeology of the study area only and does not assess the Aboriginal cultural heritage values, or the built and landscape heritage of the study area.

This report provides a general assessment of historical archaeological resources within the entire campus, with the main focus on the Stevenson's Library study area footprint.

The site inspection was undertaken as a visual study only, and no physical investigation was carried out to inform this assessment.

1.4 Author Identification and Acknowledgements

This report was prepared by Lorna Cooper, Heritage Advisor, with the history compiled by Bridget San Miguel, Research Assistant. Specialist input was provided by Graham Wilson and Dr Matthew Kelly, Senior Heritage Advisors and the report was reviewed by Anita Yousif, Senior Associate and Historical Archaeology Team Leader.

We acknowledge the generous assistance of Greg Hastie, Impact Projects and Steven Adam and Danielle Torrisi, the Scots College.

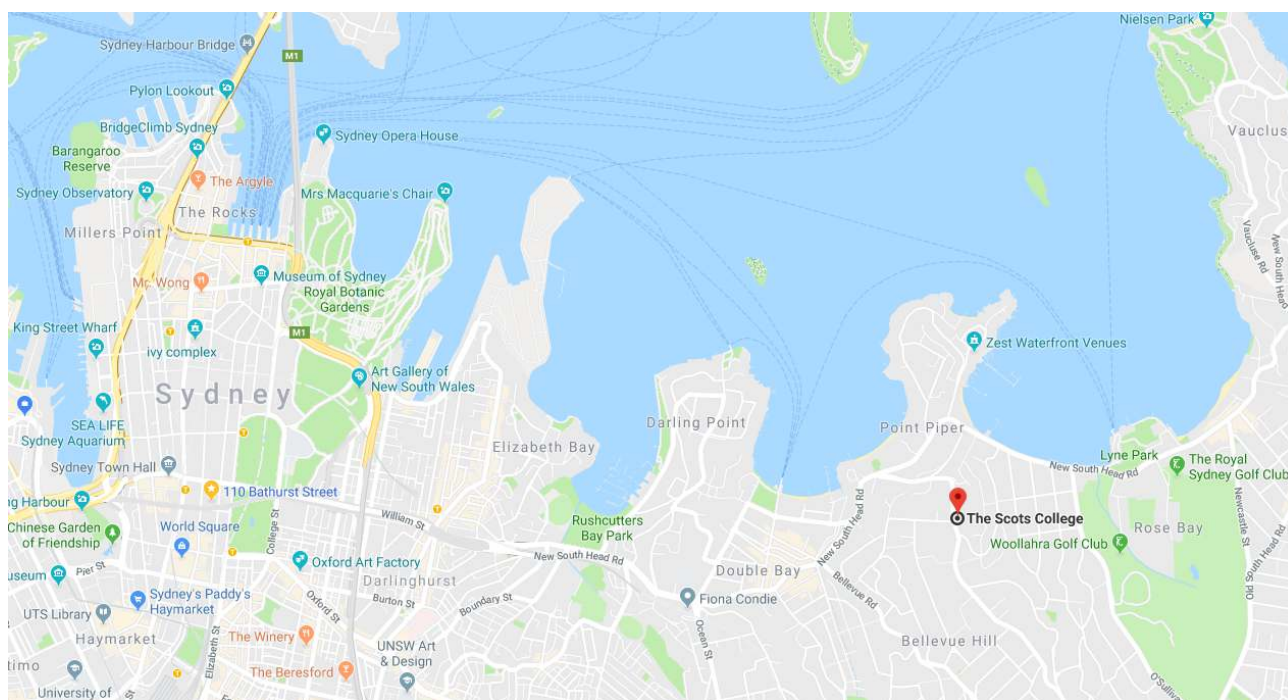


Figure 1. Context map (Source: Google Maps, 2018).

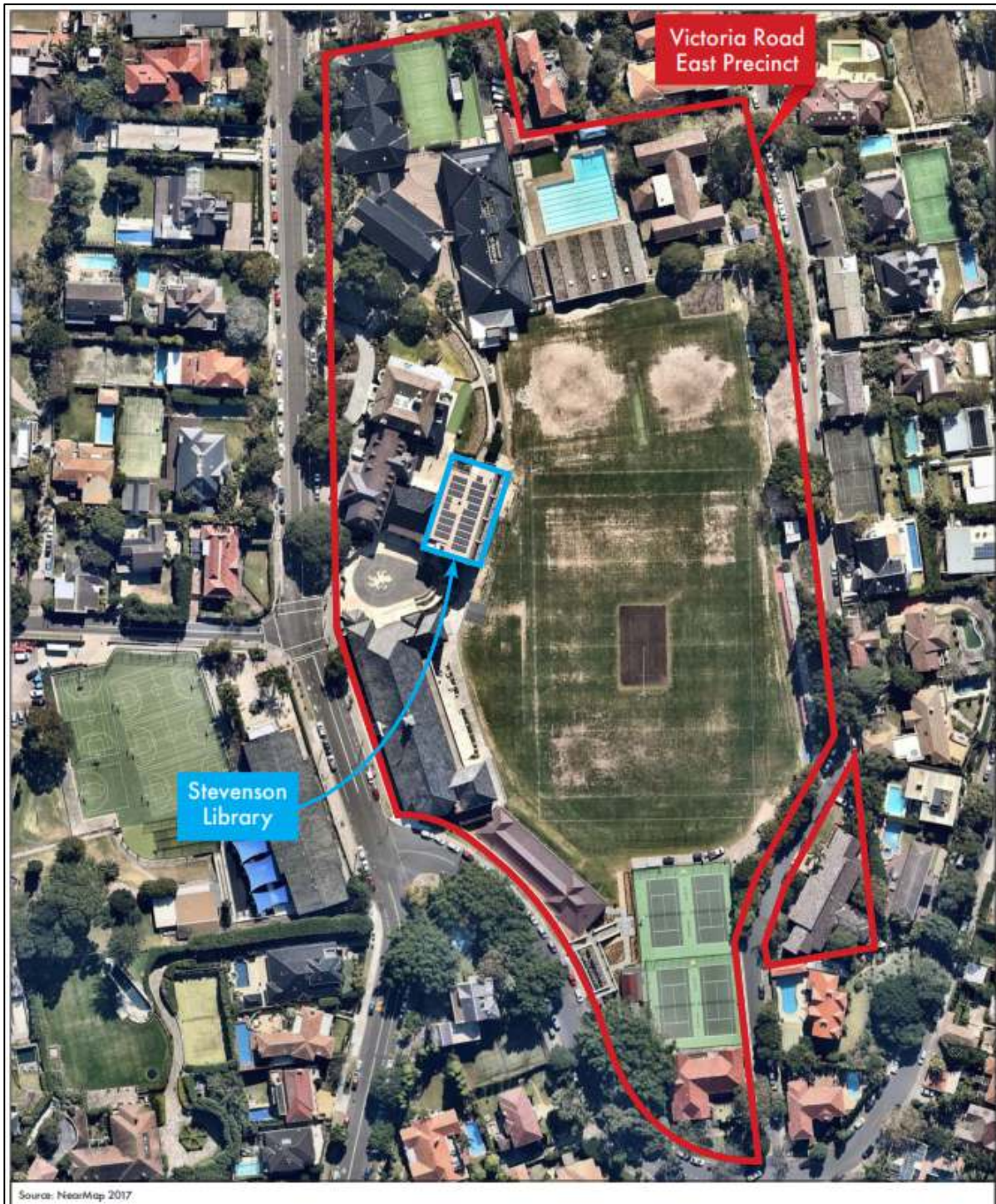


Figure 2. Aerial Imagery of Stevenson Library within The Scots College Campus (Source: BBC Consulting Planners, 2017)

2 STATUTORY CONTEXT AND HERITAGE LISTINGS

Relating to historical archaeology in New South Wales, the study area is subject to the following statutory controls:

- *Environment Planning and Assessment Act 1979 (NSW).*

- *Heritage Act 1977 (NSW);*
- *Sydney Local Environment Plan 2012;*
- *Sydney Development Planning Control 2012.*

2.1 Statutory Regulations

2.1.1 Environment Planning and Assessment Act 1979

Of the three main elements to the legislative scheme regulating planning and development, the *Environment Planning and Assessment Act 1979* (EP&A Act) sets out the major concepts and principles, including Part 4 which deals with development applications, and regulates SSD projects under Part 4 Division 4.1: major projects of State or regional significance.

2.1.2 NSW Heritage Act 1977

The *Heritage Act 1977* (NSW) (the Heritage Act) is designed to conserve the cultural heritage of New South Wales and regulate development impacts on the state's heritage assets. The Act provides protection to items listed on the State Heritage Register, a list of places and objects of particular importance to the people of NSW. In addition, historical archaeological relics are afforded automatic statutory protection by the 'relics' provisions of the Act. A 'relic' is defined as:

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.*

In accordance with Section 139(1), it is an offence to disturb or excavate land, where this may affect a relic, without the approval/excavation permit of the Heritage Council of NSW, unless an endorsed 'Exemption' under Section 57(2) or 'Exception' under Section 139(4) of the Heritage Act to disturb or expose and destroy a 'relic' applies. Sites which may contain archaeological relics are usually dealt with under Section 140 and 141 of the Heritage Act. Sites with potential archaeology, listed on the State Heritage Register (SHR), are dealt with under Section 60 and 63 of the Heritage Act.

The requirement to obtain approvals under the Heritage Act does not apply to developments that are approved State Significant Developments, under S89J of the EPA Act. The potential heritage impact is instead managed by the environmental assessment process.

Under Section 170 of the Heritage Act, state government agencies have a requirement to establish a Heritage and Conservation Register for items and places that are under their management.

There are no SHR-listed items within or adjacent to the study area. There are no s170-listed items within or adjacent to the study area. The potential for the presence of relics within the study area is addressed in Sections 5 and 6.

2.1.3 Woollahra Local Environment Plan 2014

Environmental planning instruments made under the *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act) include State Environment Planning Policies (SEPPs), which deal with matters of State or regional environmental planning significance; and Local Environmental Plans (LEPs), which guide planning decisions for local government areas. The site falls within the Woollahra (LGA). The relevant environmental planning instrument is the Woollahra LEP 2014.

The objectives of the Woollahra LEP 2014 with respect to heritage conservation and archaeological sites are provided in clause 5.10 which (amongst other objectives) aims to conserve archaeological sites and requires consent to demolish, move or alter known or potential archaeology. Additionally, it requires that the consent authority must notify the Heritage Council of this development and take into consideration their response.

The study area is listed as a heritage item on Schedule 5 of the Woollahra LEP 2014 as follows:

Suburb	Item	Address	Property Description	Significance	Item no
Bellevue Hill	The Scots College—the building known as “Aspinall House” and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors	29–53 Victoria Road	Lots 10–13, DP 14952; Lot 1, DP 231713; Lot 1, DP 929570; Lot 1, DP 663629; Lot 1, DP 1064059	Local	67
Bellevue Hill	Building and interiors (part of The Scots College, 29–53 Victoria Road)	71 Cranbrook Road	Lot 1, DP 929570	Local	22
Bellevue Hill	“Fairfax House” (part of The Scots College, 29–53 Victoria Road)—building and interiors, remnant north-west gardens, stone works, fountain, 2 Norfolk Island Pines, Kauri Pine, Cook Pine, Hoop Pine, 8 Moreton Bay Figs, 7 Port Jackson Figs	17 Ginahgulla Road	Lot B, DP 109676	Local	37

The Stevenson Library, although not identified as a heritage item, is on the lot and immediately associated with Aspinall House (Figure 3).

Schedule 5 of the Woollahra LEP 2014 does not list any archaeological items of the study area.

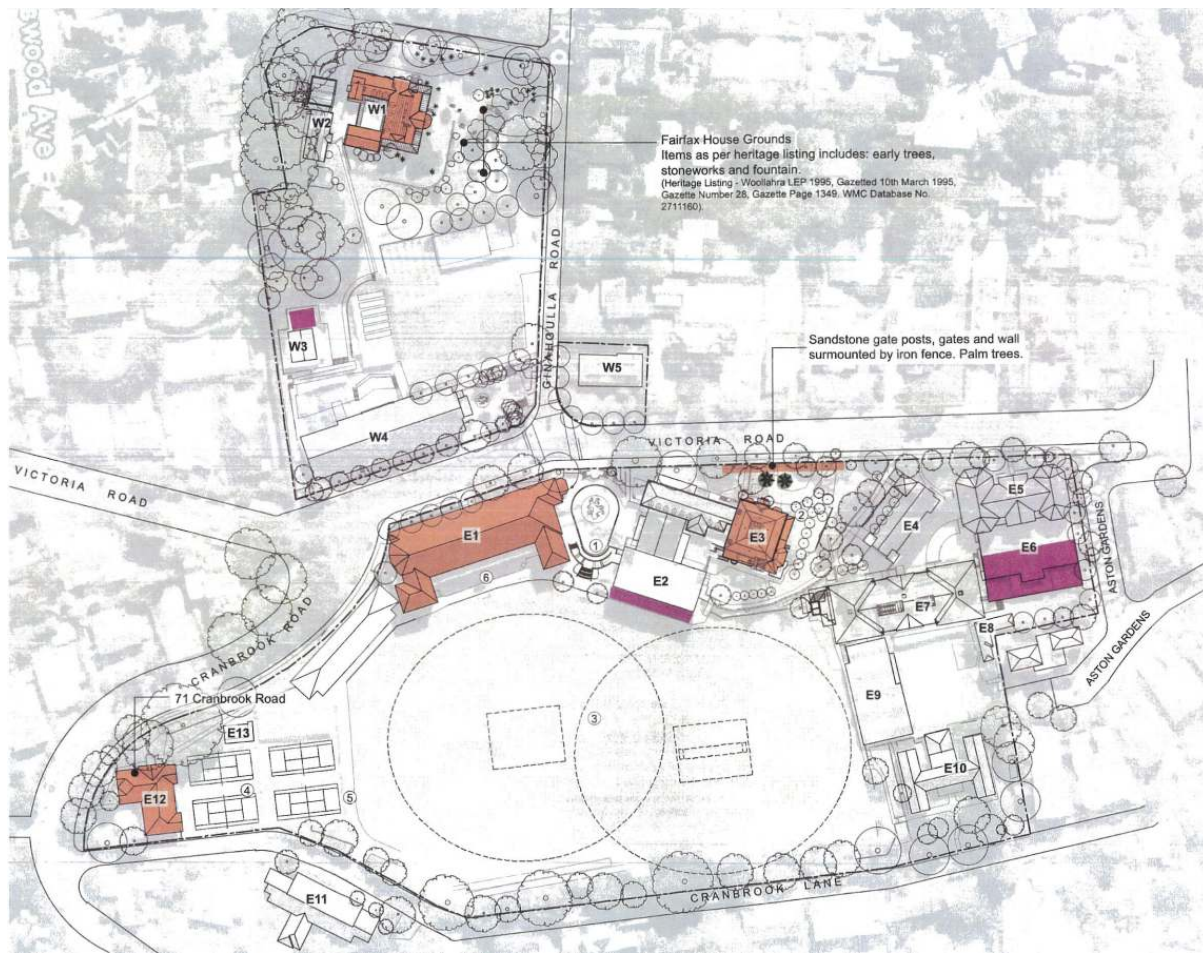


Figure 3. Heritage Buildings – E2 is the current Stevenson Library, E3 is Aspinal House and W1 is Fairfax (Ginaghulla) House (Source: Conybeare Morrison, 2013, ‘The Scots College Masterplan 2013’ Figure 3)

2.2 Non-Statutory Regulations and Heritage Registers

2.2.1 Woollahra Development Control Plan 2015

The Woollahra Development Control Plan (DCP) 2015 is an advisory document with a non-statutory standing prepared to support the 2014 Woollahra LEP. Clause 11 of the SRD SEPP provides that DCP's do not apply to SSD. Nevertheless, WDCP 2014 contains specific development controls in Chapter F2 for “Educational Establishments” such as the College, the objectives of this clause are addressed by the EIS.

2.2.2 Register of the National Estate

Although the Register of the National Estate (RNE) has no statutory bearing, it is still use to guide decisions on heritage aspects of a place. Aspinall House is listed on RNE.

2.2.3 Register of the National Trust of Australia (NSW)

Aspinall House is listed on the NSW National Trust Register, Item no. 6668. Stevenson Library is not part of this listing.

2.3 Previous Reports and Investigations

No previous archaeological assessments or physical investigations have been undertaken for the study area.

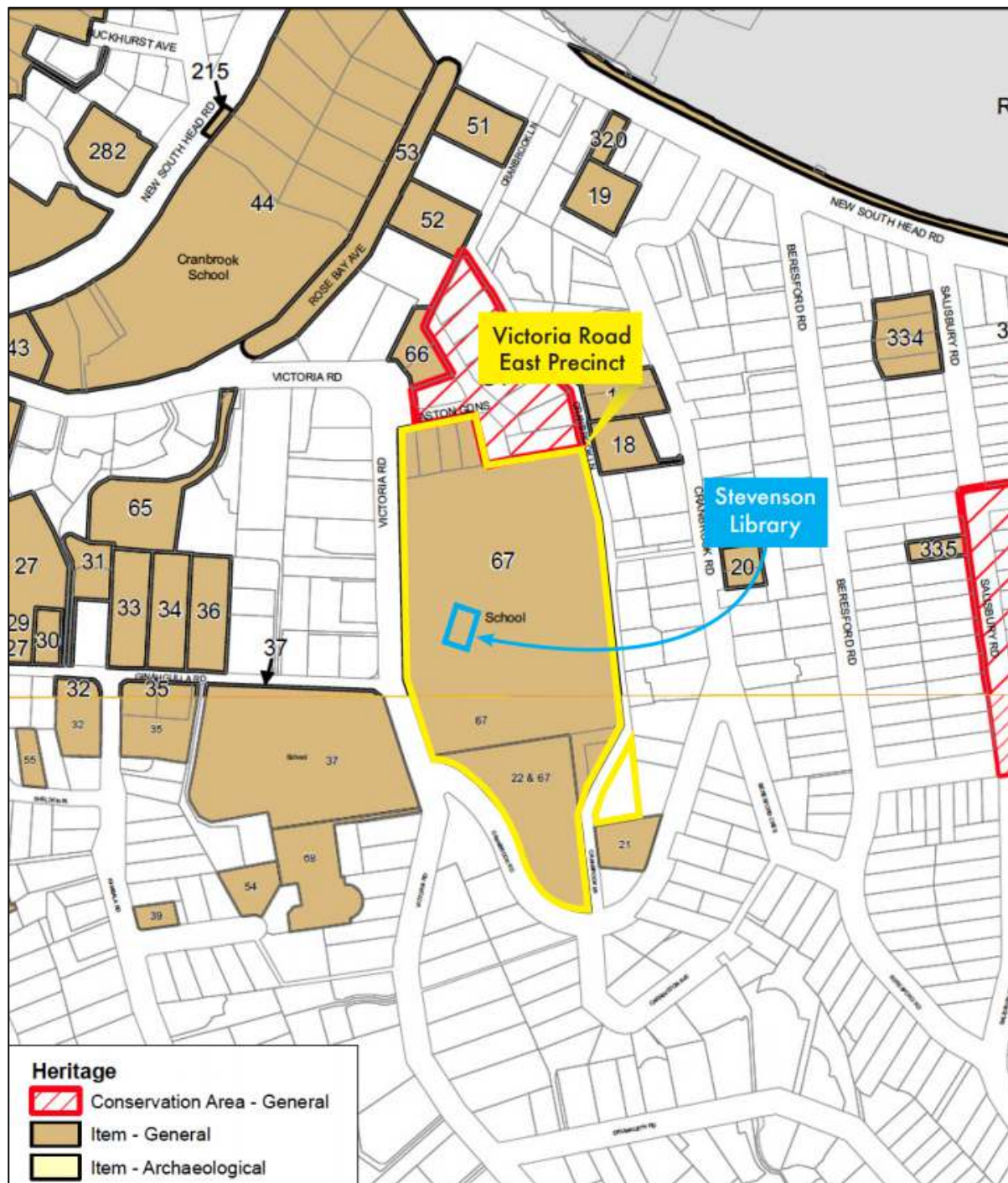


Figure 4. Heritage map showing the study area (outlined in blue) within the Scots College campus (yellow)
(Source: BBC Consulting Planners, 2017).

3 HISTORIC CONTEXT

3.1 Introduction

This historic context relies largely on the historical research contained in readily available heritage reports and local history studies. In addition to the review and compilation of these sources, an analysis of historical plans, aerials and photographs was carried out. This section of the report therefore provides a summary of the main historical events relevant to Bellevue Hill, Woollahra and the Scots College rather than a detailed account of historical events.

3.2 History

3.2.1 Early Aboriginal Occupation

Cadigal land extends across Bellevue Hill and Woollahra, becoming Birrabirragal land at South Head. These Aboriginal groups are part of the coastal Dharug language group and are the initial occupants and Traditional Owners of the area.¹ Before European contact, these groups exploited the coastal resources of South Head and Woollahra, fishing, collecting shellfish and managing the local vegetation.² Historical records of Aboriginal presence and activities in the surrounds of the subject site are described in Section 3.2.5 below.

3.2.2 Signal Station at South Head: 1790

After the First Fleet arrived in 1788, South Head, northeast of the subject site, played an important role in Aboriginal-European contact. A signal station was established at South Head in 1790 where the newly arrived settlers could watch for ships from England, mainly for the much anticipated Second Fleet. The outpost was extremely isolated. At first, access was available only by boat and was affected by bad weather and navigational difficulties. In addition, the colony was experiencing a lack of resources and needed all boats to remain at the main settlement of Port Jackson, leaving the staff at the signal station without transport to the rest of the colony. The staff were dependent on regular deliveries of supplies from Port Jackson and were otherwise entirely isolated apart from contact with local Aboriginal people.³

The sense of isolation for the settlers at South Head would have been exacerbated by often hostile, or at least misunderstood, contact with Aboriginal groups. In 1788 it had been acknowledged by Governor Arthur Philip in a letter to Lord Sydney that, “*they [the Aboriginal people] certainly are not pleased with our remaining amongst them, as they see we deprive them of fish, which is almost their only support.*”⁴ In 1791, local Aboriginal people stole the flag from the signal station and used it as a cover for their canoes, though as Faro and Wotherspoon point out, it is possible that the gravity of this act was not understood by those involved.⁵ For the eleven men at South Head, the removal of the flag eliminated their means of contact with the outside world, both incoming ships from the sea and their fellows at Port Jackson. It was becoming clear that an overland track was needed to reduce the isolation of South Head.

¹ Woollahra Municipal Council. Nd. *A brief history of Woollahra*.

² Wotherspoon, G. 2012. *Bellevue Hill, Dictionary of Sydney*.

³ Faro, C. and G. Wotherspoon. 2000. *Street Seen: A History of Oxford Street*. Melbourne University Press: Melbourne. 31-32.

⁴ Governor Philip to Lord Sydney, 28 September 1788, *HRA*, S. 1, Vol. 1, p. 77. In Faro, C. and G. Wotherspoon. 2000. *Op. cit.* 31.

⁵ Wotherspoon. 2012. *Op. cit.* 32.

3.2.3 Tracks across Woollahra and Bellevue Hill: Early 1800s-1815

Early paths between the signal station and the main settlement would have passed through Woollahra and Bellevue Hill, following existing Aboriginal tracks. A bush track was established by the early 1800s, however it was only suitable for those on foot or horseback. An attempt to improve this track for vehicle access was unsuccessful in 1803 due to disputes over funding. By 1809, however, the track was well enough established to be used as a boundary for land grants and was known as South Head Road. It is likely that William Roberts, whose land bounded the road to its south at the time, made some improvements to the track although they do not seem to have been substantial.⁶

It was in 1811 that South Head Road was finally constructed, during the time of Governor Lachlan Macquarie.⁷ Despite resistance from his superiors in England, Macquarie argued that the road was an important investment as a vantage point for defending the colony. For the European settlers however, the road became a popular route for weekend drives. Throughout the 1810s it was a place to socialise, watch passing ships and display their wealth to others.⁸ Bellevue Hill, south of the subject site and the namesake of the current suburb, was a popular resting place halfway along the road to South Head.⁹

3.2.4 Early Land Grants and the Point Piper Estate: 1815-1826

Bellevue Hill has a history of settlement by non-English colonists. It was originally named Vinegar Hill by Irish convicts, after the location of a rebellion against England in Ireland, which was soon changed to Bellevue Hill by Governor Macquarie to avoid 'vulgar' associations. The area has been occupied throughout its history by a significant number of Scottish immigrants, an association which continued through to the establishment of the Scots College;¹⁰ however, the subject site is situated upon a land grant belonging first to Lieutenant John Piper and then to Daniel Cooper, both of whom were English.¹¹

John Piper arrived in Australia in 1792 as a New South Wales Corps member and spent some time in New South Wales before returning to England for two years' leave. In 1799 he returned to Sydney before taking up a position as commandant of Norfolk Island from 1805-1810. After another short time in England, he became Sydney's Naval Officer. The first land grants at Point Piper were made in 1815 to a number of colonists, none of whom seem to have occupied their grants. John Piper's high-paying position allowed him to live at Henrietta Villa at Point Piper from 1816-1826. He was granted the surrounding land in 1820. He then amalgamated the individual grants into his own large grant of 190 acres across Point Piper, which extended across the point from Double Bay to the area between New South Head Road and Old South Head Road.¹² However, an investigation into his public dealings in 1826 found that he owed the government £17,000. Piper had to sell his properties in Sydney in order to repay the debt and sold Point Piper to Daniel Cooper and Solomon Levey for £6,000. The estate remained largely undeveloped at the time of the sale. In 1827, Piper was removed from his office.¹³

The earliest available map of the Point Piper Estate is estimated to date to 1844 and was probably drawn by Major Thomas Mitchell, who built and extended a large number of the colony's roads. This trigonometric survey of the Estate shows New South Head and Old South Head roads as being in use, and Victoria Road running adjacent to the current site of the Scots College as a new road cleared of bushes and levelled. The subject site is situated upon Lot 19 on the map, as shown in **Figure 5**, and is surrounded by the undeveloped land forming the majority of the estate.

⁶ Faro, C. and G. Wotherspoon. 2000. *Op. cit.* 33.

⁷ Faro, C. and G. Wotherspoon. 2000. *Op. cit.* 37.

⁸ Faro, C. and G. Wotherspoon. 2000. *Op. cit.* 41-42.

⁹ Jervis, J. and V. Kelly (ed.). 1960. *The History of Woollahra: A record of events from 1788 to 1960 and a centenary of local government*. The Municipal Council of Woollahra. Halstead Press: Sydney. 71.

¹⁰ Wotherspoon, G. 2012. *Op. cit.*, Prentis, M. 2008. *Scots, Dictionary of Sydney*.

¹¹ Jervis, J. and V. Kelly (ed.). 1960. *Op. cit.* 56-57.

¹² *Ibid.* 56.

¹³ Thorp, W. 1999. *Heritage Assessment. Statement of Heritage Impact. "Rothsay", 3 Cranbrook Road, Bellevue Hill*. Cultural Resources Management for Woollahra Municipal Council. 7.

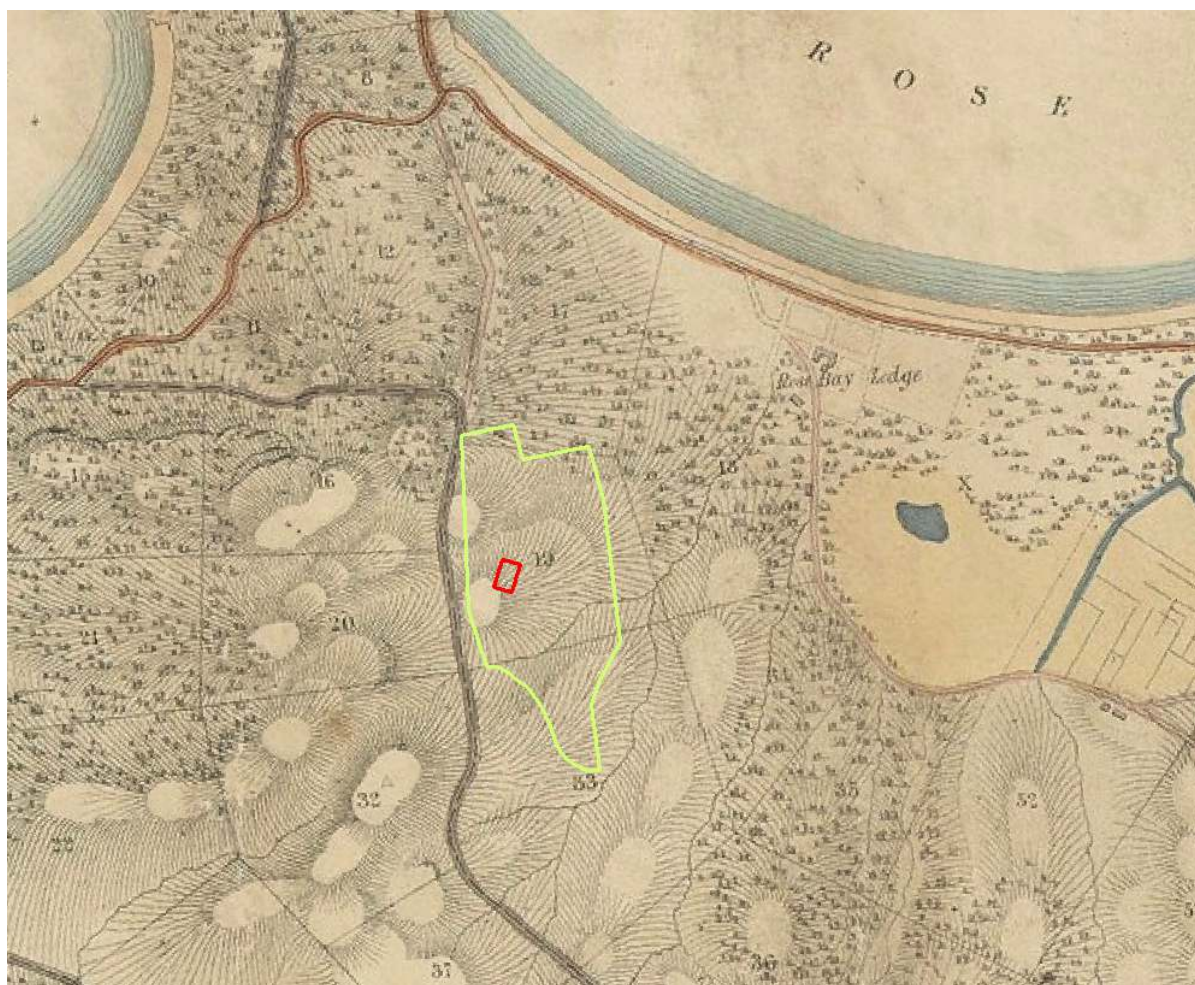


Figure 5. Point Piper c. 1844, showing roads in use (orange), newly marked roads (grey), roads to be marked (pink), with the Scots College main campus outlined in yellow and the subject site outlined in red. Rose Bay Lodge is located northeast of the subject site. (Source: State Library of NSW, FL4472211¹⁴)

3.2.5 Cooper and Levey and the Cooper Estate: 1826-1888

Daniel Cooper and Solomon Levey were successful businessmen who worked in trading, imports and shipping after Cooper's arrival in Australia in 1816.¹⁵ Seven years after Cooper and Levey acquired Piper's land, in 1833, Levey passed away and left his estate to his son John Levey. Due to complications with the inheritance left by Levey's father and a number of debts owed by his estate, Cooper assisted John Levey by paying £42,000 to settle claims against Solomon's will. Later, when John Levey was affected by the depression of the 1840s, Cooper again assisted him by agreeing to take over his properties and in return pay Levey £500 per year for the rest of his life. This agreement continued until Levey's death in Paris in the 1880s.¹⁶ Cooper's generous agreement with his friend's son resulted in the Cooper-Levey lands becoming the Cooper Estate, entirely owned by the family until it was subdivided in 1888. Though Daniel Cooper died in 1853, the estate passed on to his nephew's son, also Daniel, who lived at Rose Bay Lodge until he returned to England in 1861¹⁷ (Figures 6 and 7). The younger Daniel Cooper was an important figure in colonial Australia, receiving a knighthood and a

¹⁴ *The Estate of Point Piper, surveyed trigonometrically and divided into allotments.* 1844?. State Library of NSW, FL4472211.

¹⁵ Jervis, J. and V. Kelly (ed.). 1960. *Op. cit.* 105.

¹⁶ Thorp, W. 1999. *Op. cit.* 9.

¹⁷ *Ibid.* 9.

baronetcy, becoming president of the Bank of New South Wales and returning to Australia after his time in England in the 1860s to act as Agent-General for New South Wales from 1897-1899. Sir Daniel Cooper died in England in June 1902.¹⁸

As under Piper's ownership, the land surrounding the subject site also remained largely undeveloped during the time of the Cooper Estate. In 1852, A. B. Greaves stated that, "*The Cooper estate...ran with a frontage of about three miles towards South Head, past what is now the Tea Gardens and Bondi Junction. A two rail split fence defined the estate and this fence was overrun with lizards and Botany Bay bugs. On the estate thick scrub covered the surface of the ground...red gravel was plentiful in many places on the surface in the vicinity of the road.*"¹⁹ The situation was similar in the 1860s, when J. A. Dowling described, "*the whole of Bellevue Hill, with the exception of a few dwellings abutting on or overlooking Double and Rose Bays was covered with dense bush.*"²⁰ The undeveloped nature of the subject site in 1853 is demonstrated in **Figure 6**.

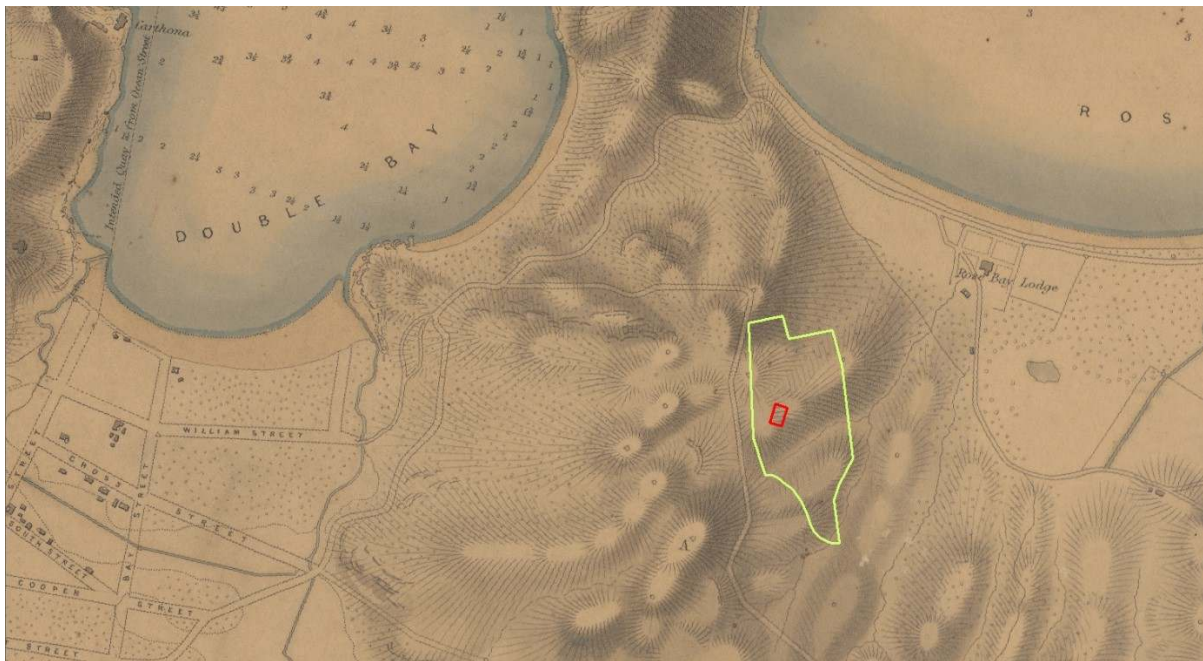


Figure 6. Mitchell's 1853 Trigonometric Survey of Sydney, showing the lack of European structures in the vicinity of the subject site. (Source: National Library of Australia, Object #231444014²¹)

Though the majority of the estate remained intact until the 1880s, small changes occurred throughout the 1850s and 1860s which led to the establishment of the Woollahra Local Government Area in 1860 (**Figure 7**).²² In 1849, two portions of land were marked out at Double Bay as an addition to the Cooper Estate, to replace the park at Bellevue Hill which was returned to the Crown to ensure the popular spot would remain accessible to the public. Other small parcels of land were released from the 1850s onwards and developed into large houses and gardens.²³ These developments occurred after 1853, as Mitchell's trigonometric survey of Sydney shows no structures in the vicinity of the subject site at the

¹⁸ Jervis, J. and V. Kelly (ed.). 1960. *Op. cit.* 106.

¹⁹ *Ibid.* 57.

²⁰ *Ibid.* 73.

²¹ Mitchell, T. 1853. *Trigonometrical survey of Port Jackson: commenced as a military survey by order of General Darling and continued as civil duties permitted or required.* T. & W. Boone, New Bond Street: London.

²² Woollahra Municipal Council. Nd. *A brief history of Woollahra.*

²³ *Ibid.* 46, 57.

time of publication (Figure 7&8).²⁴ One of the houses built in the late 1850s was Ginahgulla (now called Fairfax House), on the property leased by John Fairfax in 1858, which is now part of the Scots College and heritage listed on the Woollahra LEP 2014.²⁵ **Figure 7** (below) records the Ginahgulla property in 1863.

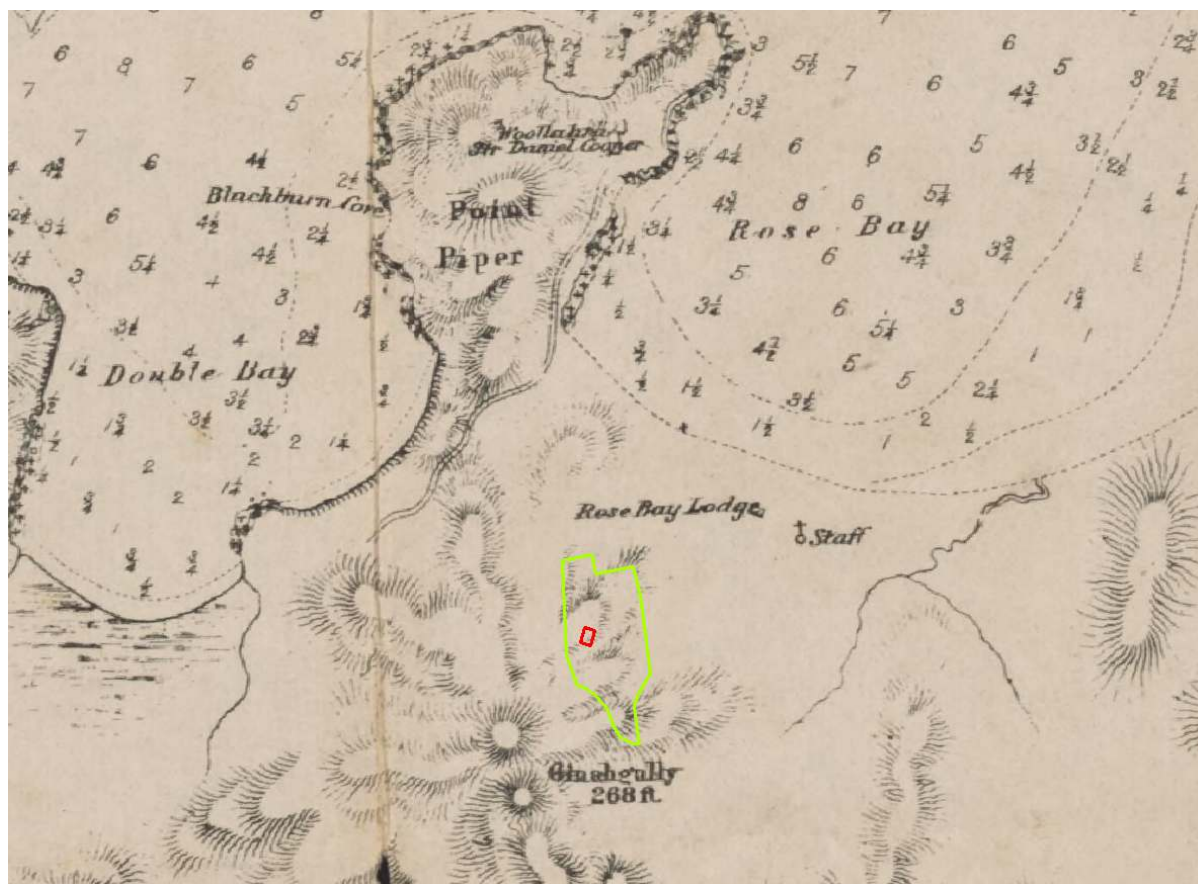


Figure 7. Detail from E.W. Ward 1863 Plan of Port Jackson, showing the Woollahra and the Point Piper Estate with Sir Daniel Cooper as land owner. Nearby points include Ginaguhully (sic) peak and Rose Bay Lodge with very little other development (Source: National Library of Australia, Object #231473218²⁶)

Early photographs depict the sparse colonial population of Bellevue Hill, which retained much of its coastal bushland until well after the establishment of the Scots College in 1895. Aboriginal communities continued to live alongside European settlers in the area throughout the time of the Cooper Estate, as discussed in Section 3.2.6, below. **Figure 8** overlooks Seven Shillings beach and surrounding bushland, one of the historically recorded areas of Aboriginal occupation at Bellevue Hill, and demonstrates the lack of European occupation in the area at the time.

²⁴ Mitchell, T. 1853. *Trigonometrical survey of Port Jackson: commenced as a military survey by order of General Darling and continued as civil duties permitted or required*. T. & W. Boone, New Bond Street: London.

²⁵ Wotherspoon, G. 2012. *Op. cit.*

²⁶ Ward, E. W. 1863. *Plan of portion of Port Jackson to illustrate Report on the Defences [of the City of Sydney] dated 3rd January 1863*. NSW Parliament Legislative Assembly: Select Committee on Harbour Defences.



Figure 8. Double Bay in 1857 or 1858, looking northwest from near the current site of the Scots College. The photograph overlooks Seven Shillings Beach, where historical sources record Aboriginal fishing activity. (Source: The Rylands Collection, University of Manchester: Image #JRL023251tr²⁷)

The final break-up of the Cooper Estate began in the 1880s, with the first major land sale taking place in 1883.²⁸ **Figure 9** depicts the estate, labelled the Piper Estate, in 1882 shortly before this sale. Judge Joshua Josephson took ownership of the subject site at this time, building St Killian's (later known as Aspinall House, the main school building in the early days of the Scots College) in 1883.²⁹ **Figure 10** shows St Killian's soon after its construction.

The 1883 sale was followed by further sales in 1885, 1902, 1903 and then various subdivisions from the early 1900s to 1925. **Figure 11** demonstrates the increased residential occupation surrounding Point Piper throughout this period. The Scots College was established at Bellevue Hill in 1895.³⁰

²⁷ Jevons, William Stanley. 1857-1858. Print 157: Rose Bay, Port Jackson, looking north, head of Broken Bay just visible. In *Photographic scrap-book; commenced November 26th 1857, Double Bay, near Sydney, New South Wales*. The Rylands Collection, courtesy of the University of Manchester.

²⁸ Thorp, W. 1999. *Op. cit.* 9.

²⁹ Sherington, G. and M. Prentis. 1993. *Scots to the fore: a history of the Scots College, Sydney: 1893-1993*. Hale & Iremonger: Sydney. 44.

³⁰ Sherington, G. and M. Prentis. 1993. *Scots to the fore: a history of the Scots College, Sydney: 1893-1993*. Hale & Iremonger: Sydney. 44.



Figure 10. St Killian's (later Aspinall House), date unknown, c.1883. There is no visible development on subject site and a lawn is visible to the east of the house. (Source: TSC Archives 0015, courtesy Danielle Torrisi)



Figure 11. Rose Bay c.1890-1898. This photograph was taken from southeast of the subject site and depicts the view of Rose Bay the Scots College would have had when it was relocated in 1895. (Source: Australian National Maritime Museum, Object #0034781³⁴)

3.2.6 Historical Records of Aboriginal Activity at Bellevue Hill

Aboriginal communities remained in the area throughout the days of the Cooper Estate and have been recorded in a number of historical sources. In 1845, approximately twenty Aboriginal people were living at Double Bay, adjacent to Point Piper. Populations in the Sydney region lived in gunyahs (huts), rock overhangs, tents, wooden structures and other shelters depending on the availability of building materials³⁵ and it is likely that some of those structures were present in the Cooper Estate. Double Bay in the 1840s was still regularly used as a fishing place, especially as central Sydney was urbanised throughout the decade.³⁶ Aboriginal people also maintained relationships with landowners at Point Piper, helping to control a bushfire at the Point in 1845 and attending to a convict who had been bitten by a snake.³⁷ European families on the Cooper Estate were interested in Aboriginal ethnology, hired them as workers and understood their language.³⁸

In the 1860s, thirty to forty “blacks” were described as a source of annoyance to the European residents of Redleaf, northwest of the subject site, as they were camping in the bush opposite the property.³⁹ One of them was known as Gurrah, from whom the owner of Redleaf bought the tribe’s fishing rights for seven shillings. That fishing place is now known as Seven Shillings Beach. The tribe then relocated to Rona Garden, to the west of the subject site.⁴⁰ Another significant Aboriginal local was William Warral, who was known to the groundskeeper of the Cooper Estate since the 1820s.⁴¹ He was provided with an area of land at the intersection of Norwich Road and New South Head Road⁴² and lived there until his death in 1863.⁴³ Positive relationships with European settlers meant that Aboriginal people lived on private land on the Cooper Estate until the 1890s.⁴⁴ These historically recorded places of Aboriginal activity are shown in **Figure 12**, below. It should also be noted that **Figure 13** depicts waterways across Bellevue Hill c.1883, which may be associated with areas of Aboriginal archaeological potential.

³⁴ ‘View of Rose Bay to Vaucluse, taken from Bellevue Hill in Sydney, 1890-1898’. Samuel J. Hood Studio Collection: Australian National Maritime Museum.

³⁵ Irish, P. 2017. *Hidden in Plain View: The Aboriginal People of Coastal Sydney*. New South Publishing: Sydney. 33.

³⁶ *Ibid.* 41, 45.

³⁷ *Ibid.* 69.

³⁸ *Ibid.* 71.

³⁹ Jervis, J. and V. Kelly (ed.). 1960. *Op. cit.* 52.

⁴⁰ *Ibid.* 44.

⁴¹ Irish, P. 2017. *Op. cit.* 70.

⁴² *Ibid.* 70.

⁴³ Russell, E. 1980. *Woollahra: a history in pictures*. John Ferguson: Sydney. 88.

⁴⁴ Irish, P. 2017. *Op. cit.* 71, 72.

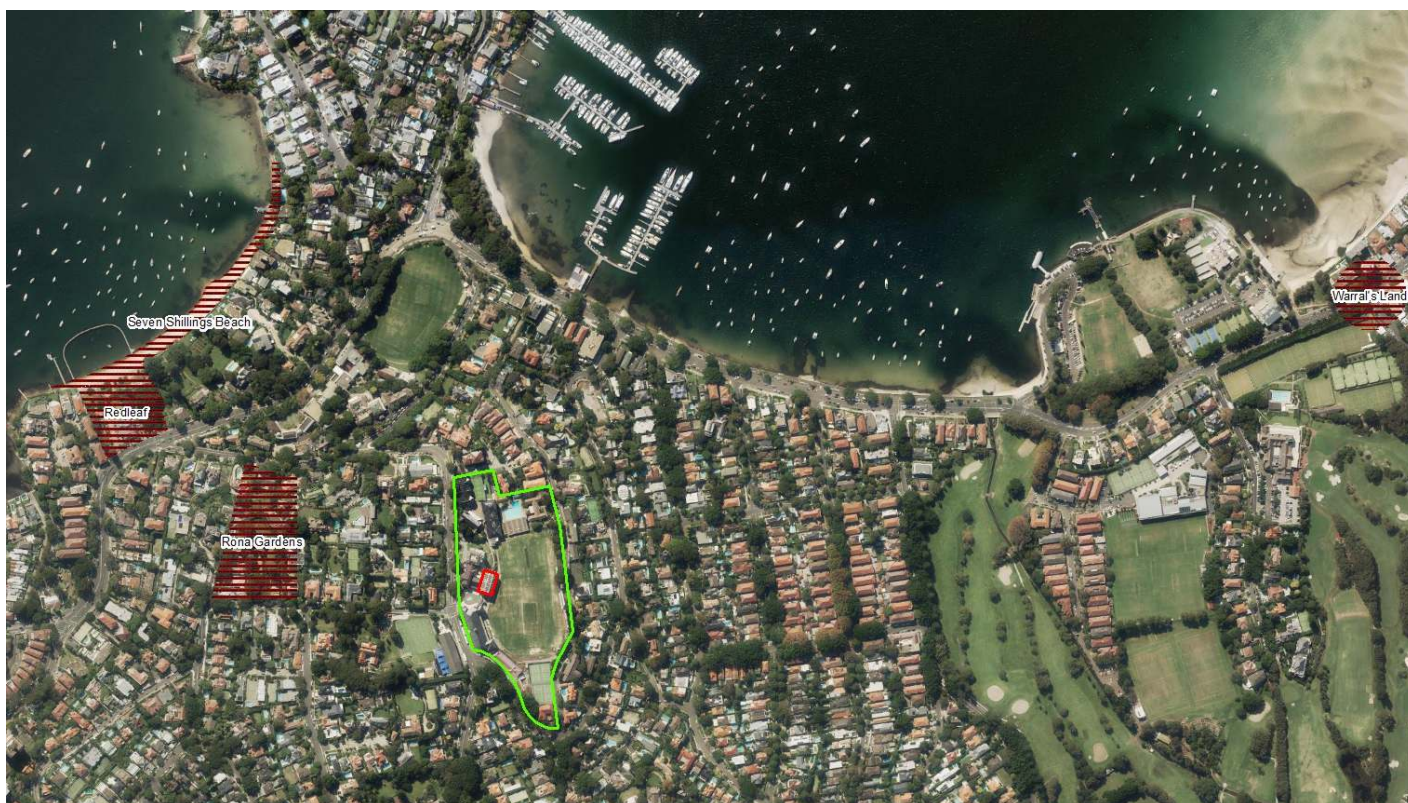


Figure 12. Historically recorded Aboriginal presence, shaded red, in the vicinity of the subject site.
(Source: LPI SIXmaps 2018)

3.2.7 Joshua Josephson and the St Killian's Estate: 1883-1893

Joshua (Joseph) Josephson was a musician, solicitor and Justice of the Peace, as well a founding member of the University of Sydney and a successful businessman and property owner in the Sydney region.⁴⁵ He obtained the property that later became The Scots College from the Cooper Estate on a 99-year lease during the land sale in 1883 (shown in **Figure 13**). He constructed his residence, St Killian's (later Aspinall House), from materials salvaged from his recently demolished Enmore House, which he owned from 1876-1883.⁴⁶ The development of Bellevue Hill at the time continued to grow. On 28 August 1882, *The Sydney Morning Herald* reported on a Woollahra Council meeting during which Josephson and other property owners on Bellevue Hill had applied for gas lighting along upper Bellevue Road, which was granted for the new year with the option of property owners paying a fee to have it installed earlier.⁴⁷ In the same Council statement, a letter from Josephson referred to damage at his property from a drain carrying storm water from Fairfax's neighbouring property. The cost of repairs was given to the Cooper Estate, as they had constructed the drain before Woollahra Council was formed in 1860.⁴⁸

⁴⁵ McCormack, T. 2010. *Josephson, Joshua Frey, Dictionary of Sydney*; 'Late Ex-Judge Josephson'. *The Armidale Express and New England General Advertiser*. 5 July 1892. 7.

⁴⁶ Sherington, G. and M. Prentis. 1993. *Op. cit.* 44.

⁴⁷ 'Borough Councils'. *The Sydney Morning Herald*. 28 Aug 1882. 9; Woollahra Council Minutes. 8 Aug 1882. Woollahra Council Documents Archive. File #010/010043. Page 97-98.

⁴⁸ 'Borough Councils'. *The Sydney Morning Herald*. 28 Aug 1882. 9; Woollahra Council Minutes. 8 Aug 1882. Woollahra Council Documents Archive. File #010/010043. Page 97-98.



Figure 13. The 99-year lease held by Josephson, dated to 1855 by SLNSW, however Josephson took ownership of the property from 1883. Note the waterways recorded in the vicinity of the subject site. (Source: SLNSW FL3738407⁵²)

⁵⁰ *Brisbane Courier*. 13 July 1893. 5.

⁵¹ Sherington, G. and M. Prentis. 1993. *Op. cit.* 44.

⁵² *Point Piper Estate*. 1855. State Library of NSW, FL3738407.

3.2.8 Aspinall House and early days of The Scots College: 1895-1913

The Scots College opened at its new location on 27 July 1895, as advertised by the College's first principal Arthur Aspinall (**Figure 14**).⁵³

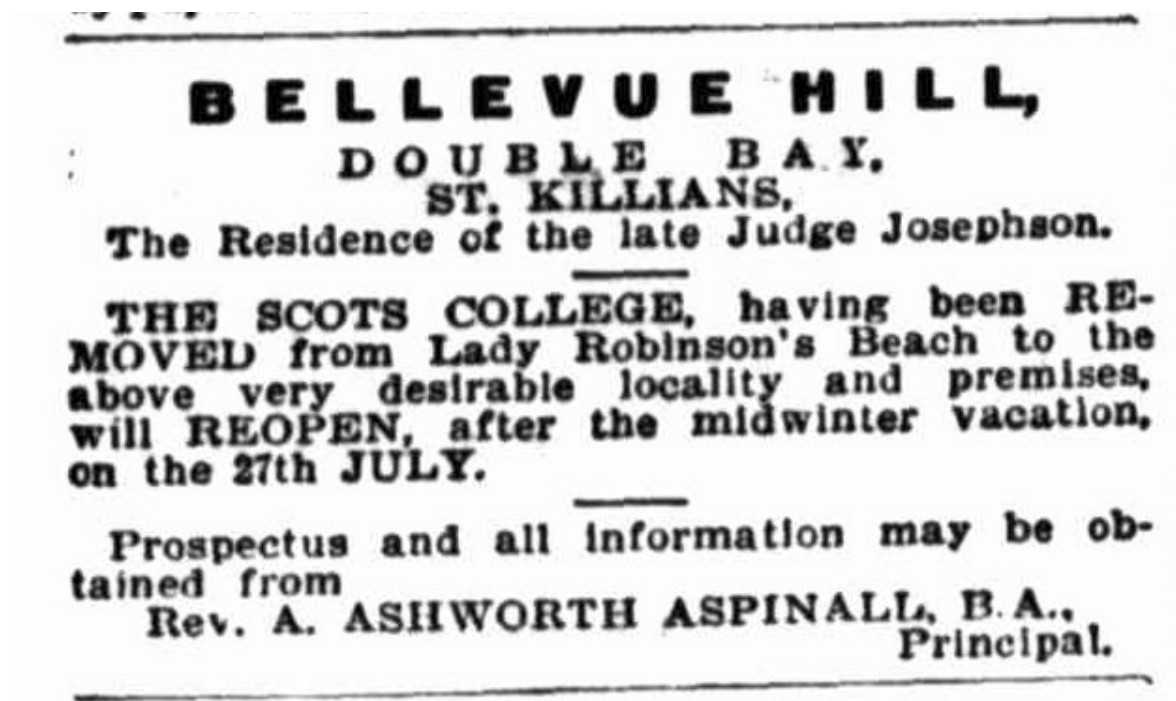


Figure 14: Advertisement for the new location of The Scots College. (Source: Australian Town and Country Journal 30 November 1895⁵⁴)

Josephson's residence at St Killian's became known as Aspinall House (**Figure 15**) and was the principal's residence and the school's boarding house. The 'school proper' was constructed a short distance away and contained seven classrooms and a gymnasium. The new building was fairly extravagant, with an expensive stained-glass window in the entrance hall which doubled as a chapel and large dining and reading rooms. Orchards, gardens, lawns and other horticultural features were also established on the grounds.⁵⁵

In 1902, Aspinall expanded the school's facilities. A new building was constructed with a new gymnasium, a laboratory, and an armoury, carpenter's shop, bathroom, speech room and classroom.⁵⁶ See **Figure 15** for potential structures dating to 1902. In the same year, Aspinall also bought the lease for the area of St Killian's Estate now occupied by the school for £5,500.⁵⁷ In 1905, Aspinall wished to divest himself financially from the College and the Church eventually bought the school grounds and buildings for £7,000, assuming full control in January 1907.⁵⁸ A small hospital was also built in that year. Aspinall eventually retired in 1913.⁵⁹

⁵³ 'Bellevue Hill, Double Bay. St. Killians'. *Australian Town and Country Journal*. 30 Nov 1895. 4.

⁵⁴ *Ibid.*

⁵⁵ Sherington, G. and M. Prentis. 1993. *Op. cit.* 46.

⁵⁶ *Ibid.* 47.

⁵⁷ *Ibid.* 49.

⁵⁸ *Ibid.* 49-50.

⁵⁹ *Ibid.* 56.

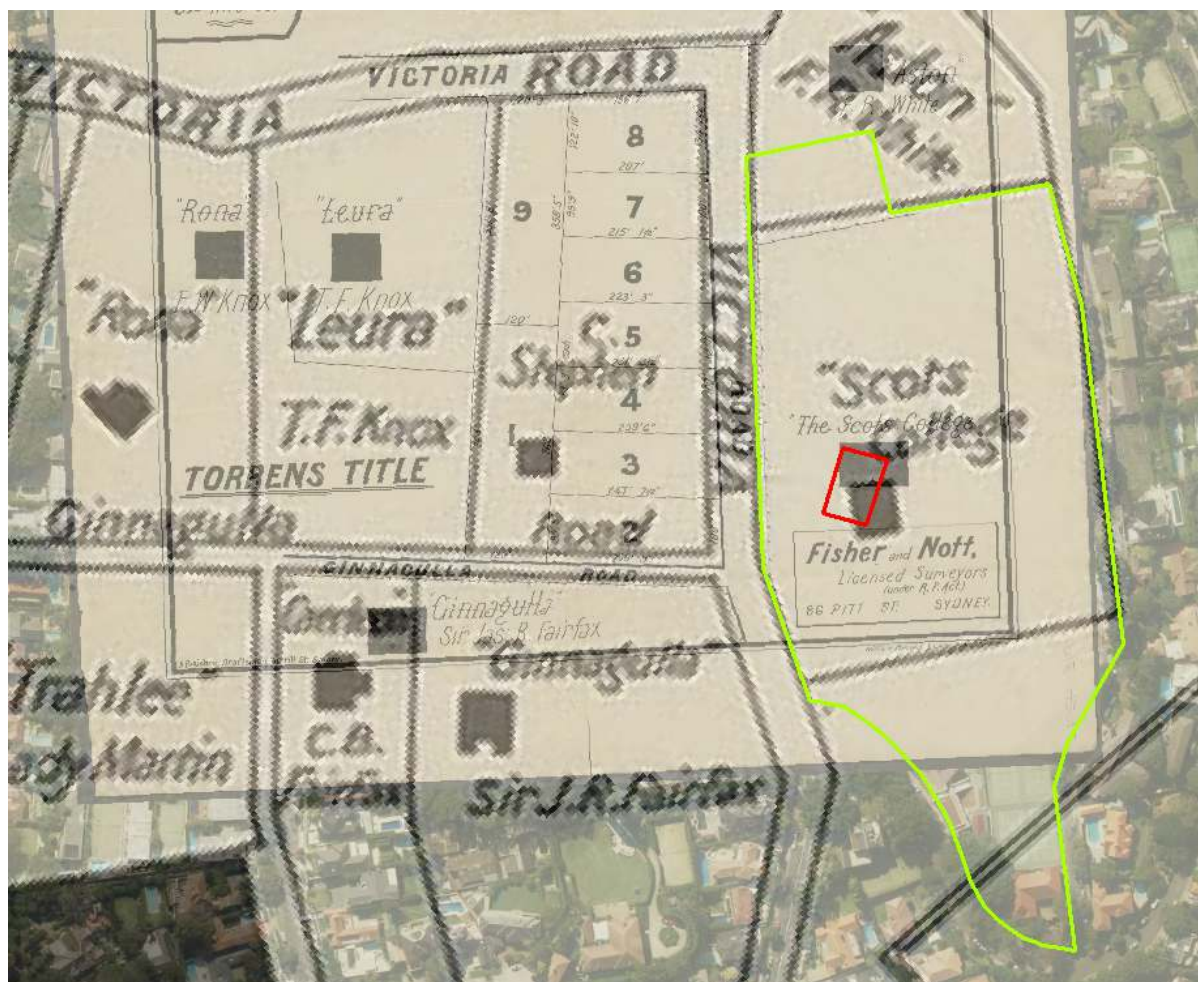


Figure 15. 1902 Bellevue Hill Subdivision maps overlaid onto current aerial photograph. These show Aspinall House within the area of the Stevenson Library, suggesting the 1902 plan is likely to be inaccurate, or not to scale. (Source: LPI SIXmaps 2018, National Library of Australia Object #230552944⁶⁰, National Library of Australia Object #230553392⁶¹)

3.2.9 Growth and expansion: 1914-1950

After Aspinall's retirement, the College Council appointed James Bee as the new principal in 1914.⁶² The new principal identified the need for improvements to the existing school buildings and to expand the school's facilities and outlined these requirements in his first annual report.⁶³ As a result, a new three-storey classroom block overlooking the school's playing fields was constructed and opened on 23 July 1915. It had a balcony on its eastern side for sports spectators and two of its classrooms were temporarily used as dormitories while the search began for a new boarding house. The playing fields were also expanded at the time to accommodate increased enrolments at the school.⁶⁴

The increase in enrolments coincided with the development of the nearby suburbs of Rose Bay and Vaucluse after the sale of the Cooper Estate. The newly available land allowed the College to apply to

⁶⁰ Raine & Horne and Fisher & Nott. 1902. *Bellevue Hill, Woollahra Mr. W. O. Gilchrist's property*. William Brooks & Co.: Sydney.

⁶¹ Raine & Horne and Fisher & Nott. 1902. *Bellevue Estate, on the heights of Woollahra, overlooking Double Bay sale on the ground at 3 p.m. Saturday September 20th 1902*. William Brooks & Co., Macnamara & Smith, H.E.C. Robinson Ltd.: Sydney.

⁶² *Ibid.* 60.

⁶³ *Ibid.* 61.

⁶⁴ *Ibid.* 61, 62.

purchase eight more acres for its grounds in 1914. This transaction was completed in 1918, when the College also paid for a temporary boarding building and expanded further to Kambala Road where a permanent boarding house would be built on two and a half acres of land. This house, Macintyre House, opened in 1919.⁶⁵

The majority of development throughout the 1920s related to expanding and improving the boarding houses. The land for the Scots Preparatory School was also purchased early in the decade, over 1920 to 1921, at the homestead Kambala on Mansion Road. The land surrounding Macintyre House was sold in 1923 to fund the Preparatory School purchase. In 1926 Kirkland House opened, with six dormitories to accommodate the senior boys. This finally replaced the temporary boarding house of 1918.⁶⁶ In 1929, one dormitory in each of Kirkland and Macintyre Houses was converted to a common room.⁶⁷

Further development took place late in the 1930s with the construction of a new wing for the school's main classroom block which opened in 1939, housing the school's first library. This major extension also included an Assembly Hall, refectory, art room, clock tower, science laboratories, a woodwork and wool classing room, masters' common room and a classroom.⁶⁸ Later that year, Royle House on Kambala Road was leased to accommodate thirty-four boarders.⁶⁹ In the 1940s, World War II affected the school's development. The only changes occurred between 1941 and 1942, when air raid shelters were constructed in the basement of Aspinall House, the cellars of Kirkland House, the top floors of the school's hospital and Macintyre House and in the corridors of the main school.⁷⁰ The aerial photograph of the subject site dating to 1943 (**Figure 16**) depicts structures present throughout this period.

⁶⁵ *Ibid.* 63.

⁶⁶ *Ibid.* 66.

⁶⁷ *Ibid.* 84.

⁶⁸ *Ibid.* 89.

⁶⁹ *Ibid.* 86.

⁷⁰ *Ibid.* 96.



Figure 16. 1943 Aerial detail of Aspinall House showing the Stevenson Library in outlined in red and the boundary of the Scots College main campus in yellow (Source: LPI SIXmaps 2018)

3.2.10 Post-war and modern development: 1950-present

After World War II there was a lack of building materials available, however enrolment at Scots continued to expand. It was at this time, in 1950, that Ginhagulla (Fairfax House) - built much earlier in 1858 - was purchased and became the school's newest boarding house (Figure 17). Minor developments were made to construct a domestic staff block, a cottage for the School Sergeant Major, a room for the Pipe Band and two extra classrooms in Fairfax's old billiard room and garages.⁷¹ In 1953 the foundation stone was laid for the school's War Memorial Chapel, which was still being constructed in 1954.⁷² Other, smaller developments continued. In 1957 the principal's office was moved from Aspinall House to the Bursar's quarters in the main school and the Bursar's quarters were moved to an annex between the Dining Hall and Aspinall House. A new staffroom and interviewing room were established.⁷³ Other works included constructing additional toilet blocks from 1957-1959.⁷⁴ In 1959, the property of Coote House was purchased and extra cubicles were installed in Kirkland House.⁷⁵ The Stevenson Library opened in 1964 as part of development on the western side of the senior campus, as described below in Section 3.2.11 (Figure 18).

⁷¹ *Ibid.* 113.

⁷² *Ibid.* 116.

⁷³ *Ibid.* 128.

⁷⁴ *Ibid.* 130.

⁷⁵ *Ibid.* 130.



Figure 17. 1951 aerial photograph, with the Scots College main campus outlined in yellow and the subject site outlined in red. The study area was not subject to any new development since 1943. (Source: A. Brill 2013⁷⁶)

Other modern developments at The Scots College include the rebuilding of the Preparatory School in 1969 and the gymnasium and pool in 1972, and the general modernisation of the boarding houses throughout the 1970s. Agricultural laboratories were constructed in 1976. On 3 June 1975, a fire damaged the old Middle School buildings. These were repaired, with an improved auditorium, by 1977.⁷⁷

In the 1980s, various repairs were conducted on the boarding houses and a new building was constructed in 1988 to house the Stevenson Library at its current location, as described below.

3.2.11 The Stevenson Library: 1964-present

The school's first library was opened as part of the major extensions to the main school building in 1939. In 1964, the facility was renamed the Stevenson Library when it was opened within a new three-storey senior classroom block containing ten classrooms, five laboratories, a wool classing room and a lecture room, the library and offices on the corner of Victoria Road and Ginahgulla Road.⁷⁸ This building is now

⁷⁶ Rose Bay 1951 – Sydney airphoto. Aerial photographs of Sydney taken in 1951. Made available by Brill, A. 2013. Aerial photos of Sydney.

⁷⁷ *Ibid.* 146.

⁷⁸ *Ibid.* 130.

the Ginahgulla Centre.⁷⁹ The principal at the time, Allen McLucas, thought that the block left “a little to be desired” and stated that, “I appear to be the only person concerned about such matters”.⁸⁰

The Stevenson Library was expanded in 1988 when the school’s new Resources Centre was opened. The Centre incorporates the library, an audio-visual centre, classrooms, a book-room, a tuckshop, prefects’ rooms, a changing room and a meeting room (Figure 19).⁸¹

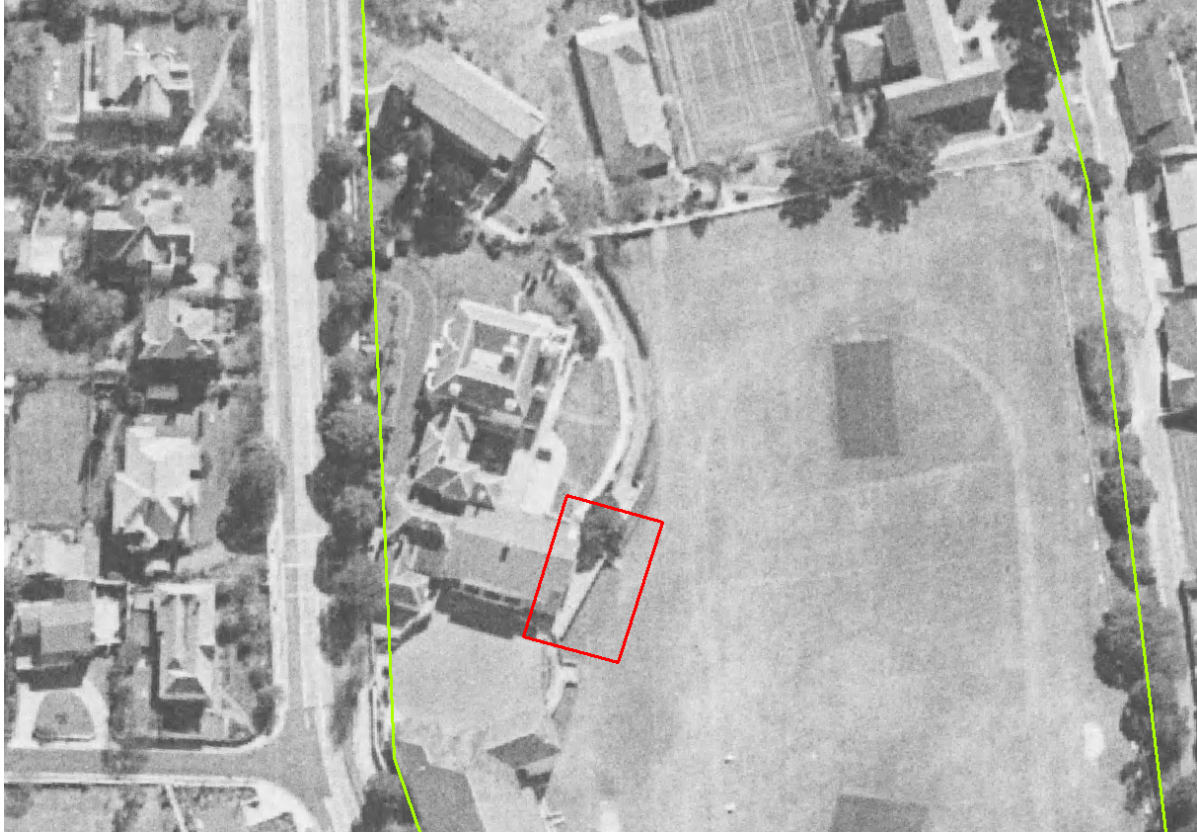


Figure 18. Detail of 1965 Aerial Imagery showing the expansion within the Aspinall House Complex. (Source: LPI)

⁷⁹ Danielle Torrisi (Archival Technician at The Scots College), pers. comm. 5 Feb 2018.

⁸⁰ *Ibid.* 130.

⁸¹ *Ibid.* 170.



Figure 19. Scots College in 1991 after the complete of the Stevenson Library. (Source: LPI)

3.3 Summary of Development in the Study Area

Date	Event
1790	Signal station established at South Head
Early 1800s	A bush track runs between South Head and Port Jackson
1803	Attempt to build a better track to South Head is unsuccessful
1809	The track is known as South Head Road

1811	South Head Road constructed by Governor Macquarie
1815	Several land grants made but not occupied
1820	190 acres granted to John Piper at Point Piper
1826	Cooper and Levey purchase the Point Piper Estate
1860	Woollahra LGA is established
1883	St Killian's (later Aspinall House) constructed
1895	The Scots College moves to Bellevue Hill Aspinall House converted to principal's residence and student boarding house First school building constructed near Aspinall House
1902	New school building constructed with gymnasium, laboratory, armoury, carpenter's shop, bathroom, speech room and classroom
1907	School hospital constructed
1915	Three-storey classroom block constructed, overlooking playing fields Playing fields expanded
1919	Macintyre House opened
1921	Preparatory School established on Mansion Road
1923	Land near Macintyre House sold
1926	Kirkland House opened
1929	Common room established in both Macintyre and Kirkland House
1939	Major extensions to the main school including the school's first library, an Assembly Hall, refectory, art room, clock tower, science laboratories, woodwork and wool classing room, masters' common room and classrooms Royle House leased for thirty-four boarders
1941-1942	Air raid shelters constructed
1950	Ginahgulla (Fairfax House) purchased and converted to a boarding house
1953	Foundation stone laid for the War Memorial Chapel
1957	Principal's office moved to Bursar's quarters Bursar moved to an annex between the Dining Hall and Aspinall House New staffroom and interviewing room established
1957-1959	Additional toilet blocks constructed
1959	Coote House purchased Cubicles added to Kirkland House
1964	Stevenson Library opened in current Ginahgulla Centre. On 8 th February a three-floor senior classroom block opened including ten classrooms, five labs, a wool classing room, lecture room, library and offices. The finished block left "a little to be desired"
1969	Preparatory School rebuilt
1972	Gymnasium and pool rebuilt
1970s	Modernisation of boarding houses
1975	Fire damaged Middle School on 3 June
1976	Agricultural laboratories constructed
1977	Middle School buildings repaired with improved auditorium
1980s	Various repairs to boarding houses
1988	Resources Centre, currently housing the Stevenson Library, expanded

4 PHYSICAL DESCRIPTION

4.1 General

The study area was inspected by Lorna Cooper, Archaeologist (Extent Heritage), accompanied by Greg Hastie (Impact Projects) on 30 January 2018. The study area was inspected for evidence of potential historical archaeology. Inspection covered the external portion of the study area, with a focus given to areas providing good ground exposure, to determine the presence of archaeological relics and/or disturbance levels.

The study area is currently a functioning school with existing buildings over the western edge of the school ovals. The Stevenson Library is centrally located, overlooking the oval and dominates the view of the college from the harbour. The building is surrounded by concrete paving and is tied to Aspinall House through the boarding house Dining Hall.

Topography of the subject site comprises relatively flat elevated terrain. The immediately adjoining properties consist of the college campus buildings and residential structures.

No evidence of earlier standing structures remains on the surface immediately surrounding the building or on the grass ovals. Subsurface features may be present. A cut for a water drain (Figure 25) and services (Figure 23) were evident in the concrete paving and drain pipes are sunk below the ground surface (Figure 21). These services installed for the Stevenson Library are likely to have impacted sub surface features.



Figure 20. Library within school skyline looking north from Cranbrook Rd, towards Sydney Harbour



Figure 21. Stevenson Library



Figure 22. Frontage of Library, southern end



Figure 23. Steps on Northern side of Stevenson Library, leading to Aspinall House



Figure 24. Looking south across the oval showing relation of Stevenson Library to school buildings



Figure 25. Detail of concrete paving in front of Stevenson Library



Figure 26. Dining Hall connecting rear of Stevenson Library to Aspinall House



Figure 27. Southern end of Stevenson Library, and adjacent Dining Hall from Quadrangle



Figure 28. Courtyard behind Stevenson Library (right), with Aspinall House on left

4.2 Geotechnical and Environmental Investigations

JCA Architects (Cockings 2017) has provided a summary of local geotechnical conditions drawn from three previous excavations:

Construction of the Business Studies Centre – completed 2016

Boreholes indicated that the site area was largely sand with a relatively thin layer of [mixed] fill across the surface. Bedrock was apparent below the sand though fell away quite rapidly to the south of the site. Piling was socketed into rock at the north end of the site, adjacent to the Middle School Building, but were embedded in sand to the south. (Cockings 2017, p1)

Proposed Additions to the MSB

An earlier report by Jeffrey & Katauskas dated April 2005 confirmed that bedrock appeared on the borehole log at approx. RL52.00 around the [future Business Studies Centre] site, while the log for those further north closer to Library, including one in front of the Quadrangle, show the borehole depth terminating at RL 48.25 in sand, i.e. no rock. (Cockings 2017, p1)

Excavation Works on the Oval

The recent installation of an onsite detention tank to the south east perimeter of the Oval saw an excavation wholly in sand, approx. 4.5m deep, down to RL49.50. No rock was encountered. (Cockings 2017, p1)

Evidence from bore holing indicates that historical fills are ephemeral and interspersed with sand and other mixed fills. The sands and other soils are likely to contain any potential archaeological evidence but may also represent modern fills deposited onsite to level for the current structures shown by the changes in aerial photographs from the mid twentieth century.

5 HISTORICAL ARCHAEOLOGICAL POTENTIAL

5.1 Introduction

This section of the report discusses the site's potential to contain historical archaeological evidence of the previous phases of occupation. The potential for the archaeological resource to reveal useful information about the previous uses or activities that shaped its history depends on its extent, nature and level of intactness. Disturbed archaeological features and deposits in the form of fragmentary structural remains and random artefacts may be evidence of previous occupation, but their use or value in reconstructing the past though providing meaningful information is limited. This is because such features and deposits are disassociated from the stratigraphic sequence that establishes their provenance and secure date of deposition.

This section identifies where intact archaeological evidence is likely to be found at the site, and to what extent it may be preserved. The level of significance of archaeological evidence (known or potential) is discussed in Section 6.

5.2 Site Formation Processes and Archaeological Potential

Based on the historical research the following broad historical phases of site development and use can be identified:

- Phase 1: European Occupation and Early Land Grants (1790-1850)
- Phase 2: Development of Bellevue Hill – changing from rural to suburban occupation (1850-1895)
- Phase 3: The Scots College (1895 – present)

Disturbance and development during each phase is likely to have had a significant impact on the survival of archaeological evidence associated with the occupation and use of the study area during earlier phases. The potential historical archaeological remains associated with each phase are outlined below and summarised in **Table 1**.

Phase 1: European Occupation and Early Land Grants (1790-1850)

During the period of the earliest land grants there is limited evidence of development beyond initial land clearing. Development during this period is likely to have been fairly small-scale at best, possibly associated features such as property fences or markers. Other archaeological features, such as evidence of simple timber structures, or land cultivation, are unlikely as historical records indicate the study areas was mainly undeveloped at this phase of the site occupation. In general, the historical archaeological potential from this phase is considered to be low, given the scale of the subsequent development of the study area that involved significant ground disturbance required for the construction of a number of buildings with associated landscaping, infrastructure and sport grounds.

Phase 2: Development of Bellevue Hill (1850-1895)

The second phase relates to the development of Bellevue Hill, changing from a rural estate to suburb. With the sale of the Cooper Estate, development and occupational patterns changed in the area, beginning with the building of Ginaghulla House in the late 1850s. In 1883 J.F. Josephson rebuilt his Enmore house on land purchased from the Cooper Estate, which later became part of the Scots College. Houses were still sparsely spread across the wider area well after the initial development of the school.

The historical archaeological potential from this phase would be associated with the late 1850's Ginahgulla House (later Fairfax House on the western portion of The Scots College) and J.F. Josephson's 1883 residence, St Kilian's (later Aspinall House). Given that both buildings are extant, the potential archaeological remains would include underground services (pipes and cisterns), elements of the original landscaping (e.g.: paths, garden beds, garden furniture, enclosures), original driveway and yard surfaces and any additional structural elements such as garden sheds, fences, scattered artefacts, etc. Archaeological potential for any underfloor deposits within extant Aspinall would be considered to be very low as the house would be furnished with tongue and groove floor boards (and floor coverings), which leave little or no possibility for artefacts to fall through the cracks of spaced or loose floorboards. In general, there would be a limited number of archaeological features still present at the site, as the known structures in the study area remain standing. The subsequent upgrades of the site would have resulted in major disturbance or complete removal of shallow elements at the site. However, deep features such as service pipes, cisterns, wells, rubbish pits or artefacts in disturbed contexts may still exist. Cumulatively, archaeological potential for this phase of the site development would be considered to be low to moderate.

Phase 3: The Scots College (1895-present)

In 1895, Aspinall purchased the land and home of J. F. Josephson to move his school, Scot's College, to. This building still stands and is utilised as a boarding house now, over the subsequent 123 years building have been added, and developed, however major restructuring of layouts appears to have been limited and many buildings still exist on site. This phase of development is likely to have involved the removal of vegetation, grading and introduction of additional fill, in order to level the study area, in particular the playing fields and clearing of previous garden areas apparent in aerial photographs.

The historical archaeological potential from this phase is considered to be low, as most of the structures remain standing and the surrounding areas being subject to significant alterations. There is some limited potential for the presence of remains of superseded or replaced structures or landscaping that have been removed in the period 1895-2017.

5.3 Summary of Historical Archaeological Potential

Table 1 below lists the potential remains from all three phases of historical development of the site. Their likelihood of survival is graded in accordance with the following classification: Nil, Low, Moderate, High and Extant. The graphic representation of the site's archaeological potential is provided in Figure 29.

Table 1. Summary of historical archaeological potential.

Phase	Site Features	Potential Remains	Archaeological potential
1: European Occupation and Early Land Grants (1790-1850)	Land clearing Possible fences or markers Scattered artefacts	Postholes, tree boles, evidence of burning, soil profile, less likely: simple wooden structures, contact archaeology	Low
2: Development of Bellevue Hill (1850-1895)	Structures Driveway Yard surfaces or paths Subsurface services (pipes, drains including a stormwater drain from Fairfax's neighbouring property, cisterns, rubbish pits) Scattered or isolated artefacts Fill	Structural remains, construction cuts and fills, services (pipes and cisterns), driveways, yard surfaces, fencing, drainage, artefact scatters	Low – Moderate

3: The Scots College (1895-present)	Earlier school buildings Landscaping Yard surfaces Subsurface services Fill	Structural remains, construction cuts and fills, services, removal of vegetation, grading/introduction of fills	Low
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The study area has generally low potential to contain archaeological remains associated with the European occupation of the site. The development of the study area did not commence prior to the second half of the nineteenth century. Prior to this, the site was dense bushland with a small potential for simple tracks. Development was slow to take hold and began in the area with first Ginaghulla House in the 1850s then St Killians' in 1883, with several other properties in the area, archaeological potential is likely to relate to the early development of large properties.

By 1895 Scots College had taken up a prime position and expansion of the facilities took place to accommodate various needs of the growing school complex. Given the level of redevelopment of the site over the last 120 years, some fragmentary evidence of earlier phases of occupation across the site is possible. The footprint of the extant Stevenson Library and its immediate surrounds are unlikely to contain substantial archaeological remains associated with the 1883 St Killians (later Aspinall) building.

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC
Incorporating AHMS and Futurepast

Scots College Stevenson Library

Study Area

- Scots College VRE Campus
- Stevenson Library

Archaeological Potential

- Low
- Low - Moderate

Drawn by: Lorna Cooper
Checked by: Anita Yousif
Date: 28 Feb 2018
Projection: GDA 1994 565
Data sources: Extent,



0 25 50 75 100
m



Figure 29. Demonstrating the Archaeological potential relating to the Scots College (Victoria Road East Campus) with the Stevenson Library highlighted in red

6 ASSESSMENT OF HISTORICAL ARCHAEOLOGICAL SIGNIFICANCE

6.1 Basis for Assessment

Archaeological significance refers to the heritage significance of known or potential archaeological remains. While they remain an integral component of the overall significance of a place, it is necessary to assess the archaeological resources of a site independently from above-ground and other heritage elements. Assessment of archaeological significance can be more challenging as the extent and nature of the archaeological features is often unknown and judgment is usually formulated on the basis of expected or potential attributes.

The following significance assessment of the study area's historical archaeological resource is carried out by applying criteria expressed in the publication 'Assessing Significance for Historical Archaeological Sites and 'Relics', prepared by the Heritage Branch, formerly Department of Planning (NSW) (now the Heritage Division, Office of Heritage and Environment) in December 2009.

6.2 NSW Heritage Criteria for Assessing Significance Related to Archaeological Sites and Relics

6.2.1 Archaeological Research Potential (NSW Heritage Criterion E)

The development of the suburb and school, second and third phases of the occupation of the study area, are well represented in the documentary historical record. Although there is higher potential for the presence of archaeological remains from the St Kilian's (Aspinall House) building phase, it is unlikely that these remains would provide substantial additional historical information. Archaeological evidence associated with the J.F. Josephson's St Kilian's residence that later became the original school building would have the ability to provide some information about the origins of the building complex and as such would be considered significant at a local level.

There is much less documentary evidence relating to the earlier, initial European ownership and continued Aboriginal use of the study area and their interaction with the Europeans. Any evidence of the contact between the groups would have high research potential. However, the potential for the presence of archaeological remains from this phase is low.

6.2.2 Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D)

Early Aboriginal interactions with Europeans who claimed ownership of the general area of the study area are in evidence within the historical record; the earliest roads would have been based on older tracks created through the bush and there are records of the housing, economic interactions and general use of the area.

The whole Point Piper peninsula was divided early into land grants and European ownership was marked by land clearing however there is no indication of structures or fencing, any evidence of this earliest period would relate to Piper, Cooper and Levey.

From the earliest times, the study area has been owned by notable figures in the colony, who to a lesser or greater extent left their mark on the study area, of these J.F. Josephson and A. Aspinall are locally significant.

6.2.3 Aesthetic or technical significance (NSW Heritage Criterion C)

The land adjacent to the east of Aspinall House, has apparently been used as a lawn area to situate the house in its landscape from its earliest development and continued through the mid twentieth century as shown in aerial images. Potential archaeology may demonstrate evidence of earlier landscaping; however, it is unlikely that such remains would provide any substantive information that could not otherwise be gleaned from other sources, in particular historical archives.

6.2.4 Ability to demonstrate the past through archaeological remains (Criteria A, C, F & G)

This criterion primarily depends on the nature and level of preservation of the potential archaeological resources within the study area. Given that such aspects are expected to be fragmentary their ability to demonstrate certain characteristics of the area's late nineteenth-century residential development is limited.

The historical archaeological remains that are most likely to be present on the study area relate to the building and use of Aspinall House (St Kilian's), and representative of residential development which has been well documented in the suburban areas of Sydney in the late nineteenth century and the subsequent development of the Scots College. It is unlikely that such archaeological remains would provide any substantive historical information that could not be obtained from other sources, and in particular the documentary record.

6.2.5 Bickford and Sullivan's Questions

The above assessment criteria are supplemented by the established assessment framework that has been developed by Anne Bickford and Sharon Sullivan, who set three fundamental questions to assist in determining the research potential of an archaeological site.⁸² These questions are as follows.

Can the site contribute knowledge that no other resource can?

The late nineteenth century development of the study area is well understood from documentary sources, and the archaeological remains that are probably present are unlikely to provide substantial additional historical information.

Can the site contribute knowledge that no other site can?

Initial occupation by J.F. Josephson which contribute little as many other properties in the surrounding area have a similar history of development and use, and would have similar archaeological potential, but as redevelopment continues rapidly, the remaining stock of such sites is reduced. The study area is associated with the Scots College from the late nineteenth century, and in that sense any associated archaeological remains would be specific to this particular site. However, as many of the structures are still extant, the potential archaeological remains are likely to be limited to construction cuts and fills, services and prior landscaping and overall would not be considered significant.

Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

⁸² Bickford, A and S Sullivan 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan, S and S Bowdler (eds) *Site Surveys and Significance Assessment in Australian Archaeology* (Proceedings of the 1981 Springwood Conference on Australian Prehistory), Department of Prehistory, Research School of Pacific Studies, The Australian National University, Canberra, pp 19–26.

The historical information that could be derived from the potential archaeological resource relates to the general occupation and usage development of the site in particular as a home then a school, and the local area in general. The relevance of the information to an understanding of the history of the area is limited by the probable nature of the evidence, which is likely to consist largely of construction cuts, fills and service remains.

6.3 Summary Statement of Significance

The potential historical archaeological resource relates largely to the occupation of the study area in the nineteenth century. The first phase relates largely to the Aboriginal occupation of the study area during the historic period of the initial land grants and resales (1790-1850) interspersed with evidence of European ownership; archaeological remains from either the nineteenth-century Aboriginal use of European ownership of the study area are unlikely to be present. However, substantial and tell telling remains of the contact between the local Aboriginal groups and Europeans would have high research potential and would be of state heritage significance. The first site phase relates to evidence of land grants and resales (1790-1850), with no evidence of European occupation or cultivation in the historic record. Any remains are likely to be limited to land clearing and possible fencing or markers and as such would be of local heritage significance.

The second phase contains evidence of the development of Bellevue, changing from a rural estate to suburb, evidence would most likely be in the form of infrastructure. This phase of the history of the study area is of local significance, as it relates to the development and changing face of the local area.

The third and final phase of historical archaeological evidence from the site relates to the development of the Scots College over time, the archaeological evidence is unlikely to provide substantial historical information that cannot be obtained from other sources, and overall not considered to be of heritage significance.

In summary, the archaeological evidence associated with the historical development of the Scot's College site would have limited ability to contribute to a better understanding of the late nineteenth century historical development in New South Wales. Any potential relics would have limited research potential to tell the and as such would be significant at a local level.

7 POTENTIAL HISTORICAL ARCHAEOLOGICAL IMPACT

7.1 Proposed Development

The proposal involves major alterations and additions to the Stevenson Library building including partial demolition, extensions to existing floor slabs, creation of an atrium void, addition of a new upper storey, complete interior refitting, and complete recladding of the exterior in a Scottish Baronial architectural style. It includes the creation of a new main entrance from the College Quadrangle as well as new entrances directly off the College oval.

7.2 Potential Archaeological Impact

Based on the information that is presently available, the proposed development will involve demolition of internal and external walls but retention of the slab. The elevations illustrated in **Figure 30** demonstrate how the works will use the existing structure as a skeleton without requiring deep excavation.

The footprint of the new building will be 214m² larger than the existing footprint and will involve trenching to extend the slab and to create an atrium and lift well as detailed in **Figure 31**. There is unlikely to be a requirement for extensive deep excavation, as no basement levels are proposed. Deep excavation is likely to be limited to discrete areas, for footings, subsurface services, and features such as lift-wells and stormwater detention basins.

This excavation may be at least partially contained within introduced fill material. However, where excavation extends beyond fill, these works may result in partial disturbance or destruction of subsurface historical archaeological remains relating to Aspinall House as shown in Figure 29.

This is unlikely to substantially affect the potential archaeological resources of the study area, as the archaeological potential in the impact zone is considered to be generally low.



Figure 30. Existing vs Proposed Elevation – indicating no deep excavation. (JCA Architects, Drawing No. SSD1.02/17-201, Scale 1:200 @ A3)

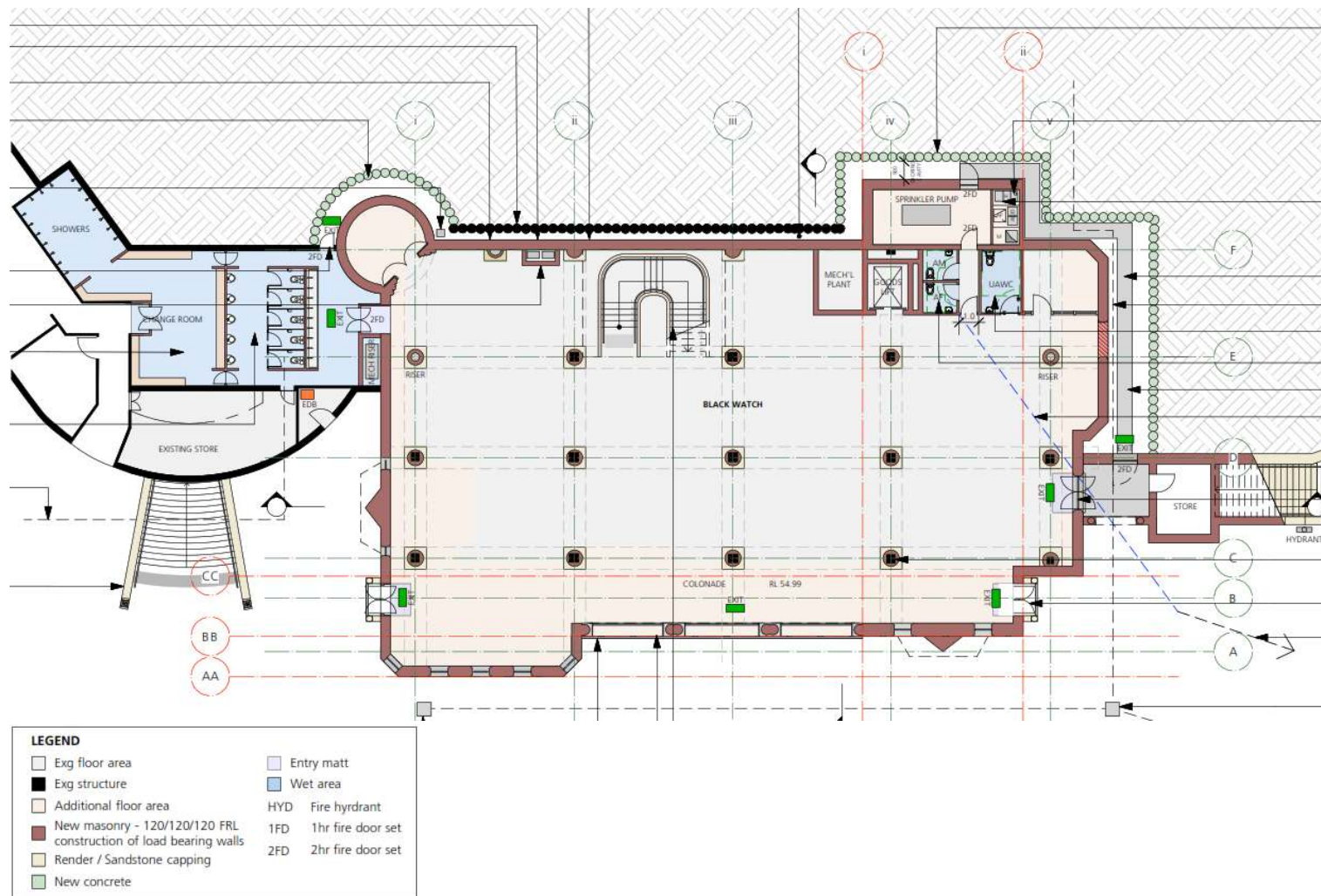


Figure 31. Proposed Ground Floor Level – note the additional flooring at the edge of the existing structure. (Source: JCA Architects, Drawing No. SSD1.02/17-201, Scale 1:200 @ A3)

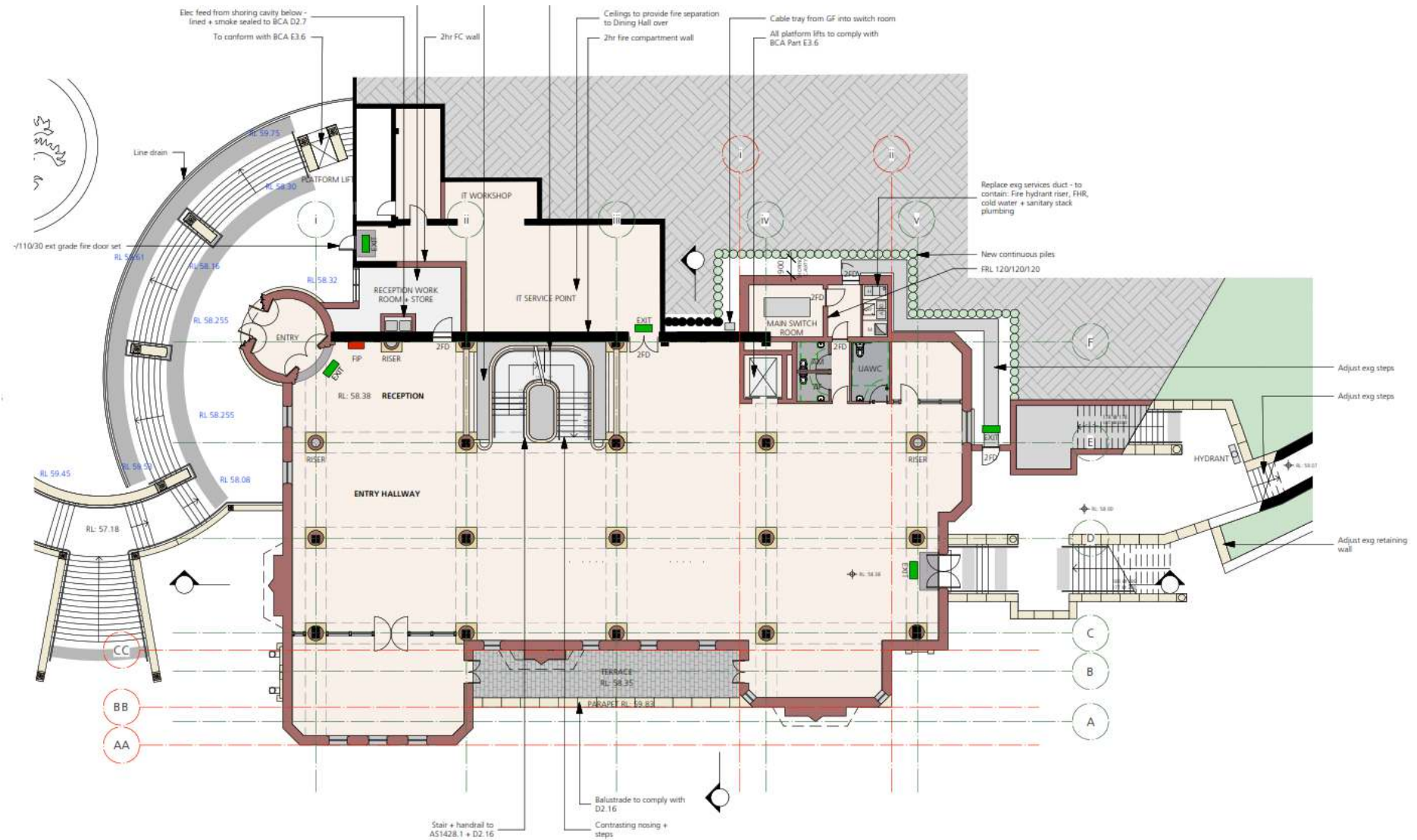


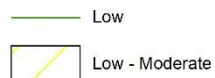
Figure 32. Proposed first floor plan. (Source: JCA Architects, Drawing No. SSD1.02/17-202, Scale 1:200 @ A3)

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC
Incorporating AHMS and Futurepast

Scots College Stevenson Library

Potential Archaeological Impact



Drawn by: Lorna Cooper
Checked by: Anita Yousif
Date: 28 Feb 2018
Projection: GDA 1994 56S
Data sources: Extent, Nearmaps, JCA Architects

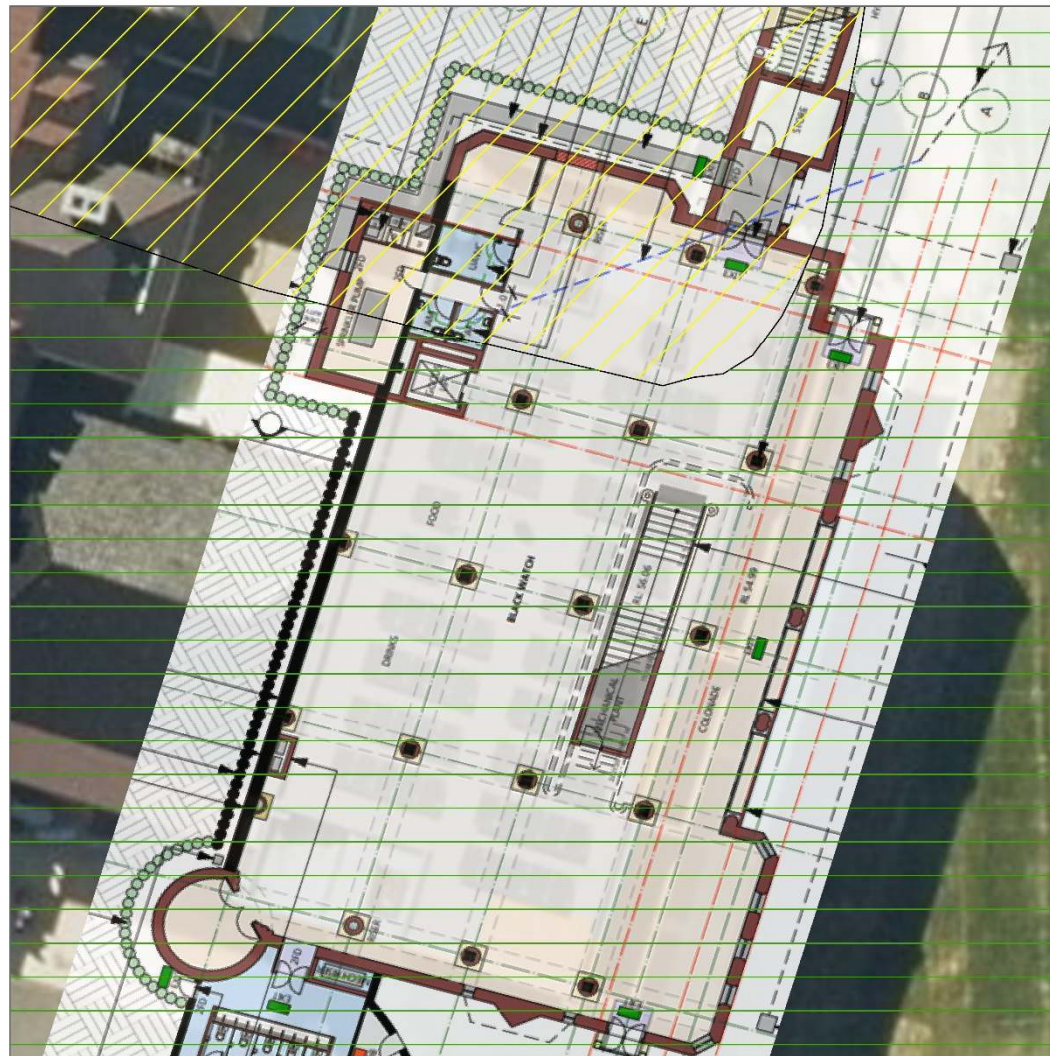


Figure 33. Potential Archaeological Impact indicated by hashed yellow and green overlay.

8 CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusions

The development of the study area did not commence prior to the second half of the nineteenth century. The first recorded development in the area began with Ginaghulla House in the 1850s followed by St Killians' in 1883, which later became the Scots College.

The site has been assessed to have generally low potential for historical archaeological remains associated with nineteenth century development. Archaeological evidence is likely to relate to the mid to late nineteenth century development of Bellevue Hill including still extant structures St Killians' (later Aspinall House) and Ginaghulla (later Fairfax house) and the later development of the Scots College.

The archaeological significance of the nineteenth century archaeological potential is considered to be at a local level.

Historical records document the Aboriginal presence and interaction with landowners well into the mid nineteenth century. However, given substantial ground disturbances associated with the continuous development of the site since the mid nineteenth century, evidence of Aboriginal occupation and interaction with Europeans is considered to be low.

Any substantial archaeological evidence of the contact period between the local Aboriginal people and European landholders would be considered significant at a State level.

The footprint of the Stevenson Library is by and large located in the area of the low archaeological potential with the northern end potentially encroaching the area of low-moderate potential associated with historic Aspinall House.

The proposed redevelopment of the Stevenson Library does not involve extensive deep excavation, as no basement levels are proposed and the building will utilise existing services. Deep excavation is likely to be limited to discrete areas only for new features such as a piling trench, lift-wells (which is located in the area of low potential) and at least partially contained within introduced fill material.

The discrete areas of excavation mainly contained in the zone of low archaeological potential is considered to be of negligible adverse impact onto the site's potential archaeological resources.

The proposed redevelopment of the Stevenson Library is being assessed as SSD under Section 89C of the EP&A Act. Once approved it will be outside the ambit of the Heritage Act.

8.2 Recommendations

If the proposed redevelopment of the Stevenson Library site is approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will not be required.

However, given the local heritage status of the adjacent Aspinall House and some potential for archaeological relics across the site, it is recommended that following archaeological management be employed:

- Prior to the onsite ground disturbance commencing, the designated project team including all contractors on site should undergo heritage induction, which will include an archaeological awareness component to reinforce the importance of heritage issues and the management measures that will be implemented.

- In the event of an unexpected discovery of archaeological relics during ground disturbance works the Unexpected Find Procedure should be followed. The procedure details the actions to be taken when a previously unidentified and/or potential Aboriginal and/or historical heritage item/object/site is found during construction activities, as follows:
 1. **STOP ALL WORK** in the vicinity of the find and immediately notify the relevant Site Supervisor. The Supervisor will then notify the Project/Site Manager and demark the area to protect the artefact/item/object/site.
 2. The Project/Site Manager is to record the details, take photos of the find and ensure that the area is adequately protected from additional disturbance.
 3. The Project/Site Manager contacts the appointed project archaeologist to notify them of the location of the find.
 4. If the project archaeologist advises that the find **is not** a historical relic or (Aboriginal object), work will recommence in consultation with the Project/Site Manager.
 5. If the project archaeological advises that the find **is** a potential heritage item the Project/Site Manager should undertake the following procedure:
 - Liaise with the project archaeologist to determine the significance of the heritage item; and
 - Implement the appropriate heritage mitigations dependent on the significance of the site, which may include further archaeological excavation and recording.
 - If further archaeological works would be required they would be guided by an archaeological research design, which would provide a research framework for the works and research questions, which at the minimum, would focus on the extent, nature and integrity of archaeological remains and their ability to provide additional information on the history of the site.
 - Any archaeological excavation and recording would be carried out in accordance with best archaeological practice involving: stratigraphic excavation, detailed recording of exposed features and soil contexts using pro-forma context sheets and registers; measured drawings, photographic recording of all archaeological features and works performed; artefact collection in accordance with their provenance and appropriate labelling and bagging.
 - A final report detailing archaeological works and results of such works would need to be prepared at the completion of archaeological onsite works.

If exposed archaeological remains are deemed to be substantial or significant, the Heritage Council of NSW or the Heritage Division as delegate should be notified in accordance with section 146 of the Heritage Act.

If the proposed redevelopment of the Stevenson Library site is not approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will be required to allow for the disturbance or removal of any locally significant relics. An application for a relevant approval would need to be accompanied by an Archaeological Research Design or Work Method Statement.

Any relics assessed to be of state heritage significance would need to be assessed separately and their management, including *in situ* retention, discussed with the Heritage Division and relevant stakeholders.

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