

St Joseph's College Physical Education and Sports Precinct Project: Baseline Historical Archaeological Assessment

FINAL REPORT

Prepared for Bloompark Consulting Services on behalf of St Joseph's College

9 July 2018

Biosis offices

NEW SOUTH WALES

Newcastle

Phone: (02) 4911 4040

Email: newcastle@biosis.com.au

Sydney

Phone: (02) 9101 8700

Email: sydney@biosis.com.au

Wollongong

Phone: (02) 4201 1090

Email: wollongong@biosis.com.au

Albury

Phone: (02) 6069 9200

Email: albury@biosis.com.au

VICTORIA

Melbourne

Phone: (03) 8686 4800

Email: melbourne@biosis.com.au

Ballarat

Phone: (03) 5304 4250

Email: ballarat@biosis.com.au

Wangaratta

Phone: (03) 5718 6900

Email: wangaratta@biosis.com.au

Document information

Report to: Bloompark Consulting Services

Prepared by: Charlotte Allen
Samantha Keats

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Glossary

c.	Circa
CBD	Central Business District
CHL	Commonwealth Heritage List
DP	Deposited Plan
EIS	<i>Environmental Impact Statement</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Heritage Act	<i>Heritage Act 1977</i>
HHCDCP	Hunters Hill Consolidated Development Control Plan 2013
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NSW	New South Wales
OEH	NSW Office of Environment and Heritage
SHR	State Heritage Register
SSD	State Significant Development
Study area	The area of impact for the proposed works

Summary

Biosis Pty Ltd was commissioned by Bloompark Consulting Services on behalf of St Joseph's College to undertake a baseline historical archaeological assessment for the Physical Education and Sports Precinct Project, State Significant Development (SSD) No. 8970, located at St Joseph's College, Hunters Hill, New South Wales (NSW) (Figure 1 and Figure 2), referred to as the 'study area' herein. The study area is located approximately 7.4 kilometres north-west of the Sydney central business district (CBD). This assessment will support an Environmental Impact Statement (EIS) under Part 4 of the *Environmental Planning and Assessment Act 1979 NSW* (EP&A Act).

The proposed project will involve the demolition of existing buildings and facilities and subsequent construction of a new sports court complex with driveway and landscaped gardens in the south-east corner of the study area, the installation of a new Healy Gym in the north-west corner and two substations in the north-east corner. This assessment has been undertaken to assess the areas of proposed works for their impact on potential archaeological resources which may be present in these locations, and the potential heritage significance these resources may hold.

The study area is listed as an item of local heritage significance, as are its stone boundary walls, in the Hunters Hill Local Environmental Plan 2012. The study area is also contained within one of the heritage conservation areas within Hunters Hill. The historical research undertaken as part of this assessment has identified that the south-eastern corner of the study area may contain archaeological material relating to the use of this area as a farm or dairy in the late-19th and possibly early 20th centuries. This archaeological resource may be significant at a local level for its potential ability to provide insight into late-19th century domestic, farming and/or dairying practices within Hunters Hill. Research carried out for the north-eastern and north-western corners of the study area did not indicate that these locations contain archaeological material. Table 1 provides a summary of the assessment of archaeological potential in the south-eastern, north-eastern and north-western portions of the study area.

Table 1 Assessment of archaeological potential

Description	Location within study area	Probable feature(s)	Possible construction date	Archaeological potential
Evidence of agriculture, pastoralism and dairying	Northern portion of south-eastern corner, within and in the vicinity of structures [3] and [4]	Compacted deposits, post holes, drainage features, refuse dumps, artefact scatters, underfloor deposits	Pre-1880s – early 20th century	Moderate
	Southern portion of south-eastern corner	Post holes, drainage features, refuse dumps, artefact scatters	Pre-1880s – early 20th century	Low
Evidence of land formation practices and alteration of the landscape	Northern portion of south-eastern corner, within and in the vicinity of structures [3], [4]	Fill deposits, cuts, wall footings	1880s – 1970s	Moderate

Description	Location within study area	Probable feature(s)	Possible construction date	Archaeological potential
	Southern portion of south-eastern corner	Fill deposits	1880s – 1970s	Low
	North-eastern corner	Fill deposits	1880s – present	Low
	North-western corner	Fill deposits	1880s – present	Low
Evidence of domestic occupation activities and practices in a semi-rural environment	Northern portion of south-eastern corner, within and in the vicinity of structures [3]	Underfloor deposits, surface artefact scatters, compacted yard deposits, post holes, refuse dumps	Pre-1880s – early 20th century	Moderate

The project has the potential to directly impact upon potential archaeological remains with low to moderate archaeological potential associated with the use of the south-east corner for small-scale farming and/or dairying activities. Specifically, archaeological remains such as the underfloor deposits, building foundations, outbuilding postholes, and potentially refuse pits, yard surfaces and fencing post holes.

The archaeological resource has the potential to hold local significance as a good and locally rare example of a late 19th century dairy farm. It represents the ongoing efforts of small farms in the face of increasing residential subdivision and urbanisation. It is important in a local context to the historic cultural landscape of Hunters Hill and its European origins as a farming and dairying district. The potential archaeological resource of dairying and farming activities has the potential to be considered significant at a **local** level.

It has been assessed that the northern portion of the south-eastern corner of the study area has moderate potential to contain archaeological resources, which have the potential to hold a moderate level of local heritage significance. The proposed sports courts complex works will have a direct impact on the potential archaeological resource due to the extent of excavation. The impact to this area is acceptable, provided that archaeological monitoring is undertaken during excavation to ensure that any archaeological resources are recorded and assessed. The southern portion of the south-eastern corner of the study area has low potential to contain archaeological resources, which, if encountered, would be considered of little local heritage significance. The impact to this area is acceptable, provided that a Chance Finds Procedure is implemented to record any archaeological materials which are excavated during works.

It has been assessed that north-eastern corner of the study area has low potential to contain archaeological resources, which, if encountered, would not be considered to hold local heritage significance. The impact to this is acceptable, provided that a Chance Finds Procedure is implemented to record any archaeological materials which are excavated during works.

It has been assessed that north-western corner of the study area has low potential to contain archaeological resources, which, if encountered, would not be considered to hold local heritage significance. The impact to this is acceptable, provided that a Chance Finds Procedure is implemented to record any archaeological materials which are excavated during works.

The following recommendations have been formulated to respond to the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.¹

Recommendation 1 Archaeological monitoring program

The assessment has determined that there is moderate potential for unrecorded archaeological relics associated with archaeological resources present within the study area.

Archaeological monitoring will consist of monitoring demolition works (i.e. removal of floor surfaces, foundations etc.) and all initial ground disturbance works within the study area until archaeological remains or a sterile layer is encountered. Deeper archaeological excavation may be required depending on the nature of remains encountered. The works described must be supervised and guided by an appropriately qualified archaeologist to ensure that any archaeological remains are identified and recorded.

Should substantial archaeological remains be identified it may be required undertake archaeological excavation using open area techniques. This focused excavation will centre upon certain archaeological features in order to establish the nature of archaeological remains encountered. This will ensure that any impacts to archaeological "relics" considered to be significant at a State or local level are mitigated. It is recommended that a program of archaeological monitoring be undertaken as part of the SSD conditions of approval.

Recommendation 2 Research Design

A Research Design that outlines the field methodology and provides a research framework for the excavation and/or monitoring must be prepared and approved prior to the commencement of demolition and construction works. The Research Design must be prepared in consultation with NSW Heritage Council and the Secretary. The Research Design would interface with a Construction Heritage Management Sub-Plan, outlined in Recommendation 3.

Recommendation 3 Construction Heritage Management Sub-Plan

A Construction Heritage Management Sub-Plan must be prepared following approval of the SSD submission in order to establish an unexpected finds policy in the event that demolition or construction works encounter unexpected historical structural or depositional remains, or any Aboriginal objects or places.

In both these instances all works should cease. A determination should then be made by an appropriately qualified archaeologist of whether the remains identified are likely to be "relics" under the *NSW Heritage Act 1977* or an Aboriginal object or place.

Where the remains are identified as being 'relics', the Heritage Council of NSW must be notified in accordance with section 146 of the *NSW Heritage Act 1977*. Failure to notify the Heritage Council is considered an offence under the act, with penalties including fines and imprisonment. After contacting the Heritage Council, a permit or exemption should be sought under the relevant section of the act to allow works to recommence.

All Aboriginal objects and places are protected under the *NSW National Parks and Wildlife Act 1974*. It is an offence to knowingly disturb an Aboriginal site without a consent permit issued by the Office of Environment and Heritage (OEH). If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations. These may include notifying the OEH and Aboriginal stakeholders.

¹ Australia ICOMOS 2013

1 Introduction

1.1 Project background

Biosis Pty Ltd was commissioned by Bloompark Consulting Services on behalf of St Joseph's College to undertake a baseline historical archaeological assessment for the Sports Court Project, State Significant Development (SSD) No. 8970, located at St Joseph's College, Hunters Hill, New South Wales (NSW) (Figure 1 and Figure 2), referred to as the 'study area' herein. The project is comprised of the following:

- Demolition of the following existing buildings (which are not heritage significant) near the intersection of Luke Street and Gladesville Road:
 - College Shop
 - Healy Gym and Maintenance Workshop
 - Outdoor Sports Courts
 - Workshop/Storage and Shed.
- Construction of the Physical Education and Sports Precinct Project (PESPP) comprising the following facilities:
 - Lower Ground Floor: New car parking, maintenance workshops, storage, offices, amenities etc. A net increase of 55 car parking spaces is proposed (85 new spaces to be provided in the PESPP basement less 30 at grade spaces to be removed)
 - Ground floor: Three indoor sports courts, amenities, kitchen and entry lobbies
 - First Floor: Void over sports courts, bench seating (180 seats), staff facilities, two general learning areas and foyer
 - Driveway entry to the PESPP (no new vehicular cross overs)
 - Landscaping and tree removal/replacement.
- Construction of a new single storey building to accommodate the new Healy Gym in the north-western corner of the site near the intersection of Mary Street and Mark Street.
- New kiosk substation and landscaping in the north-eastern corner of the site
- Use of the completed works as an educational establishment.
- Staging which would facilitate completion of the PESPP in up to two stages (noting that the entire project may be completed in one stage).

The proposed development will be assessed in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979 NSW* (EP&A Act).

1.2 Location of the study area

The study area is located on Mark Street (Lot 2, DP 527024), in the suburb of Hunters Hill, within Hunters Hill Local Government Area (LGA), Parish of Hunters Hill, County of Cumberland (Figure 1). It encompasses 7.3 hectares of private land. It is currently zoned SP2 – Infrastructure: Educational Establishment.

1.3 Scope of assessment

This report was prepared in accordance with current heritage guidelines including *Assessing Heritage Significance*, *Assessing Significance for Historical Archaeological Sites and "Relics"* and the *Burra Charter*.² This report provides an archaeological assessment to identify if any heritage items or relics exist within or in the vicinity of the study area. The heritage significance of potential archaeological resources has been investigated and assessed in order to determine the most appropriate management strategy. This report does not consider the heritage significance or impact to built fabric.

The following is a summary of the major objectives of the assessment:

- Identify and assess the heritage values associated with the areas of impact within study area. The assessment aims to achieve this objective through providing a brief summary of the principle historical influences that have contributed to creating the present-day built environment of the study area using resources already available and some limited new research.
- Assess the impact of the proposed works on any archaeological items of cultural heritage significance within the identified areas affected by proposed works in the study area.
- Identifying sites and features within the study area which are already recognised for their heritage value through statutory and non-statutory heritage listings.
- Recommend measures to avoid or mitigate any negative impacts on the heritage significance of any archaeological items within the identified areas affected by proposed works in the study area.

1.4 Limitations

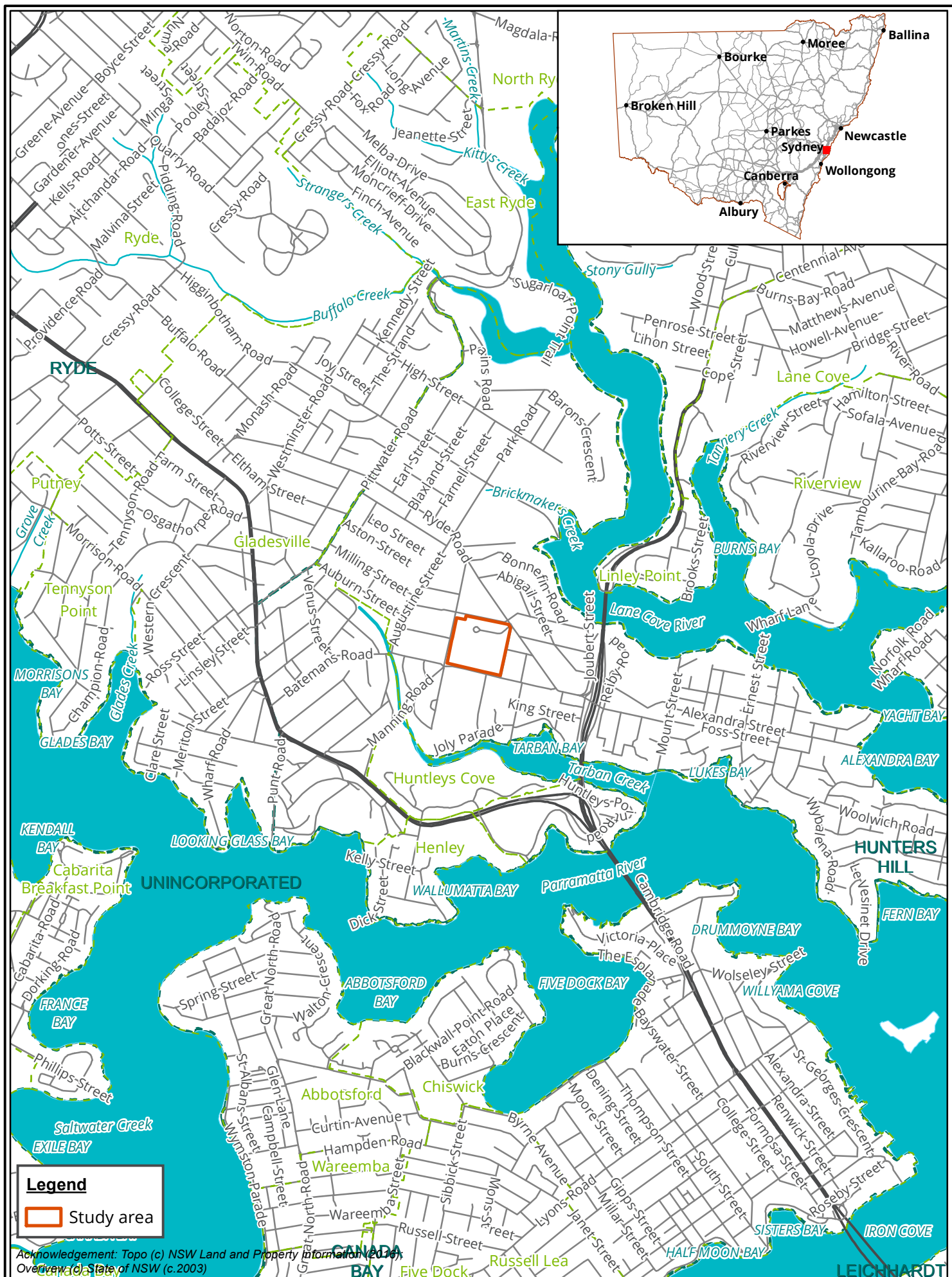
This report only assesses the historical archaeological potential and significance of the areas impacted by the proposed works within the study area. It does not consider the built environment or any impacts that may occur from the proposed works.

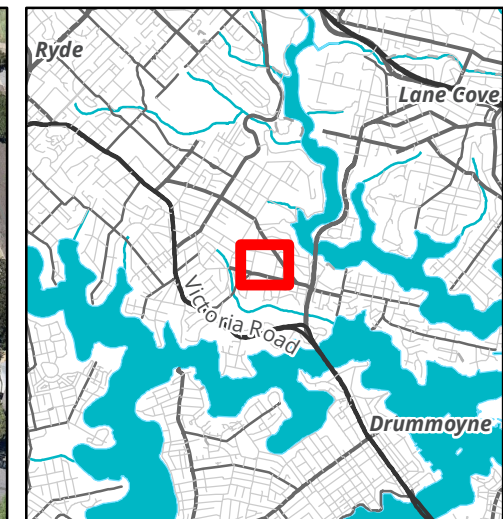
This report is a baseline archaeological assessment based on limited historical research and a field inspection. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report. The assessment draws upon crown plans, historical aerials and secondary sources to map the archaeological potential of the study area. The archaeological survey was constrained by the presence of built fabric and modified ground surface areas in some locations, limiting the observations of ground surface and identification of potential archaeological resources.

Although this report was undertaken to best archaeological practice and its conclusions are based on professional opinion, it does not warrant that there is no possibility that additional archaeological material will be located in subsequent works on the site. This is because limitations in historical documentation and archaeological methods make it difficult to accurately predict what is under the ground.

The significance assessment made in this report is a combination of both facts and interpretation of those facts in accordance with a standard set of assessment criteria. It is possible that another professional may interpret the historical facts and physical evidence in a different way.

² NSW Heritage Office 2001; NSW Heritage Branch, Department of Planning 2009; Australia ICOMOS 2013





Legend

Study area

Figure 2: Study area detail

0 10 20 30 40 50
Metres

Scale: 1:1,800 @ A3
Coordinate System: GDA 1994 NSW Lambert



Albury, Ballarat, Melbourne,
Newcastle, Sydney, Wangaratta & Wollongong

Matter: 26879
Date: 19 February 2018,
Checked by: CLA, Drawn by: LH, Last edited by: Iharley
Location: P:\26800s\26879\Mapping\26879_SIC_F2_StudyArea

2 Statutory framework

The project is being assessed as a SSD Project (Project number SSD 8970) under Part 4 of the *Environmental Planning and Assessment Act 1979*. Statutory heritage listings inform the assessment process. Approval for the project will be made by the Minister for the Department of Planning who will assess whether the investigation has been conducted in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued on 3 January 2018.

In NSW cultural heritage is managed in a three-tiered system: national, State and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection afforded to non-Aboriginal heritage within or adjacent to the study area.

2.1 Commonwealth legislation and statutory listings

2.1.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of Environment and Energy (DEE). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items listed on the NHL have been assessed to be of outstanding significance and define "critical moments in our development as a nation".³
- The Commonwealth Heritage List (CHL) contains items listed on the CHL are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing "significant" heritage value.⁴

A search of the NHL and CHL did not yield any results associated with the study area.

2.2 NSW legislation and statutory listings

2.2.1 NSW Heritage Act 1977

Heritage in NSW is principally protected by the *Heritage Act 1977* (Heritage Act) (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items: "*those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance*". The Act is administered by the NSW Heritage Council, under delegation by the Heritage Division, Office of Environment and Heritage. The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items and places of heritage significance may be protected.

³ "About National Heritage" <http://www.environment.gov.au/heritage/about/national/index.html>

⁴ "Commonwealth Heritage List Criteria" <http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>

2.2.1.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the NSW *Heritage Act*. The Register came into effect on 2 April 1999. The Register was established under the *Heritage Amendment Act* 1998. It replaces the earlier system of Permanent Conservation Orders as a means for protecting items with State significance.

A permit under Section 60 of the Heritage Act (NSW) is required for works on a site listed on the SHR, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit. Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in the Guideline "Standard Exemptions for Works requiring Heritage Council Approval". These exemptions came into force on 5 September 2008 and replace all previous exemptions.

There are no items listed on the SHR within the study area.

2.2.1.2 Relics provision

Section 139 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the State Heritage Register.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological 'relic' under the Act. A 'relic' is defined by the Heritage Act as:

"Any deposit, object or material evidence:

- (a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) which is of State or Local significance"*

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the Archaeological Significance Assessment Guidelines is that a "relic" would be viewed as a chattel and it is stated that *"In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include 'relics' of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be 'relics'."*⁵

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act), unless there is an applicable exception (pursuant to Section 139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with sections 60 or 140 of the Heritage Act. It is an offence to disturb or excavate land to discover, expose or move a relic without obtaining a permit. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation. However, the Project is a SSD and is therefore exempt from obtaining an approval under Part 4 of the EP&A Act, or an excavation permit under Section 139 of the Heritage Act, as per Section 5.23 (1) (c) of the EP&A Act.

⁵ NSW Heritage Branch, Department of Planning 2009, 7

If during the course of the development, substantial intact archaeological relics of state or local significance not identified in the archaeological assessment are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with Section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment may be required prior to the recommencement of excavation in the affected area.

2.2.2 Section 170 Heritage and Conservation Registers

Section 170 of the *Heritage Act* requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within or adjacent to the study area that are entered on a State government instrumentality Section 170 Register.

2.2.3 Environmental Planning and Assessment Act 1979

2.2.3.1 Local Environmental Plan

The Hunters Hill Local Environmental Plan (LEP) 2012 contains schedules of heritage items that are managed by the controls in the instrument. Heritage items in the vicinity of the study area are identified in Figure 3.

The study area is listed as an item of local significance on the Hunters Hill LEP 2012 Schedule 5:

- St Joseph's College, including stone walls and gates (Item No. I242), Mary Street, corner Mark and Luke Streets, Hunters Hill, NSW, Lots 1 and 2, DP 527024. Item of local heritage significance.
- Stone walls, (Item No. I287), various locations within the LGA. Item of local heritage significance which marks the boundary of St Joseph's College.

The study area is located within a heritage conservation area of local significance:

- Hunters Hill Conservation Area No 1—The Peninsula (Item No. C1).

The study area is also situated within the vicinity of heritage items of local significance:

- House, (Item No. I226), 11 Mark Street, Hunters Hill, NSW, Lot 1, DP 660890. Item of local heritage significance, adjacent to the study area on the northern side of Mark Street.
- House, (Item No. I245), 13 Mark Street, Hunters Hill, NSW, Lot 1, DP 1141996. Item of local heritage significance, adjacent to the study area on the northern side of Mark Street.
- Villa Maria church monastery and grounds, (Item No. I244), 1 Mary Street, Hunters Hill, NSW, Lot 2, DP 550463. Item of local heritage significance, adjacent to the study area on the southern side of Gladesville Road.
- House, "Dacre Villa", (Item No. I247), 36 Mary Street, Hunters Hill, NSW, Lot 2, DP 500700. Item of local heritage significance, adjacent to the study area on the western side of Mary Street.
- House, (Item No. I248), 38 Mary Street, Hunters Hill, NSW, Lot C, DP 18427. Item of local heritage significance, adjacent to the study area on the western side of Mary Street.
- House, "Viewforth", (Item No. I249), 42 Mary Street, Hunters Hill, NSW, Lot 1, DP 749274. Item of local heritage significance, adjacent to the study area on the western side of Mary Street.
- House, formerly "Toorak", (Item No. I250), 44a Mary Street, Hunters Hill, NSW, Lot A, DP 372205. Item of local heritage significance, adjacent to the study area on the western side of Mary Street.

- House, “St Elmo”, (Item No. I251), 46 Mary Street, Hunters Hill, NSW, Lot 11, Section 5, DP 235. Item of local heritage significance, adjacent to the study area on the western side of Mary Street.
- House, (Item No. I289), 51 Ryde Road, Hunters Hill, NSW, Lot 5, Section 2, DP 806. Item of local heritage significance, adjacent to the study area on the eastern side of Ryde Road.

2.2.3.2 Hunters Hill Consolidated Development Control Plan 2013

The Hunters Hill Consolidated Development Control Plan 2013 (HHCDCP) outlines built form controls to guide development. The HHCDCP supplements the provisions of the Hunters Hill LEP 2012.

One of the key strategic objectives of the HHCDCP is to conserve identified heritage values that influence the character and identity of the municipality. More specifically, the HHCDCP aims to: conserve and enhance cultural heritage which contributes to the character and identity of the municipality through the appropriate use and development of land, existing buildings and structures; protect the heritage significance of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings; retain evidence of the Municipality’s thematic historical development by conserving significant elements of environmental heritage; and complement heritage conservation provisions in the Hunters Hill LEP 2012 to ensure that future development does not detract from the significance of heritage items and conservation areas.

In general, development applications for heritage items, properties within a heritage conservation area, or a property located near a heritage item should evaluate the likely effects the development may have on the identified values or significance of the heritage item or conservation area. Application documents should demonstrate the proposed development would neither destroy nor detract from the significance of a heritage item and its setting, or of a conservation area. More specifically, for development of heritage items, applications should address the following requirements:

- Primary aims are to maintain and enhance qualities that have been documented by a heritage conservation management plan.
- Any proposed changes to the existing building should respect the form, scale and materials of the original building, or should be of a very minor extent.
- Proposals which involve substantial extensions are more likely to be acceptable if they would not compromise the integrity or character of the original building:
 - Desirably, extensions should be separated from the original building.
 - In general, alterations or additions should respect the original building in terms of form and shape, scale, architectural details, materials and finishes.
 - New works should incorporate an architectural style and details that would complement the original building, and should neither imitate nor visually compete with architectural character of the original building.
 - Design of alterations or additions should incorporate a simple and unobtrusive architectural style which would neither detract from nor visually dominate the character of the original building.

Development of property located within a heritage conservation area also needs to address the following requirements:

- Primary aims are to maintain and enhance qualities that have been documented by a heritage impact statement.

- Proposed works should neither destroy nor detract from qualities which are influenced by elements of the area's existing character which include: streetscape character and amenity; topography and established gardens; buildings with pitched roofs; facades which incorporate a high proportion of wall-to-window area; windows and doors that have vertical proportions; and building colour schemes which do not clash with established garden settings.

2.3 Summary of heritage listings

A summary of heritage listings within and in the vicinity of the study area is presented in Table 2 and Figure 3.

Table 2 Summary of heritage listings within and adjacent to the study area

Site number	Site name	Address / Property description	Listings		Significance
			Individual item	As a Conservation Area	
I242	St Joseph's College, including stone walls and gates	Mary Street, corner Mark and Luke Streets, Hunters Hill, NSW / Mid- to late-19th century catholic college and grounds	Hunters Hill LEP 2012	-	Local
I287	Stone walls	Various locations within the LGA / Substantial stone walls marking property boundaries	Hunters Hill LEP 2012	-	Local
C1	Hunters Hill Conservation Area No 1—The Peninsula	Large proportion of the Hunters Hill area		Hunters Hill LEP 2012	Local
I226	House	11 Mark Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I245	House	13 Mark Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I244	Villa Maria church monastery and grounds	1 Mary Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I247	House, "Dacre Villa"	36 Mary Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local

Site number	Site name	Address / Property description	Listings		Significance
			Individual item	As a Conservation Area	
I248	House	38 Mary Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I249	House, "Viewforth"	42 Mary Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I250	House, formerly "Toorak"	44a Mary Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I251	House, "St Elmo",	46 Mary Street, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local
I289	House	51 Ryde Road, Hunters Hill, NSW	Hunters Hill LEP 2012	-	Local

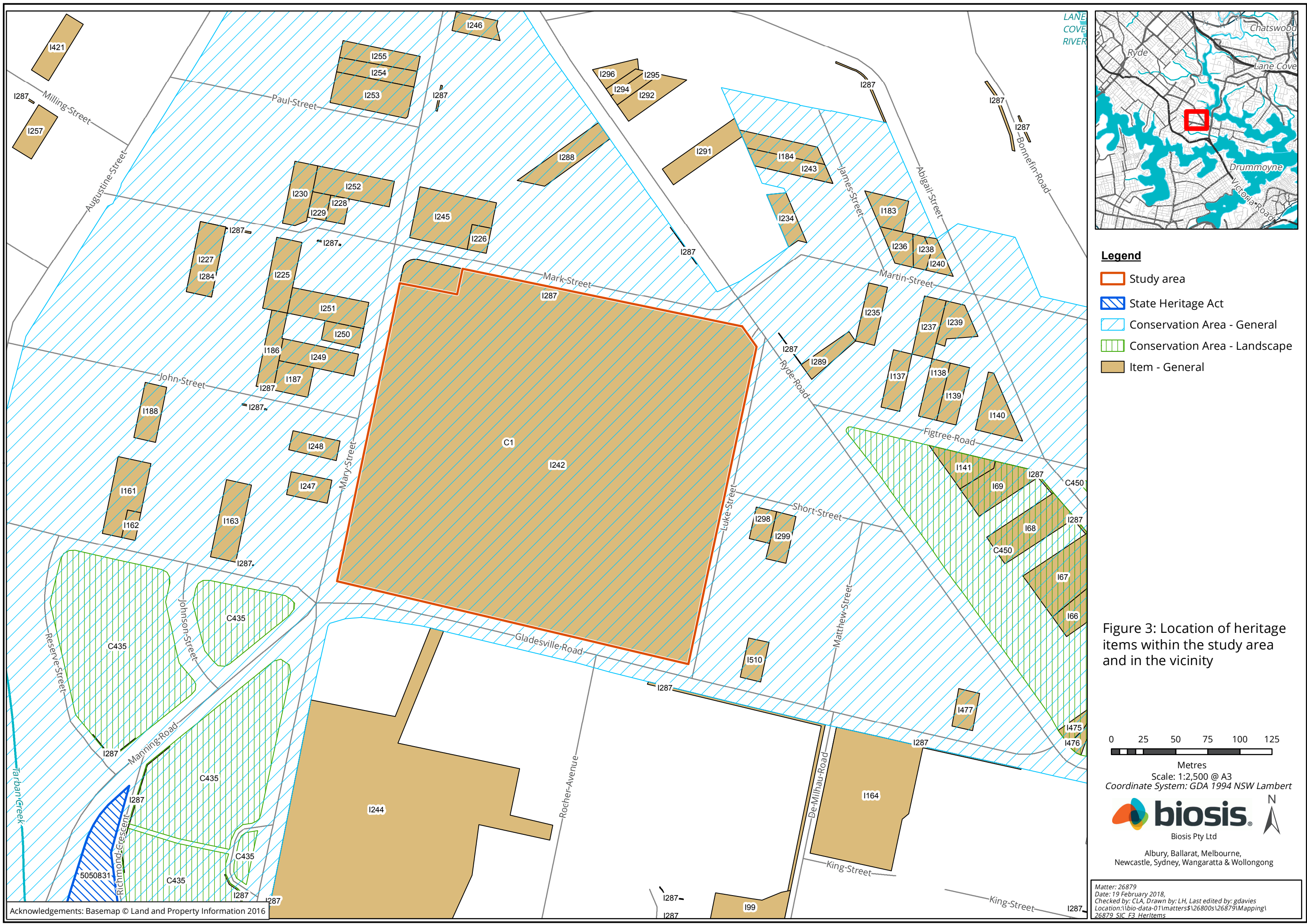


Figure 3: Location of heritage items within the study area and in the vicinity

0255075100125

Metres

Scale: 1:2,500 @ A3

Coordinate System: GDA 1994 NSW Lambert

biosis

Biosis Pty Ltd

Albury, Ballarat, Melbourne,
Newcastle, Sydney, Wangaratta & Wollongong

Matter: 26879

Date: 19 February 2018

Checked by: CLA, Drawn by: LH, Last edited by: gdavies

Location: \\bio-data-01\matters\26800s\26879\Mapping\26879_SIC_F3_HerItems

3 Historical context

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of Hunters Hill area.

3.1 Topography and resources

Hunters Hill is a leafy sandstone peninsula that stretches from Pittwater Road to Onions Point, at the confluence of the Lane Cove and Parramatta Rivers. The topography consists of undulating to low rolling hills on Wianamatta Group shales with convex narrow ridges and hill crests that grade into moderately incised sideslopes.

3.2 Aboriginal past

The land occupied by the study area was originally occupied by the Wallumedegal clan, which formed a part of the larger Darug language group. The name Wallumedegal (or Wallumattagal) was derived from wallumai the snapper fish, combined with matta, a word used to describe a place, usually a water place, as with Parramatta and Cabramatta.⁶ Wallumedegal territory followed the north bank of the Parramatta River from the Lane Cove River in the east to Parramatta at the head of the river to the west. The northern boundary was the Lane Cove River and the northern neighbours were the Cameragal or spear clan. Further east, Cadigal, a harbour-dwelling clan, occupied the present Eastern Suburbs and City of Sydney, from Inner South Head to Darling Harbour.

The Wallumedegal lived primarily on fish and shellfish, supplementing their diet when necessary with vegetables, marsupials, birds and grubs. They were also frequently observed firing the scrub both to facilitate access to the foreshore and to flush out game. Very little is known of their social structure and religious beliefs.⁷ The negative effects of European settlement in the 1780s and 1790s were quickly felt by local groups. Limited food supplies led to competition between settlers and local Aboriginal groups for what resources existed, and the difficulties caused by this were compounded by a smallpox epidemic in 1789.⁸

3.3 Hunters Hill – historical development

3.3.1 Exploration (1788 to 1830s)

Hunters Hill was first sighted by Captain John Hunter when he charted Sydney Harbour in January and February 1788, and it is thought that the suburb was named after him. He noted a high rugged peninsula thickly covered with turpentine, ironbark, eucalyptus, white stringybark and bloodwood trees.⁹ On 28 January 1788, he wrote in his journal: 'A few days after my arrival with the transports in Port Jackson, I set off with a six-oared boat and a small boat, intending to make as good a survey of the harbour as circumstances would admit.' Hunter's meticulous chart shows 30 depth soundings around the peninsula bounded by the

⁶ Smith 2017

⁷ Smith 2017

⁸ Beecroft-Cheltenham History Group 1995, 13–18

⁹ Sherry 2009, 22

Parramatta and Lane Cove Rivers.¹⁰ However, the first European settlers did not arrive in the area until the 1830s.

3.3.2 Early development (1835 to 1861)

One of the earliest landowners was Mary Reibey, emancipated convict and the first female retailer in Sydney and who is currently displayed on the \$20 note. Reibey was one of the most astute business people in the colony of New South Wales and in 1835, was granted three grants at Hunters Hill; however, she soon expanded her holdings to 100 acres by acquiring adjoining lands granted to John Rochester (Plate 1).



Plate 1 c1891 showing Mary Reibey's and John Rochester's holdings at Hunters Hill. The approximate location of the study area is denoted by the red arrow (Source: NSW Department of Lands, Crown Plan C209.690).

¹⁰ The Hunters Hill Trust 2011, 15



Plate 2 c.1838 drawing by Joseph Fowles of Figtree Farm (Source: State Library of New South Wales).

Reibey built a cottage near a large fig tree and named her property Figtree Farm (Plate 2), which she used as a country retreat from Sydney. The cottage was described as:

The upper Cottage and Verandah ... is built upon a beautiful elevation which overlooks the diversified views and curves of the river; to the north the eye expands over an extensive reach met by romantic bluff Hills... The Garden and Orchard, which consists of about six acres, is now undergoing the active preparation of the husbandmen for the spring and summer crops and fruits, pears, apples, apricots, cherries, oranges, loquats, strawberries, grapes, peaches, &c, grow in great profusion, considering the limited extent of the plantation, whilst vegetables of unusual growth and delicacy therefrom, have been a source of unceasing profit.

The lower House ... was intended for a superior residence and is built under an expanded figtree (from which the Estate takes its name), indigenous to the climate, and somewhat resembling the celebrated banyan tree of the East ... A small outlay would complete it. It has been calculated that there are about five thousand tons of firewood upon the Estate, of easy draught to the river; with abundance of water in the driest season, and a large paddock of forty acres, fenced in for the growth of barley and maize.¹¹

The Hunters Hill and Gladesville districts developed into a rural dairy and farming area which supplied the markets in Sydney with produce.¹² The 1840s saw the arrival of more entrepreneurs who saw the potential of

¹¹ 1838 "Mrs Reiby's very pretty Figtree Farm, to be sold by auction" *The Australian* (NSW : 1824 - 1848), 10 Aug, p. 3, <http://nla.gov.au/nla.news-page4298432>, viewed 19 February 2018

¹² Sherry 2009, 101; Farlow et al. 2008

Hunters Hill as a suburban retreat from the city with its high ridge as a thoroughfare being ideal for houses to overlook the water.¹³ In this period, Hunters Hill was an established French enclave with much of its early development being constructed by men of French descent.¹⁴ It is thought that Frenchman Didier Joubert bought Mary Reibey's Figtree Farm in 1847; however, title documents suggest that the transaction of sale occurred between Mary Reiby, Archibald Campbell and William Thompson sometime between May 1846 and April 1852.¹⁵ Figtree Farm was subsequently placed under the jurisdiction of trustees who transferred the title to Charles Smith in September 1863 (Plate 3).¹⁶

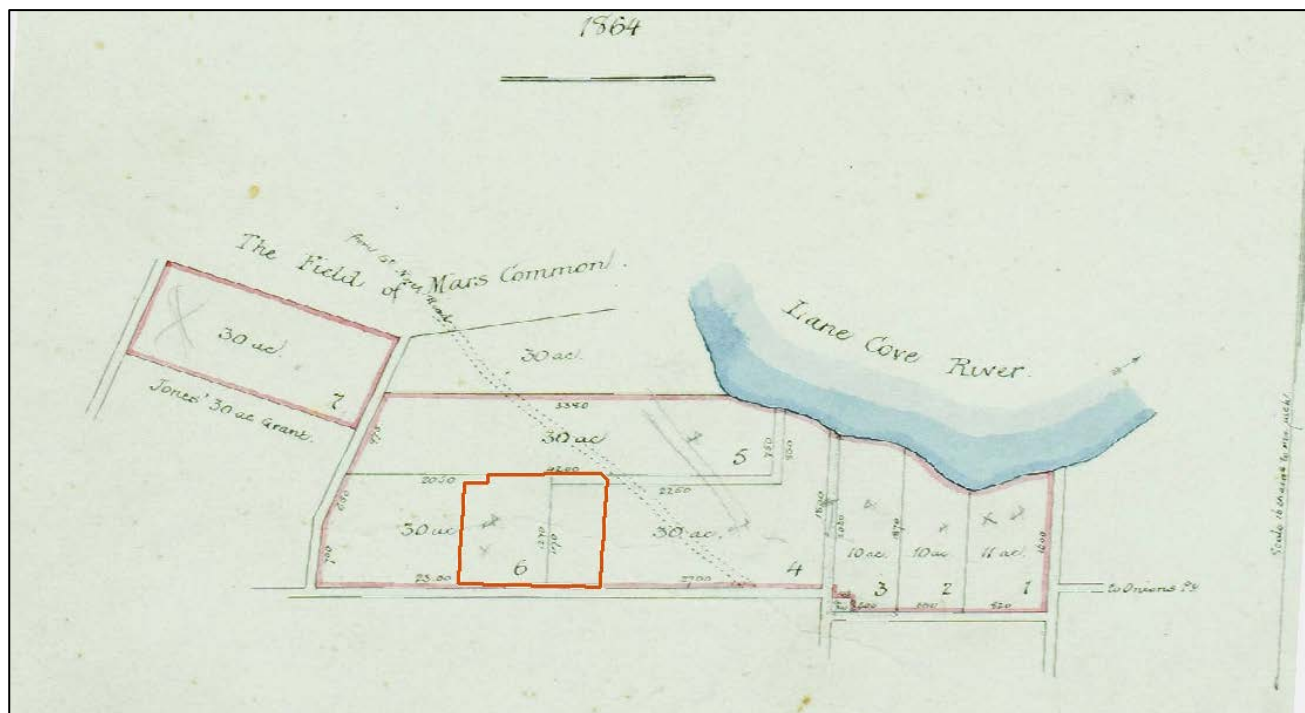


Plate 3 c.1864 plan showing the extent of Charles Smith land holdings, with the study area highlighted in red (Source: NSW Department of Lands, Certificate of Title 4-179)

In 1875, Frenchman Didier Joubert acquired 146 acres, which included Mary Reibey's land grant, and with his brother Jules, began building sandstone villas and laying out subdivisions.¹⁷ The most impressive of Joubert's houses was *Passy*, named after a Parisian suburb and the residence of the French Consul to Sydney (Plate 2). *Passy* became a symbol of the French origins of Hunters Hill and in 1858, the Sydney Morning Herald reported on a New Year's Day regatta on the Parramatta River and noted that the French flag flew from the roof of *Passy* and that 'Hunters Hill is looked upon as almost a French settlement, whilst on the land opposite, on the southern shore, is located a society of French clergymen, designated the French Mission'.¹⁸

¹³ 1838 "Mrs Reiby's very pretty Figtree Farm, to be sold by auction" *The Australian* (NSW : 1824 - 1848), 10 Aug, p. 3, <http://nla.gov.au/nla.news-page4298432>, viewed 19 February 2018

¹⁴ Sherry 2009, 48

¹⁵ Old Systems Title Book 23 Number 497

¹⁶ Primary Application Number 300

¹⁷ Sherry 2009, 48

¹⁸ 1858 "Hunter Hill Regatta, Parramatta River" *The Sydney Morning Herald* (NSW : 1842 - 1954), 2 Jan, p. 4, <http://nla.gov.au/nla.news-article13004595>, viewed 19 February 2018

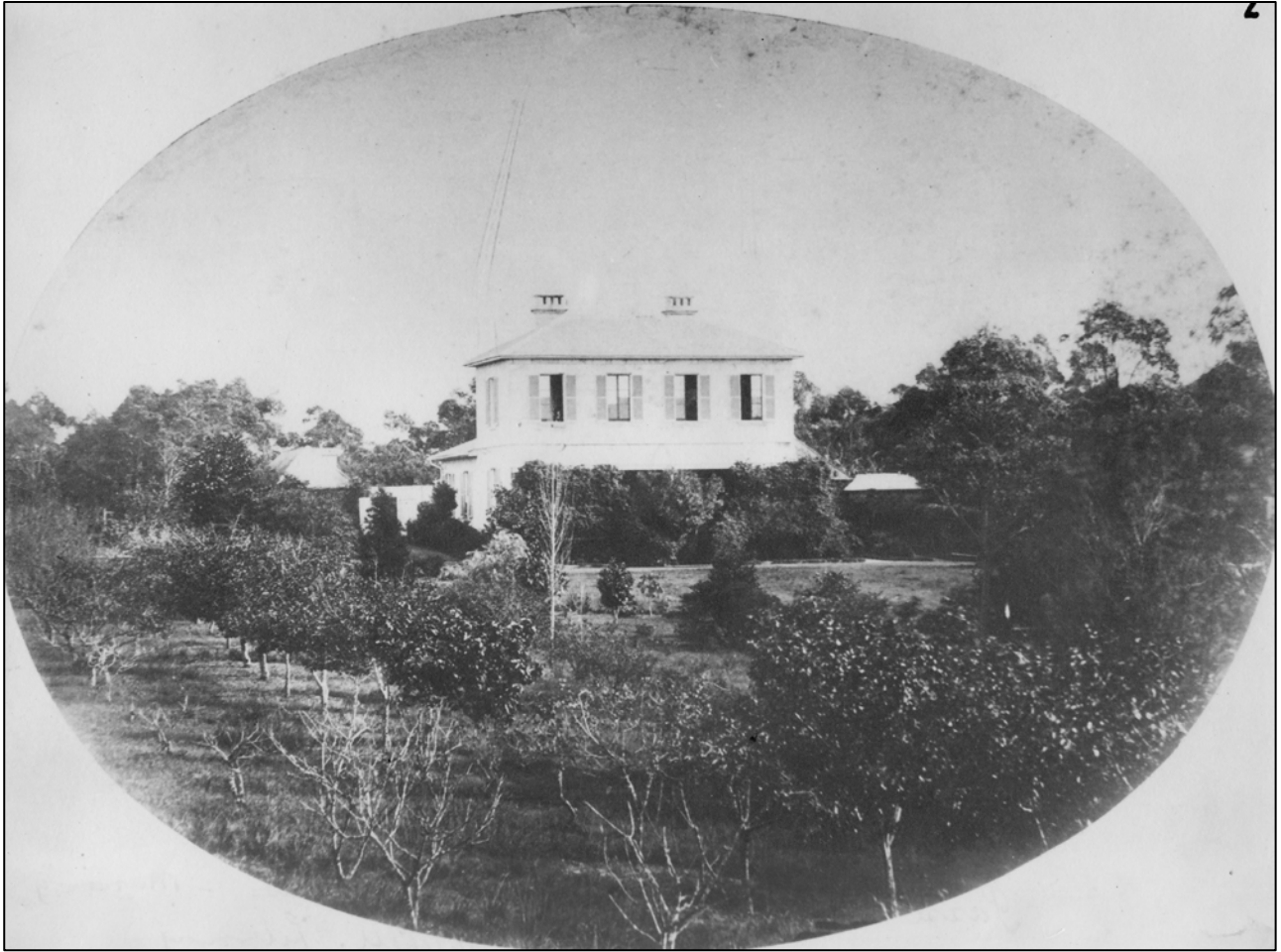


Plate 4 c.1850s photograph of Passy, showing the eastern elevation (Source: The Hunters Hill Trust).

In 1847, with the help of Didier Joubert, the Marist Fathers purchased a house at Hunters Hill as a place to keep their stores and as a rest and recuperation centre for their missionaries. The Marist Fathers sold the house in 1864 and acquired 11 acres of Joubert's land on 6 November 1876 (Plate 5). They moved to Mary Street, and transferred the name *Villa Maria* to the stone monastery and church they built there.

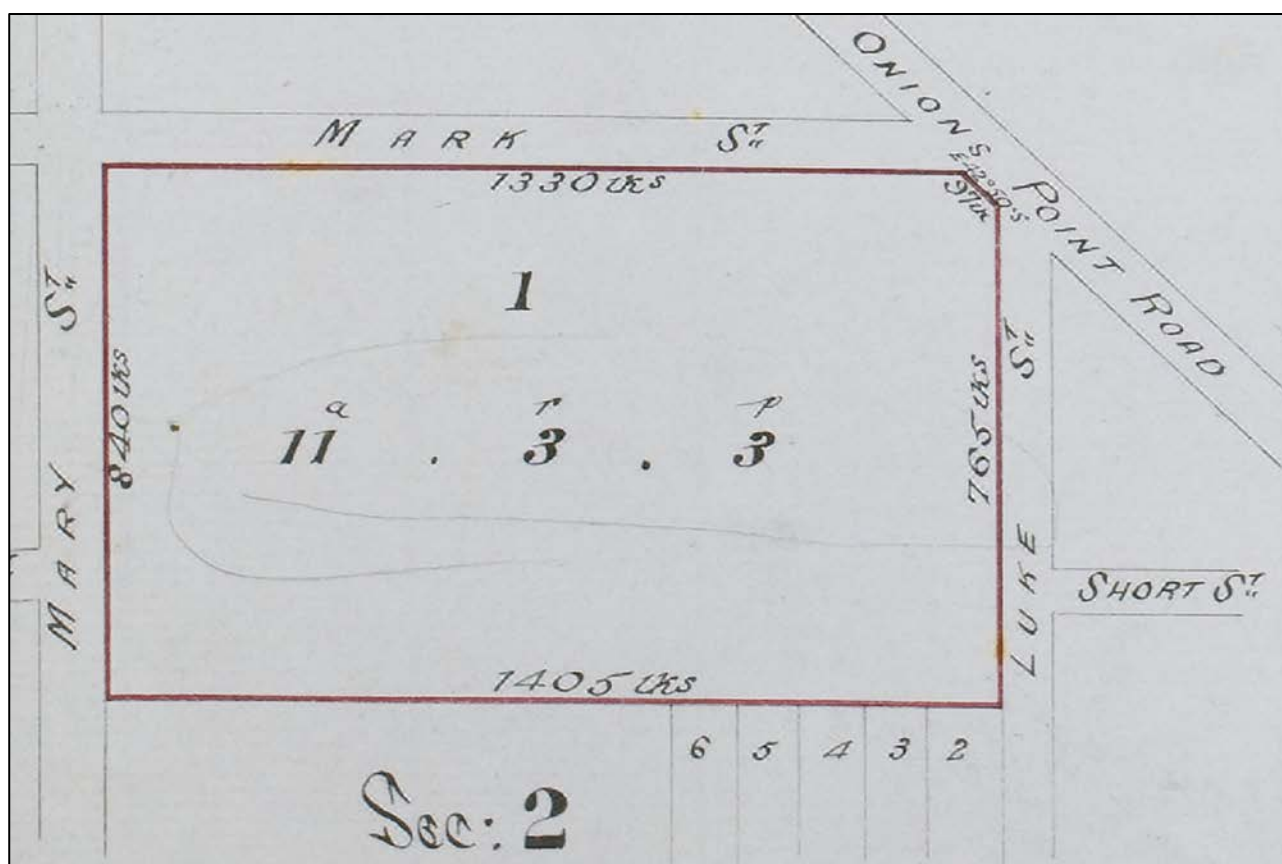


Plate 5 c.1876 map of the land acquired by the Marist Brothers from Didier Joubert (Source: NSW Department of Lands, Certificate of Title Volume 274 Folio 166).

In the 1870s, the Marist Brothers joined the Fathers in Hunters Hill and established their school, St Joseph's College on Ryde Road. Hunters Hill became a municipality on 5 January 1861 with a town hall in Alexandra Street being completed in 1866. The original boundaries of the municipality remain essentially unchanged today, and take in Woolwich, Boronia Park, Huntley's Point and parts of Gladesville.

3.3.3 Development of St Joseph's College (1878 to present)

The grounds of St Joseph's College were purchased by the Marist Brothers for the purpose of building a novitiate and boarding school for boys. The first building to be constructed at St Joseph's College was the novitiate, which consisted of a two-storey stone building designed by architect Denis Walter Ryan. Ryan invited tenders for the construction of the novitiate in July 1877¹⁹ and the two storey building, which is attached to the southern wing of the main building, was completed in 1878. Following the construction of the novitiate, work commenced on a temporary two storey timber building to accommodate the boarding students (Plate 6).²⁰ The timber building, which was largely built by the Marist Brothers and novices, opened on 18 July 1881 with 40 students. This structure was located between the present swimming pool and the squash courts.²¹

¹⁹ 1877 "Tenders" *The Sydney Morning Herald* (NSW : 1842 - 1954), 19 Jul, p. 1, <http://nla.gov.au/nla.news-page1438313>, viewed 20 February 2018

²⁰ Naughtin 1981, 30, cited by TKD Architects 2018

²¹ 1882 "St. Joseph's College, Hunter's Hill" *The Sydney Morning Herald* (NSW : 1842 - 1954), 7 Oct, p. 7, <http://nla.gov.au/nla.news-article13521095>, viewed 19 February 2018

Construction of the permanent College began in 1881 with the southern wing being built first and was described as 'four stories in height and estimated to cost about £7000 or £8000. The stone, which is of apparently excellent quality, is being obtained from a neighbouring quarry' (Plate 7).²² This wing accommodated 200 pupils and was described as

The college property covers 14 acres, and besides the recreation grounds there are an orchard and a vineyard, and flower and vegetable gardens. The novitiate and the refectory and the old wooden college, which is now used as a hospital, are some little distance from the main building, and the general appearance of the place is pleasantly picturesque. A shed 120 feet by 40 is now in course of erection in the playground, and for the benefit of the boys who have been using a part of the Lane Cove River as a bathing place'.²³

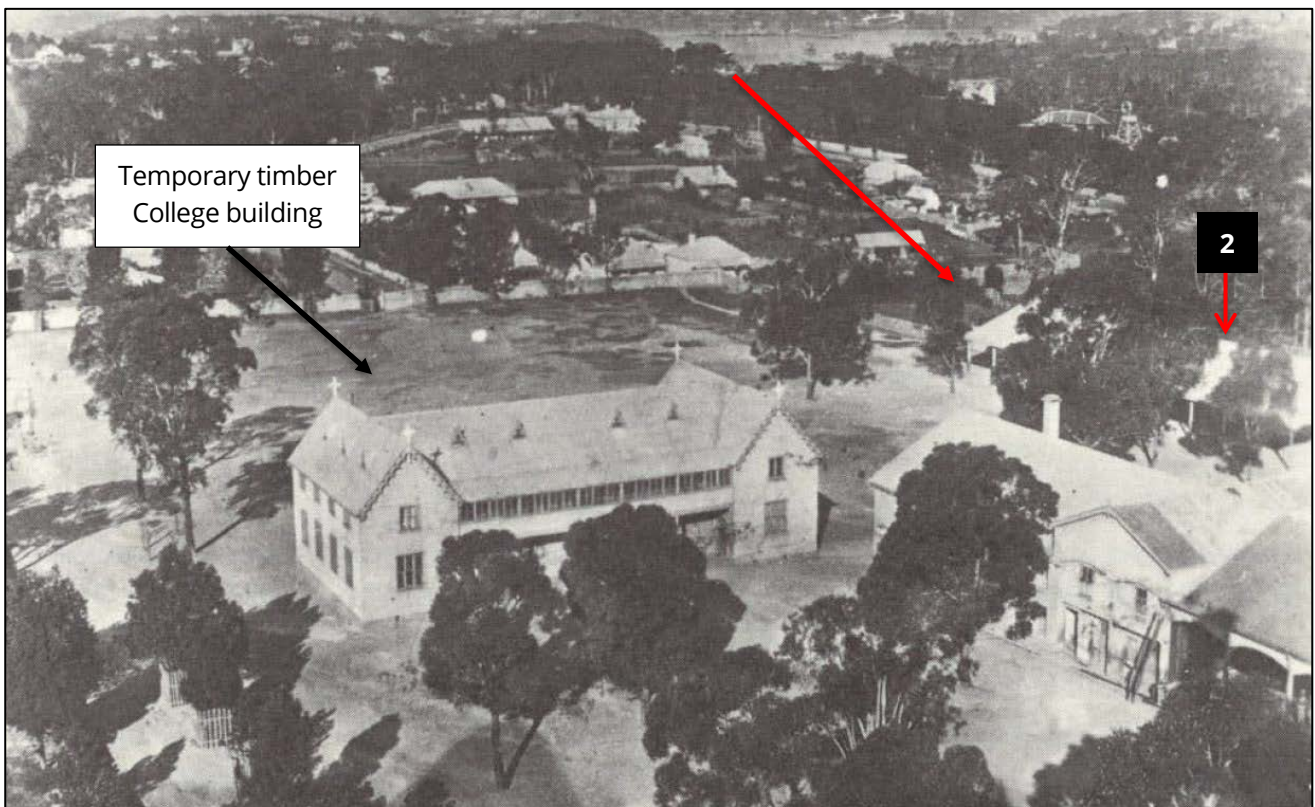


Plate 6 A c.1880s photograph of the early College grounds, the temporary timber College building and several other facilities, including the playsheds [2]. Part of the south-eastern corner of the present site is also visible as a largely cleared space, indicated by the red arrow (Source: reproduced in *A Century of Striving*, cited by TKD Architects 2018)

²² 1882 "St. Joseph's College, Hunter's Hill" *The Sydney Morning Herald* (NSW : 1842 - 1954), 7 Oct, p. 7, <http://nla.gov.au/nla.news-article13521095>, viewed 19 February 2018

²³ 1884 "The Marist Brothers' College at Hunters Hill" *The Freeman's Journal* (NSW : 1850 - 1932), 26 Jul, p. 17, <http://nla.gov.au/nla.news-article110064873>, viewed 19 February 2018



Plate 7 c.1884 etching of St Joseph's College (Source: The Freeman's Journal, 1884)²⁴

The College acquired further land in 1881, when it purchased Lots 2-6 on the Gladesville Road from the Joubert estate, which make up the south-eastern corner of the study area (Plate 8).²⁵ The neighbouring lots west of these were owned by several Irish people; the area developed a community of Irish settlers who are known to have migrated to Australia and resided in Hunters Hill in the 1850s and again in the 1870s. For example, Ann O'Donnell established a dairy and orchard on Alexandra Street following her arrival in the country in 1857, and Elizabeth Quirk ran a dairy near Madeline Street (both approximately 1.3 kilometres east of the study area).²⁶ Plate 6 provides a glimpse of the south-eastern corner prior to its acquisition by the College; it appears to have been partially cleared with a fence marking the boundary between the College and the allotments. An 1886 map of Hunters Hill shows the original allotments and the buildings associated with these lots, with a building [1] present within the south east corner of the study area (Plate 8). From this period the land use of Hunters Hill changed from an area of large estates with villas to a more closely organised residential area with commercial and public buildings and spaces.²⁷

²⁴ 1884 "The Marist Brothers' College at Hunters Hill" *Freeman's Journal* (Sydney, NSW : 1850 - 1932), 26 July, p. 17, <http://nla.gov.au/nla.news-article110064873>, viewed 26 February 2018

²⁵ NSW Department of Lands, Certificate of Title, Volume 268 Folio 234; NSW Department of Lands, Certificate of Title, Volume 225 Folio 142

²⁶ Sherry 2009, 100–101; Hunters Hill Council et al. n.d.

²⁷ Meredith Walker and Associates 1984, 50–51

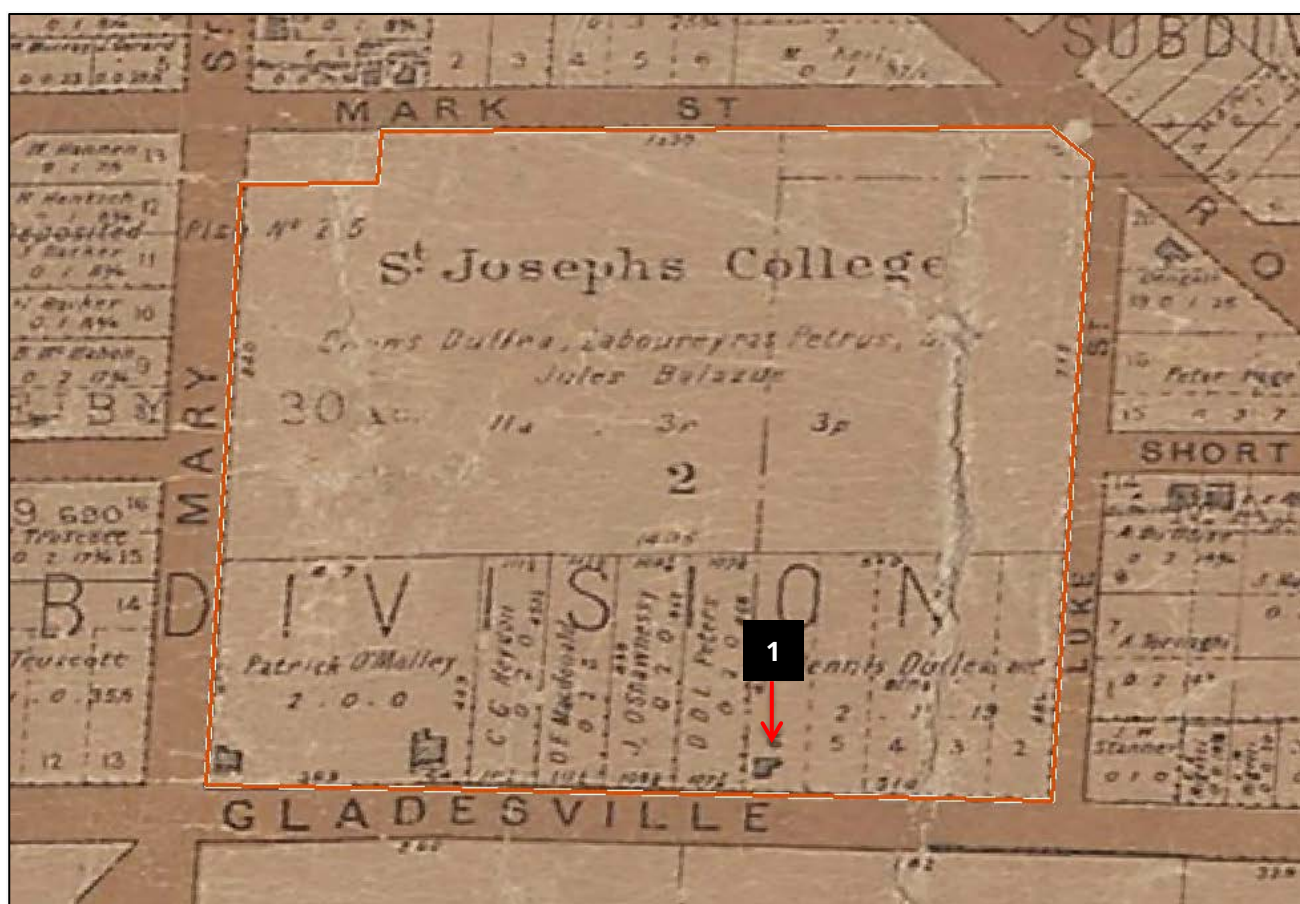


Plate 8 c.1886 plan of Hunters Hill showing the allotments and a building [1] in the south east corner of the study area, which is highlighted in red (Source: National Library of Australia)

The northern and central wings were constructed between 1889 and 1894 and were officially opened on 17 March 1894 by Cardinal Moran. The cost of the new additions totalled over £30,000.²⁸ An 1894 newspaper article describes the grounds as containing:

*gymnasium, 120ft by 40ft, covered playsheds, one 140ft. by 27ft and two 13ft by 25ft. each, detached infirmary, large workshops, music-rooms, physical laboratory, dairy, summer houses, artistically laid-out flower gardens and fruit and kitchen gardens.*²⁹

The two storey temporary wooden building was demolished in 1895.

A 1904 photograph shows the building identified in Plate 8 as a small stone cottage [1] near Gladesville Road (Plate 10). It has been suggested that this cottage was part of a small dairy farm; if this is the case, it may be the College dairy noted in the 1894 newspaper article cited above.³⁰

²⁸ 1894 "St. Joseph's College, Hunter's Hill" *The Sydney Morning Herald* (NSW : 1842 - 1954), 19 March, p. 6, <http://nla.gov.au/nla.news-article13944669>, viewed 19 February 2018

²⁹ 1894 "St. Joseph's College, Hunter's Hill" *The Sydney Morning Herald* (NSW : 1842 - 1954), 19 March, p. 6, <http://nla.gov.au/nla.news-article13944669>, viewed 19 February 2018

³⁰ TKD Architects 2018, 10

Plate 9 and Plate 10 show that much of the land in this part of the College remained largely undeveloped in the 1890s and 1900s, although there are a number of structures present that are likely to be associated with the cottage. An open structure [2] on the left of the 1904 photograph was likely a play shed used for handball games within the College grounds³¹ that stood against a two-storey building [3]; it has been suggested that this building [3] was associated with the stone cottage [1] and its possible dairy.³² A small outbuilding structure south-east of the two-storey building is present in the allotments [4]. The play shed was removed sometime around 1905 to make way for four handball courts [5], which were opened in early November 1905,³³ and at some point after this the stone walls [6] that surround the college were built (Plate 11). It is likely the stone walls were constructed prior to 1927 as the gates were acquired from the Sydney Town Hall at this time. By 1943, a wall [7] had been built running roughly east-west just south-east of the two-storey building, which has also had some extensions added to its eastern end (Plate 12). Plate 13 also appears to show that the ground had already been terraced and levelled, possible for use as a sports field.



Plate 9 Part of an 1893 panorama, showing the south-eastern corner of the college; play shed [2], a two-storey building [3] and small outbuilding structures [4] are visible (Source: State Library of NSW)

³¹ 1905 "The new handball courts at Hunter's Hill" *The Catholic Press* (NSW : 1895 - 1942), 9 November, p. 5, <http://nla.gov.au/nla.news-page11861216>, viewed 21 February 2018

³² TKD Architects 2018, 11

³³ 1905 "The new handball courts at Hunter's Hill" *The Catholic Press* (NSW : 1895 - 1942), 9 November, p. 5, <http://nla.gov.au/nla.news-page11861216>, viewed 21 February 2018

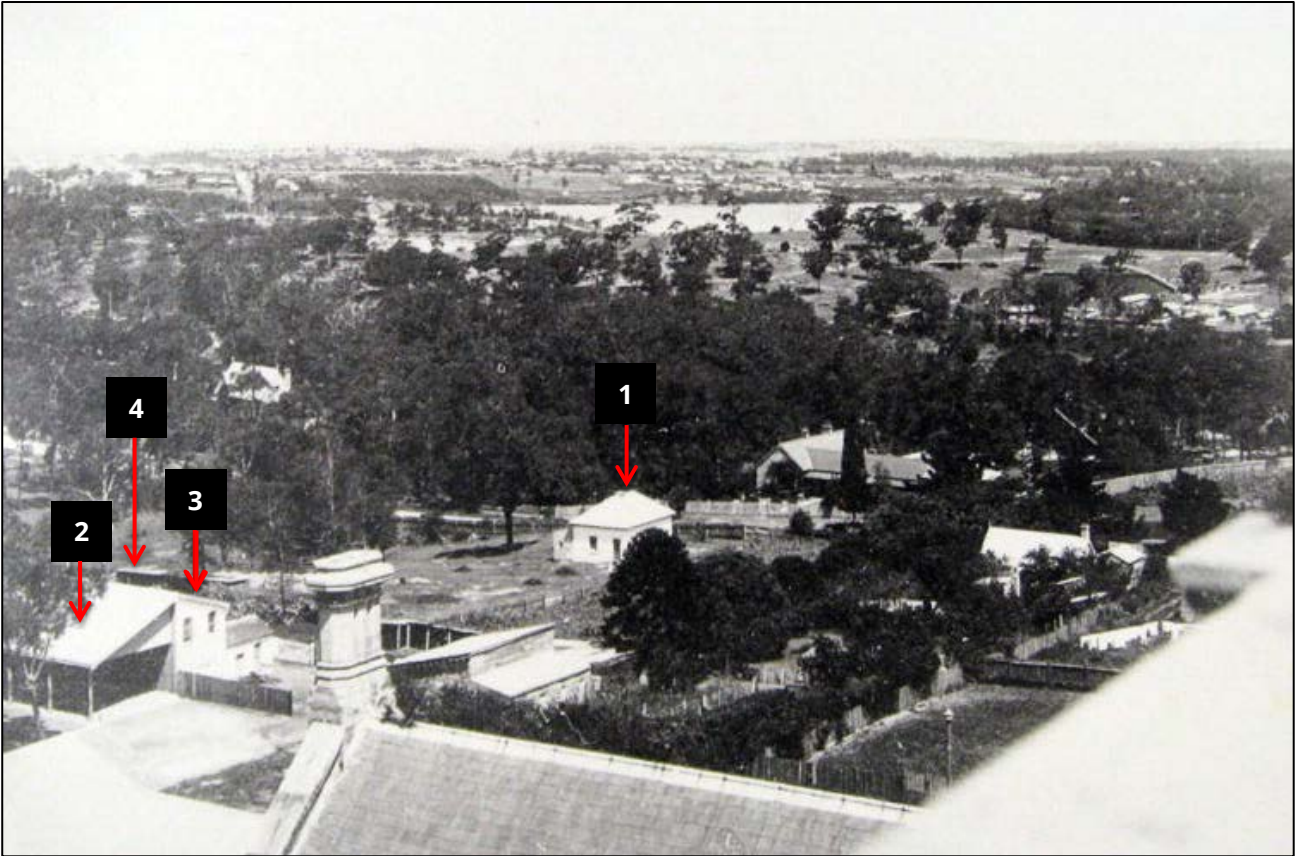


Plate 10 c.1904 photograph showing structures in the south east corner of the study area, including a stone cottage [1], play shed [2], a two-storey building [3] and small outbuilding structures [4] (Source: Willoughby Library)

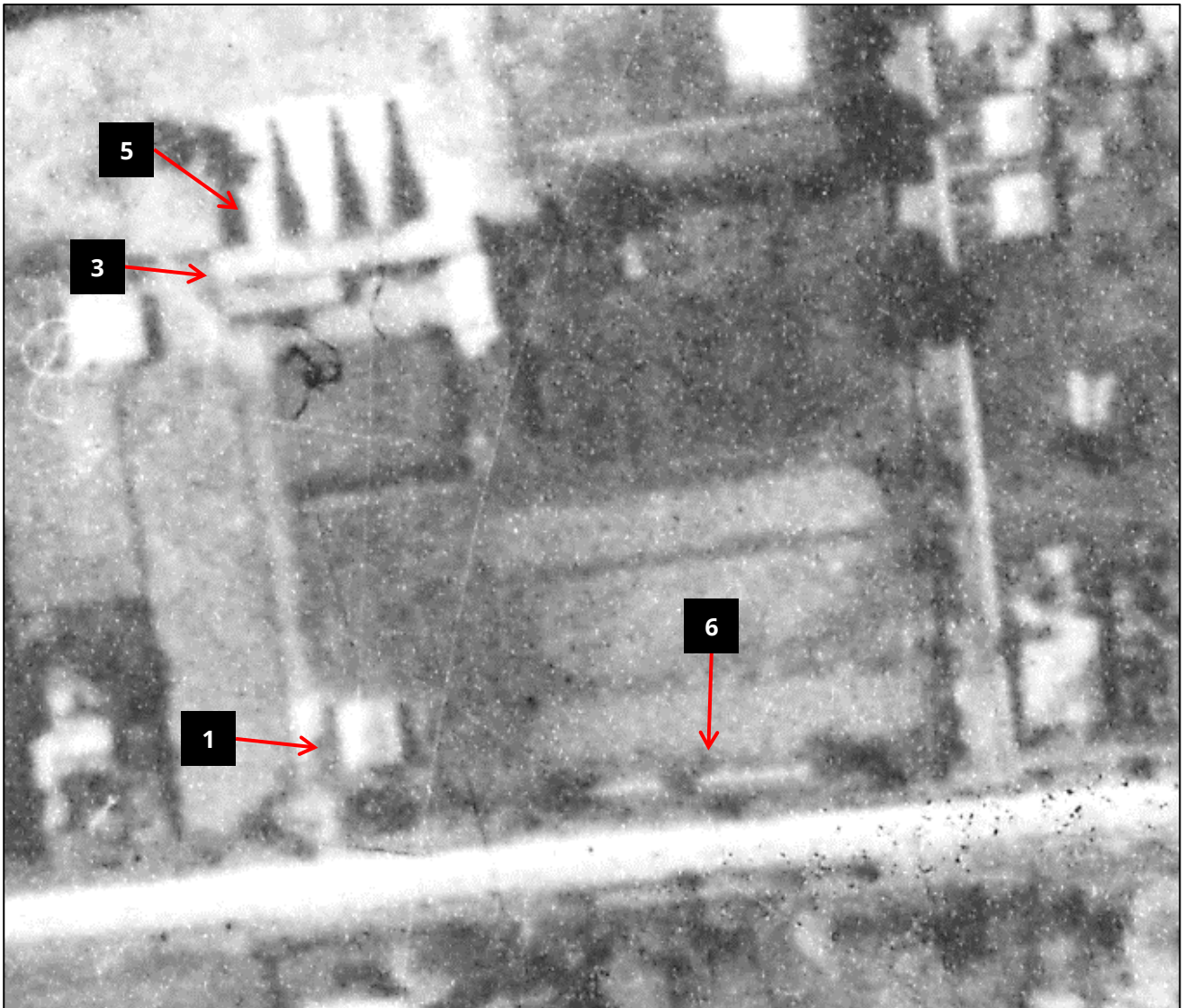


Plate 11 A 1930 aerial photograph showing the stone cottage [1], two-storey building with extensions [3], handball courts [5] and new stone boundary walls [6]; the area has also been cleared of trees (Source: NSW LPI 2018)

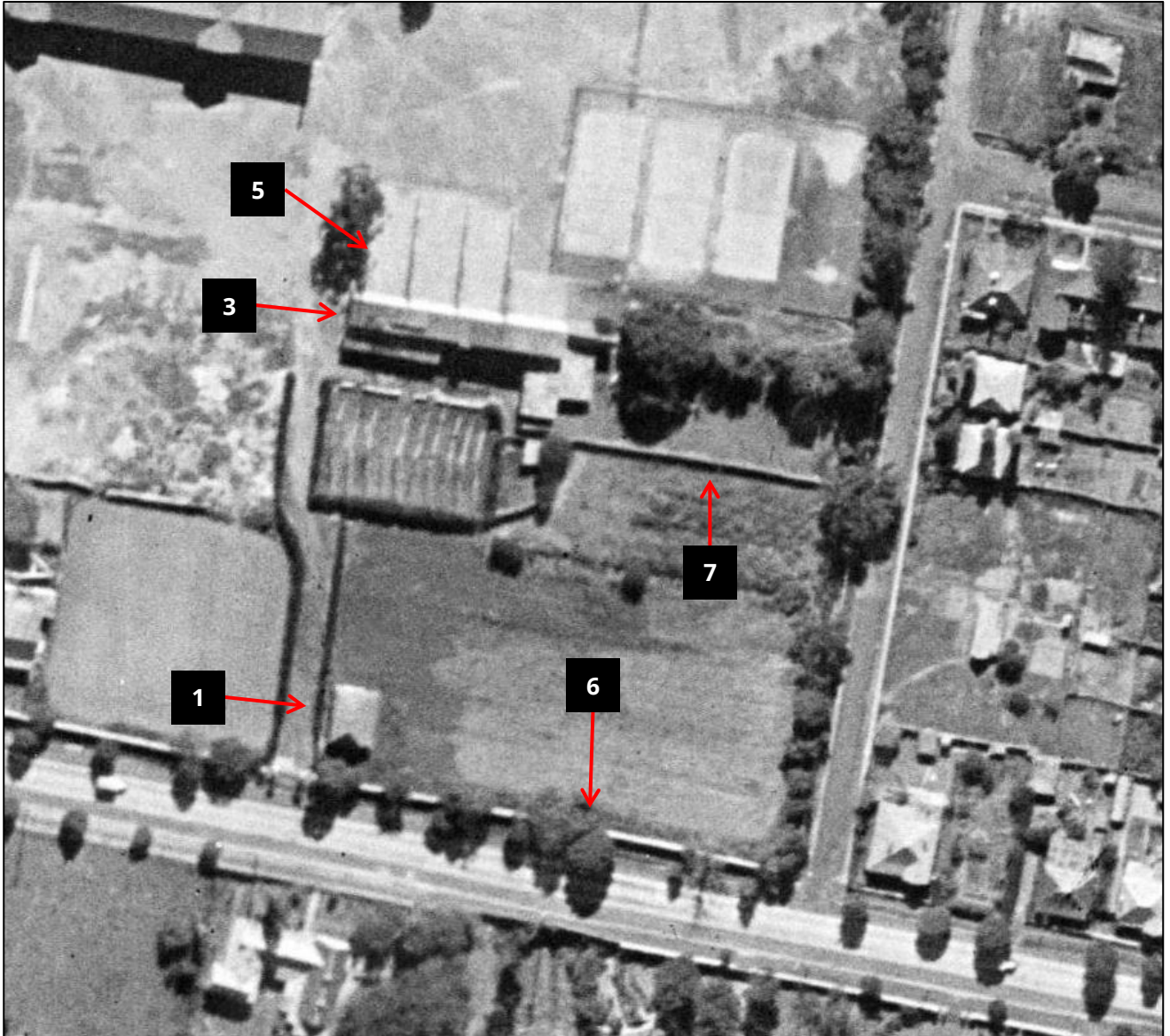


Plate 12 A 1943 aerial showing a new wall [7] and extensions to the two-storey building [3]
(Source: NSW Department of Lands)

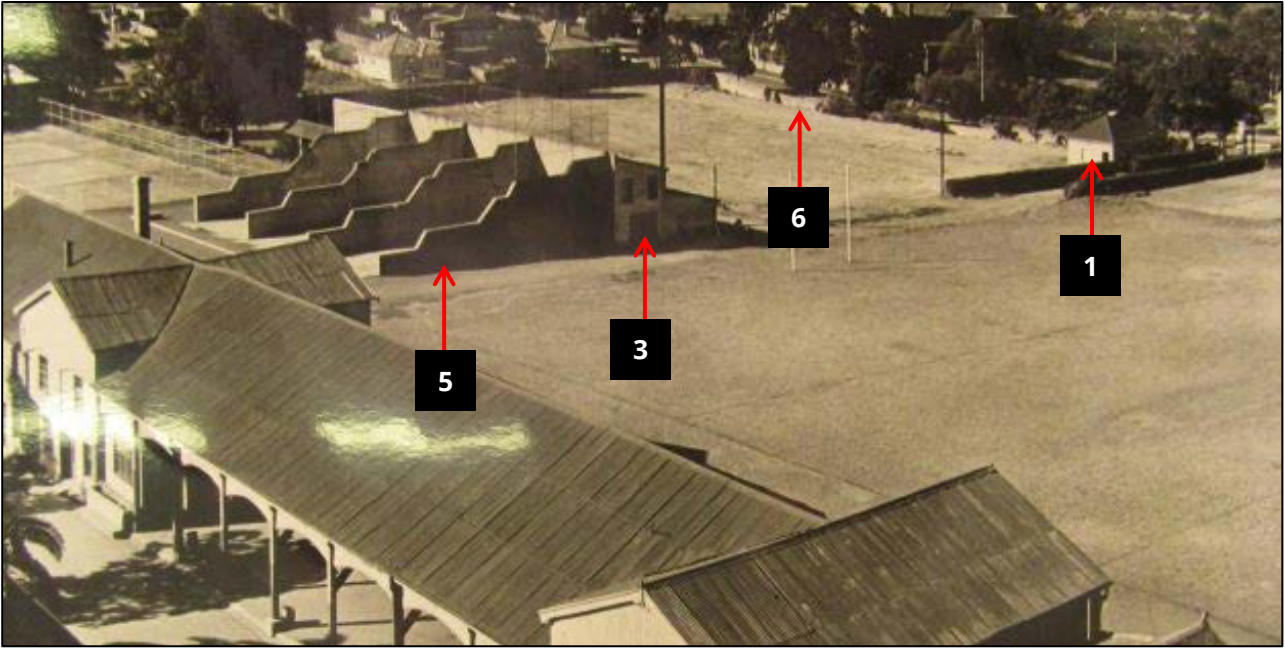


Plate 13 An undated photograph showing the handball courts [5] backing onto the two-storey building [3]; the open area has been completely cleared (Source: St Joseph's College archives sighted in TKD Architects 2018).

The north eastern and north-western corner of the study area has largely remained a landscaped garden area since the St Joseph's College was opened in 1881, as aerial photographs from 1930 and 1943 demonstrate (Plate 14 and Plate 15). Plate 14 shows a possible water feature in north-east corner [8] which may date prior to 1904 (Plate 16).

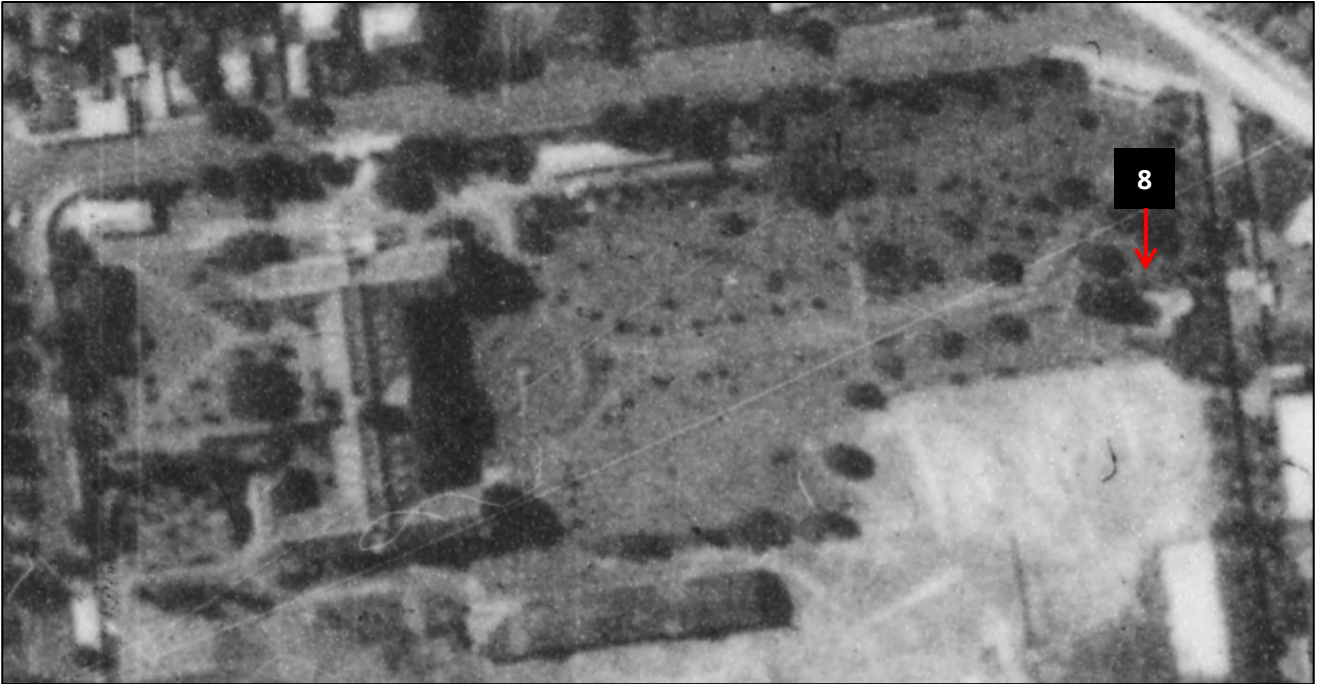


Plate 14 A 1930 aerial photograph of the northern portion of the study area, showing the possible water feature [8] and landscaped garden areas in the north-eastern and north-western corners (Source: LPI 2018)



Plate 15 A 1943 aerial image of the northern portion of the study area showing a possible water feature [8] along the eastern boundary (Source: NSW Department of Lands)

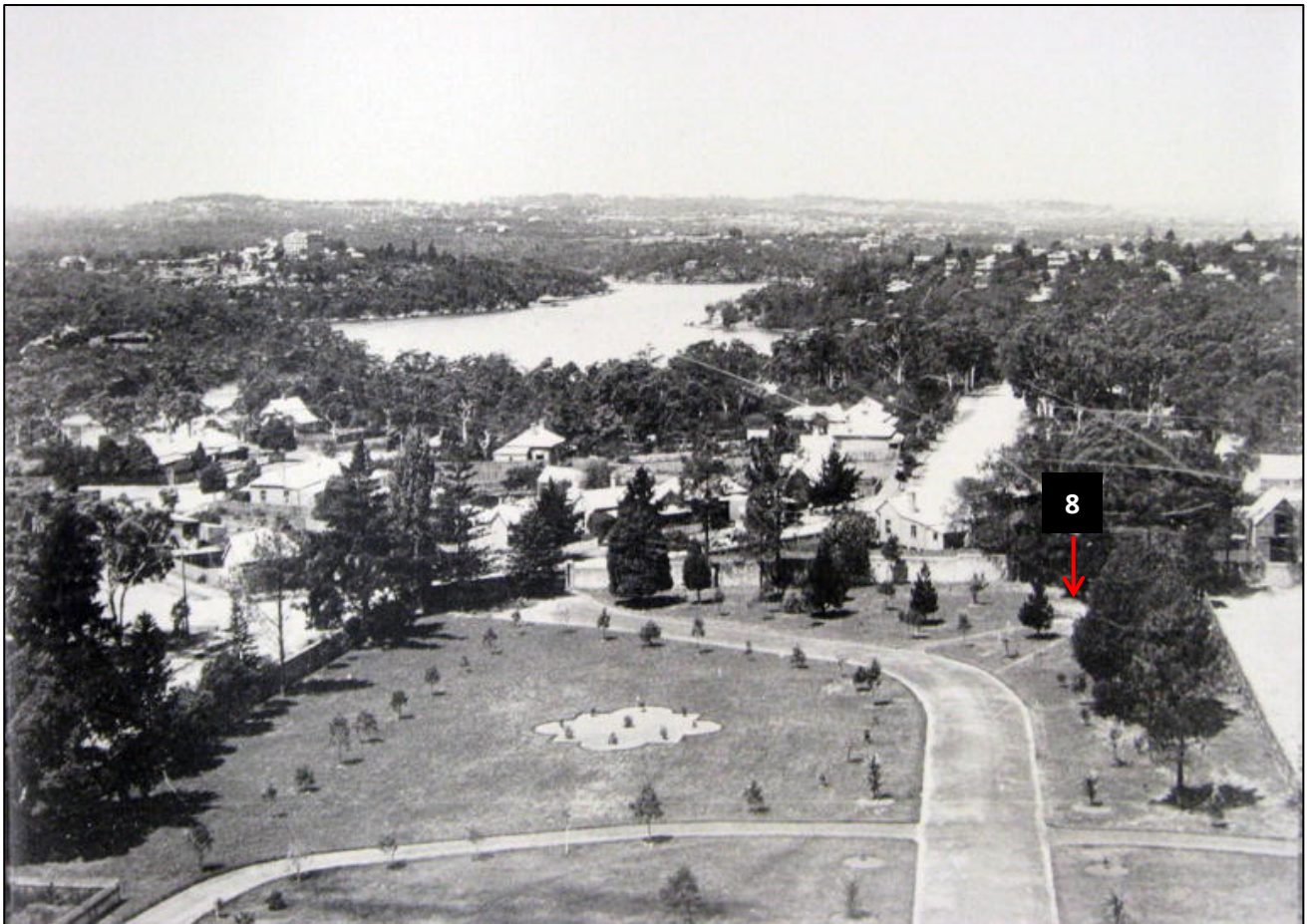


Plate 16 c.1904 photograph showing the north east entry to the college. The possible water feature [8] is obscured by trees, but several access paths towards the location of the water feature are present (Source: Willoughby Library).

More widely, Hunters Hill had developed into a low-density residential suburb from since 1900, with the local waterside industry declining and many 19th century buildings being neglected. By the 1950s and 1960s, historic buildings were being demolished for infrastructure and other development. However, the community established the Hunters Hill Trust, of which many members were elected to the Hunters Hill Council. Over time, this movement resulted in much of the heritage within the suburb being protected through various conservation instruments.³⁴

Until the 1980s, the south eastern area saw little development (Plate 17). The Brother Emilian Hall and adjacent gymnasium were constructed in 1981. By 1982, the south-eastern corner had been converted to cricket and basketball training facilities, and the administrative building adjacent to the 19th century two-storey building had also been built (Plate 18). The two-storey building, which had been used as a laundry until 1975, was opened as the Brother Stanislaus Centre for visual Arts on 11 February 1990. A Year 11 dormitory replaced the cricket and basketball courts in May 1995, the latter of which were relocated to their current location in 1999-2000.³⁵ The location of the water feature [8] is obscured by increasingly dense vegetation in Plate 17 and Plate 18.

³⁴ Sherry 2009, 102-103

³⁵ St Joseph's College n.d.; TKD Architects 2018, 16