Loreto Normanhurst Historical Archaeological Assessment – Masterplan

Allen Jack & Cottier on behalf of Loreto Normanhurst

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EXECUTIVE SUMMARY

Loreto Normanhurst is developing a long-term master plan which aims to improve access, movement and spatial relationships throughout the school, while addressing the school's future growth. Eco Logical Australia Pty Ltd (ELA) has been engaged by Allen Jack & Cottier on behalf of Loreto Normanhurst to prepare an Archaeological Assessment to support an Environmental Impact Statement (EIS) for the Masterplan of the Loreto Normanhurst redevelopment.

Most of the property is a local heritage item (607) and it also contains an archaeological site (A60) listed on the Hornsby Local Environmental Plan (LEP) 2013. Both items are listed as 'Loreto Convent Group, grounds, gates and Cemetery".

The School site is part of 320 acres granted to Constable Samuel Henry Horne in 1831 although the site was not built on until 1897 when it was established as "Loreto Convent, Hornsby" (Perumal Murphy Alessi 2008). The existing campus has a site area of approximately 13.02ha. The northern part of the site accommodates much of the school's existing built form, while the southern extent consists of the school's sporting fields and a portion of largely undeveloped land covered in remnant/regrowth vegetation. The cemetery in the southern bushland portion of the site was established just after the opening of the school as the resting place for members of the Institute of the Blessed Virgin Mary.

Apart from the cemetery, the remainder of the Loreto Normanhurst property is considered to have low archaeological potential and no archaeological significance.

Conclusion

- The location of the cemetery will not be impacted by the Bush Chapel or outdoor recreation area.
- There is low potential for archaeological evidence of occupation or past use of the study area.
- If any archaeological resource is present in the study area, it is unlikely to be significant.
- No further historic archaeological assessment of the study area is considered necessary.

Recommendations

- Any additional works outside the scope of this current proposal may be subject to further assessment and approvals.
- In the highly unlikely event that Aboriginal objects, such as stone artefacts are located during construction works, works must cease and an archaeologist called in to assess the finds. If the finds are found to be Aboriginal objects, the OEH must be notified under section 89A of the *NPW Act* and appropriate management sought.
- In the extremely unlikely event that human remains are found, works should immediately cease and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the OEH may also be contacted at this time to assist in determining appropriate management.
- In the extremely unlikely event that any suspected historical archaeological relics be uncovered during construction works, a suitably qualified archaeologist should be called to assess the finds. If deemed to be relics, the Heritage Council must be notified of the discovery under Section 146

of the *Heritage Act 1977* and appropriate assessment and management determined and put in place.

1. Introduction

1.1 Background

Loreto Normanhurst is developing a long-term masterplan which aims to improve access, movement and spatial relationships throughout the school, while addressing the school's future growth. Eco Logical Australia Pty Ltd (ELA) has been engaged by Allen Jack & Cottier on behalf of Loreto Normanhurst to prepare an Archaeological Assessment to support an Environmental Impact Statement (EIS) for Masterplan for the school. This first stage of the project includes construction and landscaping works and is classified as State Significant Development (SSD) under State Environmental Planning Policy (State and Regional Development) 2011. The Masterplan study area is outlined in Figure 3.

Most of the property is a local heritage item (607) and it also contains an archaeological site (A60) listed on the Hornsby Local Environmental Plan (LEP) 2013. Both items are listed as 'Loreto Convent Group, grounds, gates and Cemetery".

1.2 Location

The school is situated in the local government area of Hornsby Shire Council, 3km south of Hornsby and 25km north west of Sydney CBD. It is located at 91-93 Pennant Hills Road, Normanhurst and is bound by Pennant Hills Road to the north, Osborn Road to the west, Mount Pleasant Avenue to the east and residential lots to the south. Normanhurst train station is 750 m to the north (Figure 1).

1.3 Proposal

A new campus masterplan for the existing school has been developed that will guide and shape the development of the school campus for the next 30 years. The proposed plan is to reconfigure and upgrade existing school buildings and construct a number of new buildings in accordance with the Masterplan (Figures 2). Separate future DAs will be lodged for the detailed design and construction of the various stages of the Masterplan. Please see attached 'Standard Description Sheet' for additional information (Appendix A)

1.4 Methodology

The management of heritage sites in NSW should conform to best practice conservation approaches as well as archaeological guidelines including;

- Australia ICOMOS The *Burra Charter.*
- *Archaeological Assessment Guidelines*, NSW Heritage Office, Department of Urban Affairs & Planning, 1996.
- Assessing Significance for Archaeological Sites and 'Relics', Heritage Branch, Department of Planning, 2009.
- *NSW Heritage Manual*, NSW Heritage Office, Department of Urban Affairs & Planning, 1996.
- Historical Archaeological Investigations: A Code of Practice, NSW Department of Planning, 2006.

Figure 1 Location of Loreto Normanhurst

1.5 Statutory Requirements

1.5.1 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) provides protection of the environmental heritage of the State which includes places, buildings, works, relics, movable objects or precincts that are of State or local heritage significance.

The NSW State Heritage Register (SHR) is the statutory register under Part 3A of the NSW Heritage Act. Listing on the SHR means that any proposed works or alterations (unless exempted) to listed items must be approved by the Heritage Council or its delegates under section 60 of the Act.

Section 57(2) of the Heritage Act provides for a number of potential exemptions to Section 57(1) approval requirements to reduce the need for approval of minor or regular works such as maintenance. Exempted development does not require prior Heritage Council approval. Standard exemptions do not apply to the disturbance, destruction, removal or exposure of archaeological relics.

Archaeological features and deposits are afforded statutory protection by the 'relics provision'. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' 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.

The 'relics provision' requires that no archaeological relics be disturbed or destroyed without prior consent from the Heritage Council of NSW. To determine if an area has historical archaeological potential or relics an assessment is be made using the guidelines 'Assessing Significance for Historical Archaeological Sites and Relics' (Heritage Branch 2009). The Heritage Council must be notified on the discovery of a relic under Section 146 of the *Heritage Act 1977*.

1.5.2 Environmental Planning and Assessment Act 1979 (NSW) [EP&A Act]

The EP&A Act requires that consideration is given to environmental impacts as part of the land use planning process. In NSW, environmental impacts are interpreted as including cultural heritage impact. Proposed activities and development are considered under different parts of the EP&A Act, including:

- Major projects (State Significant Development under Part 4.1 and State Significant Infrastructure under Part 5.1), requiring the approval of the Minister for Planning.
- Minor or routine development requiring local council consent, are usually undertaken under Part 4. In limited circumstances, projects may require the Minister's consent.
- Part 5 activities which do not require development consent. These are often infrastructure projects approved by local councils or the State agency undertaking the project.

The EP&A Act also controls the making of environmental planning instruments (EPIs) such as Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs). LEPs commonly identify, and have provisions for the protection of, local heritage items and heritage conservation areas.

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This application is State Significant Development (SSD) by way of clause 8 and schedule 1 under *State Environmental Planning Policy (State and Regional Development) 2011* on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than $20 million. Specifically, this application relates to a staged SSDA within the meaning of Section 4.12 of the EP&A Act, with this application being the Stage 1 detailed design.

State Significant Development requires the approval of the Minister for Planning. This application will be assessed by the Department of Planning and Environment in consultation with Hornsby Council.

Hornsby Local Environmental Plan 2013

The objectives of part 5.10 of the LEP are as follows:

(a) to conserve the environmental heritage of Hornsby,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Part 5.10 Section 2(e) of the LEP states that development consent is required for erecting or demolition of a building on land on which a heritage item is located.

Hornsby Development Control Plan 2013

Part 9 of the DCP provides controls for the conservation, development, use, setting and maintenance of heritage items. Any development application for works to a heritage item is to be accompanied by a Heritage Impact Statement.

1.6 Author identification

This report has been prepared by Karyn McLeod, ELA Principal Heritage Consultant, (BA Hons [Archaeology] University of Sydney, MA [Cultural Heritage] Deakin University). The report was reviewed by Alistair Grinbergs (BA Hons [Archaeology], Australian National University, Graduate Certificate Environmental Law, Australian National University.

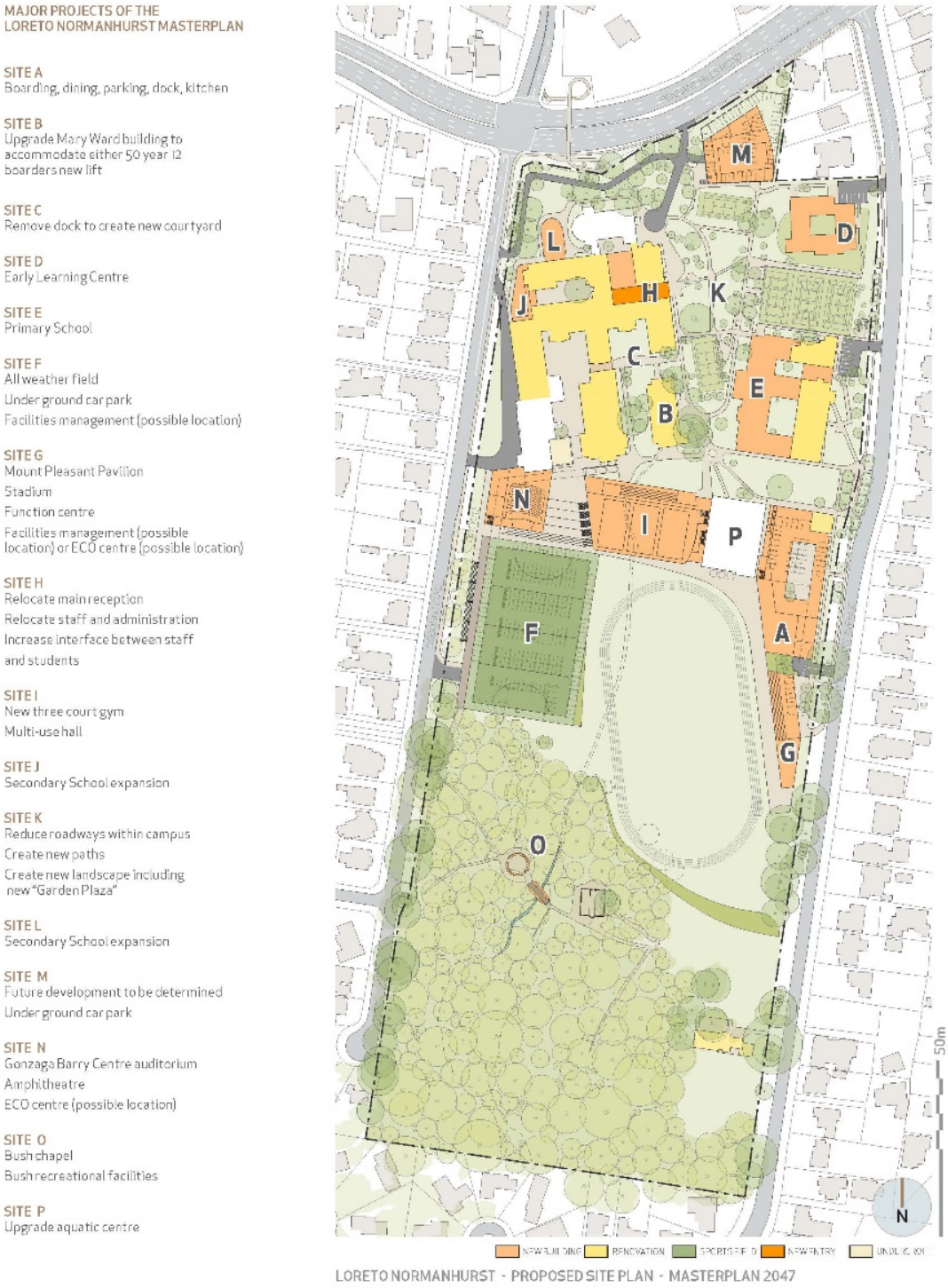

Figure 2 Masterplan for Loreto Normanhurst (Source: Allen Jack + Cottier)

2. Site Context

2.1 History

The school site is part of 320 acres officially granted to Constable Samuel Henry Horne in 1831. Access to the wider area was virtually impossible for the early settlers and explorers due to a lack of roads and the heavily timbered land. Timber getters explored, harvested and cleared the area and opened it up for farming and cultivation, in particular for the establishment of orchards from as early as the 1820s. The original large grants of land were subdivided into smaller parcels of land suitable for farming from the 1850s and by the 1860s much of the land in the area had been cleared and was farmed (Perumal Murphy Alessi 2008).

Normanhurst was originally known as Hornsby after the name Samuel Horne gave his property. The construction of the Main Northern and North Shore railway lines in the 1890s brought about a name change. The residents of the area raised £100 to cover the full cost of the platform and on 21 November 1895 it was opened and named Hornsby, which was confusing, as the next station to the north was known as Hornsby Junction. The name was changed to Normanhurst not long after, and the surrounding area was named after the station.

Horne's land was subdivided into smaller blocks in 1857 and 1864. The school grounds are part of what was Lots 4 and 5 of the estate and by 1875 the property was owned by Oliver Osborn, Orchardist and one of the early pioneers of the Hornsby area. The property known as Mount Pleasant Estate was subdivided after Osborn's death in 1890. In 1896 the Trustees of the Institute of the Blessed Virgin Mary (IBVM) purchased 22 acres of vacant land formerly part of Osborn's Mount Pleasant Estate. The foundation stone for the new convent was laid on 28 February 1897 by Cardinal Moran. By the end of 1897, a substantial building had been constructed on the land and the school opened late in 1897 as "Loreto Convent, Hornsby" with 15 boarders (Perumal Murphy Alessi 2008). The cemetery in the southern portion of the site was established just after the opening of the school as the resting place for member of the IBVM.

Although primarily a boarding school at this time, Loreto did accept a small number of day students from the local Hornsby area, including some young boys. Enrolments grew slowly over the following decades however, the Wars and Depression proved difficult times. In 1912 additional land from Osborn's former Mount Pleasant Estate was subdivided and Mount Pleasant Avenue was formed to the east of the school. Over 2 acres of land adjoining the school along Mount Pleasant Avenue was purchased by the IBVM in and in the following year additional lots comprising of over three acres were also added to the school. By the 1920s the school grounds had grown considerably, and more accommodation was needed. Gardens were established around the grounds displaying late Victorian/Federation characteristics and construction of numerous buildings, roads, electricity, water and sewerage was undertaken. The School was self-sufficient and well prepared for the Depression with its established orchards, vegetable gardens and various live stock. The grounds also comprised of golf links, tennis courts, a basketball field, a hockey ground in addition to extensive bushland (Perumal Murphy Alessi 2008). The southern part of the site had not been completely cleared of its forest, either by Osborn or the school, and over time, the area has become more densely vegetated.

Figure 3 1943 aerial image of the school and its surrounds, location of the cemetery in blue (Six Maps)

Following World War II, the surrounding Shire developed and day girl numbers began to equal that of boarders, gradually overtaking them to the present situation where there are many more day girls than boarders (https://www.loretonh.nsw. edu.au/about-us/heritage/). The chapel was built in 1953 and refurbished in 2017 and can be hired for weddings. The buildings to the rear of the Mary Ward wing that are proposed for demolition were constructed in the 1960s. During the 1980s and 90s numerous buildings were demolished, reconstructed and upgraded and the school has developed a new campus masterplan that will guide and shape the development of the school campus for the next 30 years.

Figure 4: Former convent prior to garden establishment

Figure 5: The cemetery surrounded by bush and stone wall

2.2 Site description

The campus comprises several allotments. The existing campus has a site area of approximately 13.02ha. The northern part of the site accommodates much of the school's existing built form, while the southern extent consists of the school's sporting fields and a portion of largely undeveloped land covered in remnant/regrowth vegetation.

The large grounds of the school and former convent are enhanced by characteristics such as fine carved sandstone and plinth wall, cast iron gates with a section of cast iron fencing. A curved driveway with border planting leads to the main college, and buildings are flanked by mature Brush Box (18m high) and Canry Island Pines (9m). Additional period planting includes mature Bunya Pine (20m), Norfolk Island Pine (22m) and four Hoop Pines (to 25m) possibly dating back to probably before 1900 (SHI listing). Other period trees from c1920/30s include Butia Palm and a row of Pencil Cypress and Camphor laurels. The north-eastern garden has a layout from possibly early 1900s with massed shrubbery in fine lawns as well as religious gardens with statuary. The remnant indigenous forest is conserved around the playing fields to the south and include Blue Gums, Blackbutt Casuarina and Pittosporum (SHI listing). The original sandstone gateway located on the Pennant Hills Road frontage are setback from street kerb and retain what it assumed to be the original wrought iron palisade fencing and gates (Perumal Murphy Alessi 2008).

The simple cemetery is approximately in the centre of the southern part of the site and is approximately 11 metres long by 10 metres wide. A clearing surrounds the space which is enclosed by an ashlar sandstone wall ranging from approximately 1 to 1.5 metres high. A stone path divides the cemetery in half, with each section featuring two rows of similar cast iron Celtic crosses. Three marble tablets also remain, identifying the resting place of three of the pioneer IBVM nuns and the cemetery contains the graves of 45 Nuns of the IBVM in total. The earliest burial is 1899. A niche at the southern end retains the remnants of another cross. A number of walking tracks have been formed through the surrounding

bushland which contains remnant and regrowth native bushland. The cemetery is not visible from the surrounding streets or the school site (Perumal Murphy Alessi 2008).

Buildings within the grounds date from every decade since the inception of the school and are predominantly brick. The school also has ovals, tennis and basketball courts, gymnasium and aquatic centre supporting the main education, boarding and administrative facilities.

The Conservation Management Plan (CMP) (Perumal Murphy Alessi 2008) identifies a number of items of high significance including the Blue Gum High Forest and surrounding bushland in the southern portion of the site, the cemetery, the original access, driveway and gardens around the 1897 building, the sandstone and wrought iron entry gates and palisade fencing on the Pennant Hills Road, the original 1897 building and associated spaces including the open verandah on the ground floor, the various meeting rooms on the ground floor, decorative fabric, pattern of openings and moulded details of the primary faces, slate roof and dormers, gardens, mature trees and cultural plantings to the north and north east of the 1897 building.

Figure 6: Boundary of Mount Pleasant Avenue

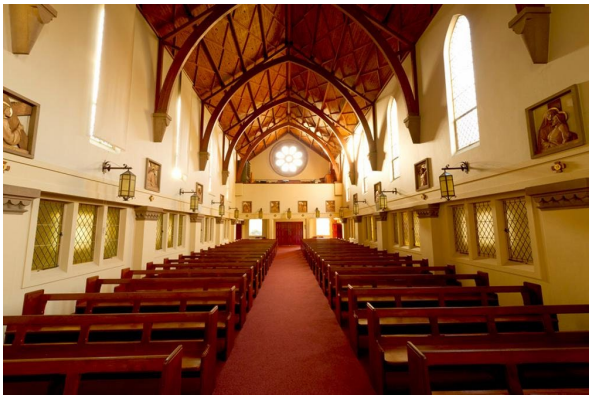

Figure 7: Chapel

Figure 8: Mother Gonzaga Barry building

Figure 9: Convent – the first building on the site

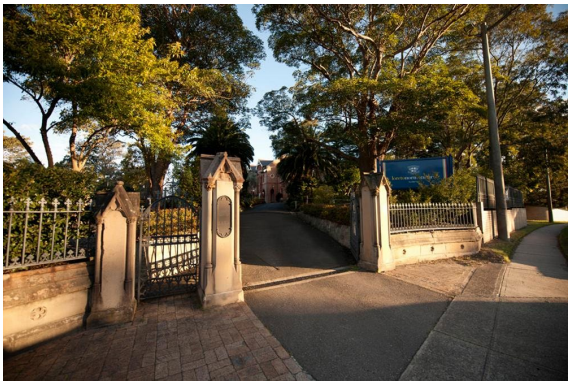

Figure 10: Front gates on Pennant Hills Road

Figure 11: Sports field to the south of the site

2.3 Historical phases

Historical phasing for the site is based on the various uses and developmental changes that have been undertaken over time on the property.

1. Land grant, 1831 - 1875, 320 acres granted to Samuel Henry Horne. The land may have been partially cleared of timber, but there is no evidence that Horne lived on the property or that the land was farmed. Some cattle grazing may have been undertaken.

2. Farming, 1875 - 1896, Horne's grant was subdivided between 1857-1864 and by 1875 the study area was being farmed by Oliver Osborn. It is possible that the land was cleared and farmed by Osborn at least a decade earlier. Osborn was an orchardist and is likely to have cleared large portions of the property. Osborn's house was not located in the study area. The Osborn family continued to farm their property after Oliver's death.

3. School establishment, 1896 - 1945, Purchase of vacant, partially cleared land by the IBVM and founding of the school, establishment of gardens and cemetery. Gradual purchase of additional property and construction of additional buildings. Enrolments and development restricted by the first World War, the Depression and the Second World War.

4. School development, 1950 – present, Enrolment increases dramatically and results in expansion of the school, multiple buildings demolished and constructed, establishment of sporting facilities and oval an extension of plantings.

There are a large number of private and public girls' schools in Sydney that were established in the 19th century. Some of them remain in their original location while others were required to move their location. The majority of Sydney's early girls' schools had boarding facilities.

St Catherine's School in Waverly was established for the daughters of Clergymen in 1856 and has occupied the same site since 1857. Schools such as Abbotsleigh in Wahroonga, Kincoppal Rose Bay, SCEGGS Darlinghurst, Wenona North Sydney and Santa Sabina Strathfield have occupied their current locations since the 1880s and 1890s. Schools such as Ascham, Meriden, PLC Croydon, Kambala, Loretto Kirribilli and Sydney Girls High were all established in the 19th century and moved to their current location in the early 20th century.

3. Archaeological Assessment

3.1 Historical archaeology

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains; it is also about landscapes and links between sites. Archaeology is assessed in two ways, the potential for the site to retain an archaeological resource and the significance of that resource.

3.2 Previous studies

Perumal Murphy Alessi 2008, Conservation Management Plan – Loreto Normanhurst 91-93 Pennant hills Road, Normanhurst prepared for Loreto Normanhurst.

This report assesses the cultural significance of the buildings and features currently occupying the site and to guide future works, alterations and additions to the school. The report states that Loreto Normanhurst is of local cultural significance as an early Convent School in local area. Review and analysis of the history of the site and assessment of significance has highlighted that the School has traditionally grown and developed in alignment with the growth and development of the local area. The fundamental and highly significant features of the site that represents the early Convent School, namely the original entry gates, 1897 building and visual connection with the entry gates and Pennant Hills Road and associated garden to the north and north east of the building, the cemetery and surrounding bushland in the southern portion of the site should be conserved. Retention of the original features of the school in recognition of the cultural significance and contribution to the local area is recommended. On-going alterations and additions to the buildings and site are, however, permissible given that the grounds and school have traditionally evolved and have been successively altered and modified, provided that these are carefully considered and that there is no adverse impact on the highly significant features of the site.

Allen Jack & Cottier and Oculus 2018 *Loreto Normanhurst School Landscape Concept* prepared for Loreto Normanhurst.

Concept design for the stage 1 works including garden plaza, outdoor learning space, main entrance Mary Ward landscape zones and staged development plan.

Eco logical Australia 2018, *Aboriginal Archaeological Assessment* prepared for Loreto Normanhurst.

The assessment aims were to determine whether archaeological objects will be harmed by the proposed works, as required under Part 6 of the NSW *National Parks and Wildlife Act 1974* (NSW). The assessment identifies whether or not archaeological objects are, or are likely to be, present in an area and determine whether or not the proposal is likely to harm archaeological objects (if present). The report determines that due to past farming, land form modification and extensive building on the site, the likelihood of Aboriginal Objects to be present in the study area is very low.

3.3 Listing

According to the Hornsby LEP heritage map (Figure 13), most of the property is a local heritage item (607) and contains an archaeological site (A60) listed on the Hornsby Local Environmental Plan (LEP) and both known as 'Loreto Convent Group, grounds, gates and Cemetery". The listing includes the original allotment of land purchased by the IBVM in 1896 and only two of the allotments on Mount Pleasant Avenue. It is assumed the cemetery is the archaeological site, although the listing is not specific. The location of the archaeological site on the heritage map is incorrect as indicated below.

Figure 12 Property boundary (blue) and heritage curtilage of Loreto Normanhurst (brown). The cemetery location (A60) is incorrect and its actual location is represented by the red dot (Hornsby LEP Heritage map)

3.4 Historical Archaeological potential

Archaeological Potential is defined as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:

- known archaeological features/sites (high archaeological potential)
- potential archaeological features/sites (medium archaeological potential)
- no archaeological features/sites (low archaeological potential) (OEH 2011).

Inspection of the site clearly demonstrates that the site contains no evidence of previous structures and it is unlikely that the majority of the school grounds will contain below ground archaeological structures, features and/or deposits.

Any archaeological remains of activities that were undertaken in the study area will be predominantly associated with domestic and educational pursuits. The majority of activity that will result in an archaeological resource is likely to be located under the floor or in the vicinity of the first building constructed in 1897 and possibly to the rear where day to day activity associated with the kitchens, laundry and vegetable gardens were located. Later building phases are likely to have impacted on the remains of early phases.

Phase 1 1831 - 1875, Horne land grant.

Little is known about the use of Horne's grant apart from the fact it was not occupied. Like many properties, it was subdivided and sold in suitable blocks for smaller farms. Some clearing is likely to have occurred on the property and it is possible that grazing was undertaken.

There is little to no potential for evidence of early land use to survive in the study area. Construction of the existing school buildings and sporting facilities would have removed any evidence of past clearing and land use. The existing bushland is mostly regenerated rather than remnant.

Phase 2 1875 - 1896, Osborn farm/Mount Pleasant Estate.

The land was not occupied, extensively cleared or farmed until the ownership of Oliver Osborn in 1875 (possibly a decade earlier). It is not clear where Osborn's house was, but it does not appear to be in the study area as the family continued to occupy and farm the property after Osborn's death.

There is little to no potential for evidence of farming to survive in the study area. Construction of the existing school buildings and sporting facilities would have removed any evidence of past land use.

Phase 3 1896 - 1940, Establishment of the school.

A vacant and partially cleared part of Osborn's property was purchased by the IBVM in 1896 and the first buildings erected in 1897. The graveyard is likely to have been constructed not long after as the earliest burial dates to 1899. By 1911 gardens had been established and several years later an additional five acres of vacant land on Mount Pleasant Avenue was added to the school. The 1943 image (Figure 4) shows that the location of the proposed demolition was at that time enclosed gardens, possibly orchards or vegetables and the location of the proposed boarding building was cleared open paddock.

There is low potential for evidence of early school buildings, cisterns/wells, cesspits and rubbish pits to have survived below ground, particularly located to the rear of the original buildings. All obsolete and temporary buildings were demolished and replaced, beginning as early as the 1920s, and all areas to the rear of the original buildings are now extensively built over. Water and electricity was supplied to the school by the 1920s. Underfloor and yard deposits around the original building may be present although underfloor deposits would be minimal due to the use of tongue in groove floorboards. Remains of original garden layout, early paths or fencing may also be present although likely to be ephemeral.

The cemetery is clearly intact and has high archaeological potential.

Phase 4 1950 - present, Expansion and development of the school.

A number of timber buildings had been constructed on the site in the 1920s to accommodate the growing number of students. These were demolished in the post war period when a program of large scale building was initiated providing a range of educational and sporting facilities. In the 1960s, demolition of a number of older buildings took place and over the following five decades the school underwent numerous alterations additions. The recent additions to the Resource Centre includes an under croft with drama theatre, the construction of the aquatic centre and gymnasium required large scale land modification as did the creation of the oval which has been modified a number of times.

Five allotments on Mount Pleasant Avenue had houses on them post dating the 1912 subdivision. Over time, these allotments have been added to the school, two of the buildings were demolished while the remaining were adaptively reused or not included in the school curtilage.

The following describes the archaeological resource and the level of potential that may be expected to survive on the site based on results of previous reports and assessment (Section 3.2) and in combination with our observation of the surviving site. Most of the site is considered to have low archaeological potential.

Table 1: Levels of archaeological potential

Type	Archaeological remains	Potential
Structural remains	Below ground structural remains of early buildings, toilets, wells and/or cisterns and outbuildings.	Low
Occupation debris	Underfloor and yard deposits around original building.	Low/Moderate
Landscape features	Original gardens and remnant planting, fencing.	Low/Moderate
Land use	Land clearing, agricultural remains and pastoral evidence.	Low
Cemetery	Burials and cemetery layout.	High

4. Archaeological Significance

4.1 Significance

In NSW, the process of finding out whether an item is important is called assessing significance. It is essential to understand how and why the values of something is important. This leads to decisions that will retain and protect these values in the future.

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. These include Historic, Social, Associative, Aesthetic, Scientific/Technical, Rarity and Representative. Significance is thus an expression of the cultural value afforded a place, site or item.

In addition, the Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important. Items that are important to the local area or region are considered as locally significant. Loreto Normanhurst is a locally significant item.

Archaeological sites, which contain 'relics' as defined in the NSW Heritage Act, are managed like any other significant item of environmental heritage whether they are listed or not. They are treated in the same way as any other surviving physical evidence of the past such as buildings, works, precincts, landscapes or other places and items with potential or known heritage value.

4.2 Significance Assessment

The following statement of significance has been drawn from the State Heritage Inventory (SHI) listing.

> Well maintained ground of college and former convent displaying characteristic elements from late Victorian/Federation period. This includes sandstone and cast iron gateway and fence period layout with notable period trees and conserving a band of indigenous forest a burial ground while forming a visual element in the surrounding landscape and a highly visible landmark on Pennant Hills Road. Of regional/state significance.

The statement of significance is a little vague, but it appears that the significant elements of the item are mostly associated with the garden, layout and landscaping, mature trees and bushland setting.

4.3 Archaeological significance

The potential archaeological remains in the study area are minimal and likely to be occupation-related artefact deposits post-dating the establishment of the school.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential (Heritage Branch Department of Planning 2009). The following questions are used as a guide for assessing the research potential of an archaeological site stressing the importance of the need for archaeological research to add to the knowledge of the past in an important way, rather than merely duplicating known information or information that might be more readily available from other sources such as documentary records or oral history.

1. Can the site contribute knowledge that no other resource can?

There was no development of the site prior to the construction of the first building in 1897. Maps, photographs, plans and the CMP provide fairly detailed information regarding construction dates, materials and location of outbuildings. Loreto also maintains an archive containing artefacts and documents associated with the development of the school and items donated by past students.

Documentary sources do not tell us about all the aspects of the lives of the occupants or the day to day running of the school. An archaeological resource can sometimes tell us something about particular tastes and living conditions and the types of food consumed and grown on the property which is usually less well documented. In this case, the archaeological resource associated with the school is likely to be minimal and unable to answer such questions. In addition, an archaeological resource dating from the late 19th century and early 20th century is common throughout Sydney and not generally considered significant.

The study area is highly unlikely to retain any archaeological material with research potential that that could contribute knowledge that no other resource can.

2. Can the site contribute knowledge that no other site can?

The property has functioned as a girls' school for 120 years, however there are a number of girls' schools in Sydney that have occupied their original locations dating to the same period or earlier.

Building and construction techniques as well as occupation deposits dating to the late 19th century and early 20th century are common and not considered significant.

The study area is highly unlikely to retain any archaeological material with research potential that that could contribute knowledge that no other site can.

4.4 Levels of Significance

- Occupation-related artefact deposits and previous structural and garden features relating to the inception of the school may have local significance.
- The cemetery and it's setting has local significance.
- Occupation-related artefact deposits and previous structural and garden features relating to the 20th century are not significant.

5. Proposed Impact

5.1 Proposal Details

The concept development application for the redevelopment of Loreto Normanhurst includes:

- Establishment of 10 new building envelopes across the site for education and ancillary uses including student accommodation;
- Increase of the student number cap by 850 students from 1150 to 2000 students;
- The open space and landscape design;
- Pedestrian and circulation arrangements, and
- Associated car parking provision.

5.2 Impacts

During the course of the Masterplan, 10 new buildings are slated for construction (Figure 2). This includes the demolition of existing buildings to be replaced with new structures, the construction footprint for the new buildings will predominately be within the existing construction footprint. None of the structures which were identified as "high" significance in the CMP are due to be demolished. Later buildings, including the 1980s Gymnasium and 1990s Loreto Sister accommodations on the eastern boundary of the site are due for demolition. Any evidence of activity in this area that would result in an archaeological resource is likely to have been disturbed or removed by the construction of later buildings.

New buildings are planned for construction (Buildings D and M) in the north east of the study area, in areas that have previously been the sites of an empty paddock and a car park, no visible structures are noted within the construction envelope in the 1943 aerial photo. The existing oval to the south of the buildings is planned to be moved, to allow for the construction of a full size soccer field. Under the new playing field an underground car park is due to be constructed. The 1943 aerial photo (Figure 4) shows that open paddocks and a first order drainage line are located in the area of the current oval and the new sports field. There is a small outbuilding or structure located within the open paddock. It is likely relating to the farmed paddocks on the western boundary and material remains may have been removed with the construction of the oval in the 1960s.

The new works associated with the Stage 1 construction of a boarding facility on the Mount Pleasant Avenue boundary are not located within in the heritage curtilage. The 1943 aerial image shows a house located in this area which is still present however, the oval and area adjacent to Mount Pleasant Avenue has since been highly modified and landscaped. The construction of the boarding facility will require excavation for carparking and services, although the works will not impact on any known or potential archaeological features or deposits. This area of the site was never subject to any activity that would result in an archaeological resource.

The concept plan for landscaping includes the removal of a kitchen and a two storey dormitory building to increase garden space and create outdoor learning areas. These were constructed in the 1960s and are not assessed as significant structures in the CMP. Previous use of the land in this area included enclosed gardens, possibly a kitchen garden. Any evidence of activity in this area that would result in an

archaeological resource is likely to have been disturbed or removed by the construction of later buildings.

The cemetery location is not associated with any of the masterplan works and should not have direct or indirect impacts associated with works.

5.3 Heritage Office Guidelines

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 2 Heritage Office Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.	The proposal will see the demolition of a number of buildings which have been assessed as being of little heritage significance in the CMP, a number of new structures are planned, including directly to the west and south of the 1897 original building. The construction of these buildings will not disrupt any archaeological deposits associated with the construction of the 1897 building. The proposal removes two small insignificant buildings to increase garden areas. The proposal will increase the boarding facilities and the school will continue to function in the same way. No significant plantings or buildings will be removed. No archaeological features or deposits are likely to be present in the study area.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.	There are no detrimental impacts to the archaeological potential of the school, as the areas which new buildings are being constructed have either never been developed before, and there is unlikely to be archaeological remains associated with them or are constructed within the approximate footprints of later buildings which are due for demolition as part of the masterplan
The following sympathetic solutions have been considered and discounted for the following reasons.	The proposal will require removal of a few trees all of which will be replaced with suitable species. No other solutions were proposed at the Masterplan stage, but the retention of all the significant buildings is planned.
Demolition of a building or structure Have all options for retention and adaptive re-use been explored? Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	The buildings to be removed are not significant in their own right and are inadequate for reuse. The buildings which are due for demolition are not considered to be of moderate or high historical or archaeological significance according to the CMP. The demolition of the structures is planned and required in order to expand with the growing needs of the school. The study area excluding the cemetery site has low archaeological potential and significance.

Question	Discussion
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	Major additions are planned for directly abutting and adjacent to the original 1897 building which will facilitate the growth of the school to accommodating 2,000 students A "bush chapel" and bush outdoor recreational facilities are planned for construction to the west of the cemetery site. There is an existing outdoor seating area at this location, this will be upgraded and added to during works. The new facilities are located outside of the boundary of the cemetery and there are unlikely to be further archaeological remains outside of the cemetery walls. There are no known significant archaeological deposits located within the study area (excluding the cemetery site which will not be impacted as part of the Masterplan redevelopment).
New landscape works (including car parking and fences) How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? How does the work impact on views to, and from, adjacent heritage items?	The addition of new gardens is sympathetic to the item. Previous landscaping will not be removed or altered. Additional landscaping will not impact on views to, and from, adjacent heritage items and there is low potential for the survival of an archaeological resource. The landscaping corridor which connects the original 1897 building with Pennant Hills Road will be retained. No known or potential archaeological deposits will be affected by the landscape works.

5.4 Mitigation and management

The 1897 building and associated gates were the first elements to be constructed on the site. Since that time a number of outbuildings, wings and structures have been constructed and demolished particularly within the northern section of the site. The surrounding gardens, sporting facilities, oval and other open areas have also been successively modified, upgraded, altered, cleared and redeveloped over time. It is therefore considered unlikely that any archaeological resources remain in the study area or across the entire site.

The cemetery and its setting is a locally significant feature of the site that provides evidence of the IBVM involvement with the school and should be conserved as a reminder of the ongoing role the Institute has played in the school and its development. In addition, cemeteries are protected by the Cemeteries and Crematoria Act 2013 and any changes are subject to this legislation.

Other landscape elements, such as statues and the 'Grotto' generally date from later periods of the site's development and are part of the ongoing use of the site.

Due to the nature of archaeology, it is possible that some unrecorded and unidentified features are present. General mitigation procedures that would apply to all work within the study area would include;

- Heritage induction should be presented to all construction staff.
- Provisions for unexpected finds should be followed during the proposed works.
- The cemetery should be protected from any future traffic movement, access and works in the vicinity. Establish high visibility fencing if required.

6. Conclusions and recommendations

Conclusions

The existing school campus was established in 1897 and has been subject to alterations, additions, demolition construction and land modification over 120 years. The preparation of a campus wide masterplan will enable the school to continue to grow in a sustainable and efficient manner, while maintaining the aesthetics and amenity of the current gardens and grounds.

Construction of ten new buildings will involve the demolition of existing structures which were considered to be of 'low' heritage significance, and the construction of new buildings which are located within previously open space. These works are necessary for the future growth and viability of the school. The construction of all of these buildings will not likely impact upon significant archaeological deposits.

Conclusion

- There is proposed development twenty metres to the west of the cemetery
- There is low potential for archaeological evidence of occupation or past use of the study area (excluding the cemetery site).
- If any archaeological resource is present in the study area, it is unlikely to be significant.
- No further historic archaeological assessment of the study area is considered necessary.

Recommendations

- Any additional works outside the scope of this current proposal may be subject to further assessment and approvals.
- In the highly unlikely event that Aboriginal objects, such as stone artefacts are located during construction works, works must cease and an archaeologist called in to assess the finds. If the finds are found to be Aboriginal objects, the OEH must be notified under section 89A of the *NPW Act* and appropriate management sought.
- In the extremely unlikely event that human remains are found, works should immediately cease and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the OEH may also be contacted at this time to assist in determining appropriate management.
- In the extremely unlikely event that any suspected historical archaeological relics be uncovered during construction works, a suitably qualified archaeologist should be called to assess the finds. If deemed to be relics, the Heritage Council must be notified of the discovery under Section 146 of the *Heritage Act 1977* and appropriate assessment and management determined and put in place.

7. References

Australia ICOMOS Burra Charter 1999, http://australia.icomos.org/publications/charters/

Dictionary of Sydney – Normanhurst, https://dictionaryofsydney.org/entry/normanhurst

Environmental Planning and Assessment Act 1979 (NSW)
http://www.legislation.nsw.gov.au/xref/inforce/?xref=Type%3Dact%20AND%20Year%3D1979%20AND%20no%3D203&nohits=y

Heritage Act NSW 1977
http://www.legislation.nsw.gov.au/maintop/view/inforce/act+136+1977+cd+0+N

Hornsby LEP 2013, https://www.legislation.nsw.gov.au/#/view/EPI/2013/569

Hornsby DCP 2013, https://www.hornsby.nsw.gov.au/property/build/policies/development-control-plan-policies

Hornsby History, https://www.hornsby.nsw.gov.au/library/catalogues-and-resources/local-history/history-resources/suburb-histories/hornsby

Land and Property Information - Six Maps, https://maps.six.nsw.gov.au/

Loretto History, https://www.loretonh.nsw.edu.au/about-us/heritage/

Office of Environment and Heritage 2002. *Statement of Heritage Impact guidelines*.
http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf

SHI listing, https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780857

Appendix A

State Significant Development Application (Concept Masterplan and Detailed Stage 1 works)

1.0 Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This application is SSD by way of clause 8 and schedule 1 under *State Environmental Planning Policy (State and Regional Development) 2011* on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than $20 million.

Specifically, this application relates to a staged SSDA within the meaning of Section 4.12 of the EP&A Act, with this application being the Concept Proposal for a new site wide masterplan for the existing Loreto Normanhurst School at 91 – 93 Pennant Hills Road, Normanhurst. In addition, consent is also sought for the Stage 1 detailed design works for a new on campus student boarding facility, landscaping works, and some demolition works to the buildings between Mary Ward and existing dining room building and associated works to make good existing.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project by DPE, ref no SEAR 8996 issued on 12 January 2018.

[Consultant Report to include excerpt of relevant SEARs items here]

Heritage
The EIS should identify any listed or potential heritage items within the redevelopment area. If any listed or potential heritage items, including archaeological resources, are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual.

2.0 Background

Need for a Campus Masterplan

Loreto Normanhurst is an independent, Catholic day and boarding school for girls from Years 5 to 12. The existing school campus was established in 1897 and has evolved in an organic and ad-hoc manner across the span of a 120 years.

A new campus wide planning approach offers the opportunity to strategically review and plan for the campus' future in a sustainable and efficient manner such that the campus' unique aesthetic and ecological values are best preserved. The preparation of a campus wide masterplan is also consistent with the School's 'Loreto Normanhurst 2016 - 2020 Strategic Plan' which identified the need for a broader strategic plan to coordinate renewal and orderly development in a feasible and staged manner.

Early Learning Centre

A separate DA (D/1227/2018) has been submitted to Hornsby Shire Council on 23 November 2018 for an 80 place Early Learning Centre (ELC) building and the DA is currently under assessment. The ELC building is consistent with the overall concept masterplan, and was prepared concurrently with the final preferred campus masterplan. However, to meet the School's operational timeframe requirements for the ELC, a separate application was seen to be best pathway to allow the building to be built, fitout and operational by 2021.

3.0 The Site

Loreto Normanhurst is located within the suburb of Normanhurst on Sydney's Upper North Shore approximately 3km south of Hornsby and 25km north of Sydney CBD. The school is located in the local government area of Hornsby Shire Council, approximately 750m south of the Normanhurst Railway Station. The locational context of the site is illustrated at **Figure 1**.

The site comprises the existing campus grounds of the Loreto Normanhurst school at 91 – 93 Pennant Hills Road, Normanhurst. The northern part of the site accommodates much of the school's existing built form, while the rear extent consists of the school's sporting fields, and a portion of largely undeveloped land covered in remnant vegetation.

The campus itself is bound by Pennant Hills Road (to the north), Osborn Road (to the west) and Mount Pleasant Avenue (to the east). Detached dwellings on individual residential lots abut the southern boundary of the site. An aerial photograph of the site is provided at **Figure 2** below.

Figure 2 provides an aerial map of the site and its immediate surrounds.

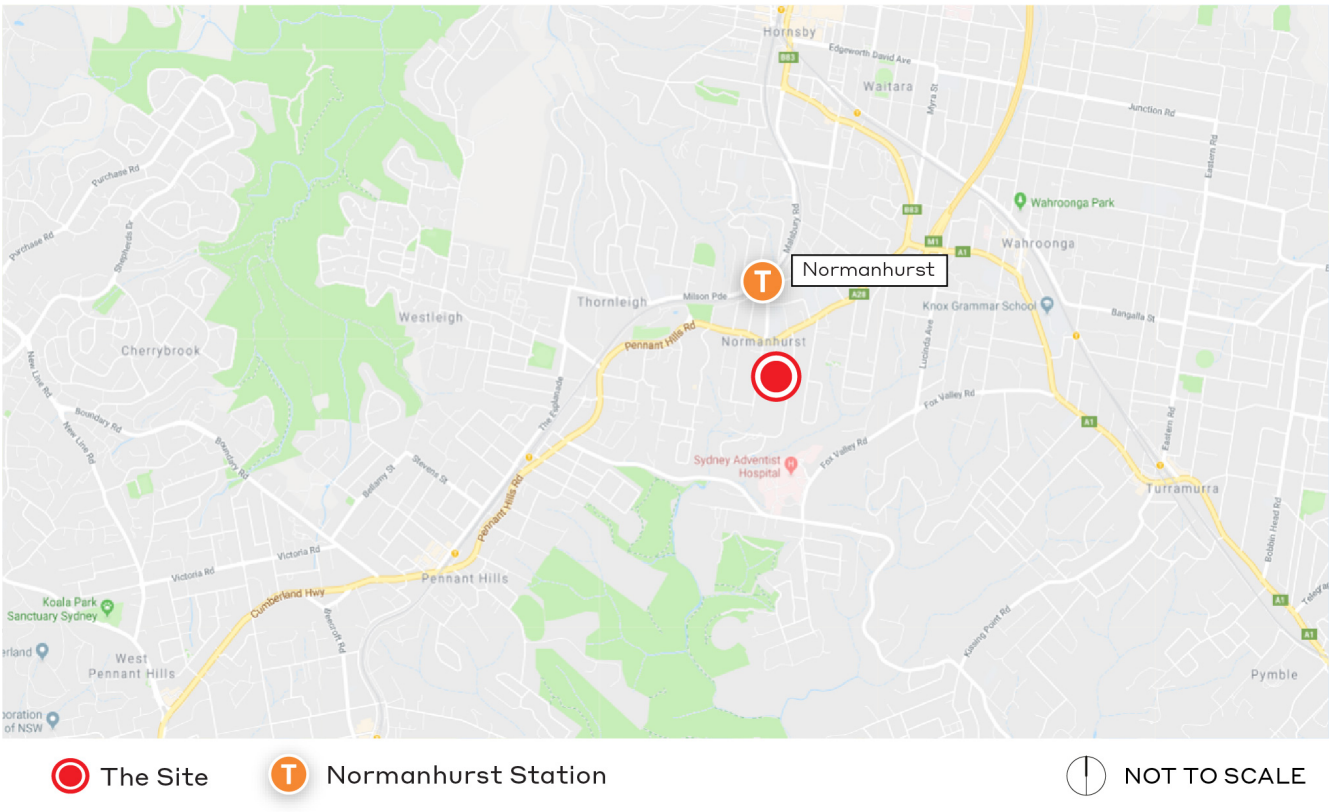

Figure 1 – Loreto Normanhurst Campus Location Context Plan

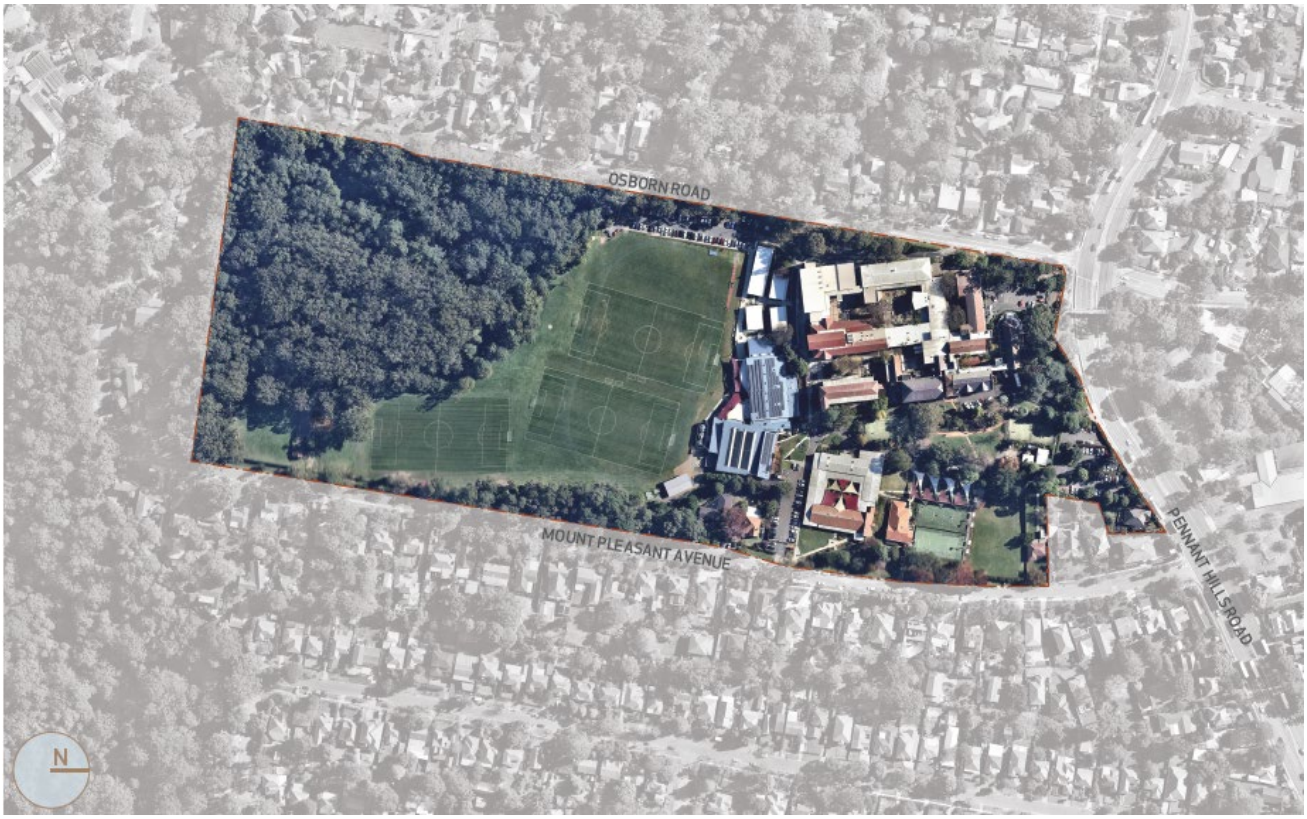

Figure 2 – Aerial Map of the Loreta Normanhurst Campus
Source: AJ+C Architects

3.1.1 Legal Description and Ownership

The campus comprises several allotments, the legal descriptions of which are provided in **Table 1** below. The existing campus has a site area of approximately 13.02ha. The site in its entirety is owned by the Trustees of the Loreto Property Association.

Table 1 Legal Description

Address	Lot	Plan
16 Mount Pleasant Avenue	Lot 5	DP 1218765
	Lot 16	DP 6612
30 – 62 Mount Pleasant Avenue	Lots 20 – 23 and 25 – 36	DP 6612
	Lot 1	DP 34834
91 – 93 Pennant Hills Road	Lot 1	DP 114580
	Lot 3	DP 1217496
	Lot 1 – Lot 3	DP 1218765
	Lot B	DP327538
24 – 28 Mount Pleasant Avenue	Lot 1	DP 809066
6 Mount Pleasant Avenue	Lot C	DP 366271
14 Mount Pleasant Avenue	Lot 4	DP1218765
89 Pennant Hills Road	Lot 1	DP136156

4.0 Overview of Proposed Development

This application sets out a new campus masterplan for the existing school campus that will guide and shape the development of the school campus for the next 30 years. This SSDA also includes detailed plans for the first stage of the concept proposal (Stage 1 works). Accordingly, consent is sought for the following:

- The concept masterplan, including:
  - Establishment of 10 new building envelopes across the site for education and ancillary uses including student accommodation;
  - Increase of the student number cap by 850 students from 1150 to 2000 students;
  - The open space and landscape design;
  - Pedestrian and circulation arrangements, and
  - Associated car parking provision.
- Detailed consent for Stage 1 works, being:
  - Construction of a new 3 to 6-storey boarding house to accommodate up to 216 boarders.
  - Excavation works to accommodate partially underground carpark and dock facilities within the proposed footprint of the new boarding house facility;
  - Demolition works to buildings between Mary Ward and existing dining room building and associated works to make good existing;
  - Landscaping works and removal and replacement of approximately 50 trees of varying significance; and
  - Augmentation of connection of services and utilities infrastructure.

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