



Lourdes Retirement Village, Killara Historical Archaeological Assessment

Prepared by AMBS Ecology & Heritage
for Essence Project Management

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1 Introduction

AMBS Ecology and Heritage (AMBS) has been engaged by Essence Project Management to prepare an Historical Archaeological Assessment (HAA) for the proposed rezoning of land from R2 Low Density Residential to R3 Medium Density Residential, at Lourdes Retirement Village, 95-97 Stanhope Road (the study area). The purpose of this assessment is to identify the potential for historical archaeological resources to be present within the study area and provide recommendations for their management.

1.1 Study Area

The study area comprises approximately 5.25ha within Lots 21 and 22 DP634645 at the Lourdes Retirement Village, 95-97 Stanhope Rd, Killara. It is within the Ku-ring-gai Local Government Area (LGA) and approximately 11km northwest of the Sydney Central Business District (CBD) (Figure 1.1). The study area is bounded by Stanhope Road to the north, Lourdes Avenue to the south and east and residential properties to the west.

Currently situated on the property are 108 independent living units, 49 self-care housing apartments, 83-bed residential aged care facility and Headfort House (Chapel), community centre and pool/BBQ facilities. The project proposed rezoning of land from R2 Low Density Residential to R3 Medium Density Residential. If the planning proposals are approved the following redevelopments have been put forward; a new seniors' housing development, comprising approximately: 141 independent living units, 110-bed residential aged care facility, 1,400m² of internal communal space, and a new townhouse precinct accessed by a new internal street (Figure 1.2).

1.2 Methodology and Authorship

This report is consistent with the principles and guidelines of the *Burra Charter: The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 2013* (Australia ICOMOS, 2013). The report has been prepared in accordance with current best practice guidelines as identified in the *NSW Heritage Manual* (Heritage Office and DUAP, 1996) and associated supplementary publications, including *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, 2009).

This report has been prepared by Madeleine Rodwell, AMBS Historic Heritage Consultant, and was reviewed by James Cole, AMBS Historic Heritage Consultant. Lian Ramage, AMBS Senior Heritage Consultant, provided technical input.

No physical inspection of the study area was undertaken as part of this assessment.

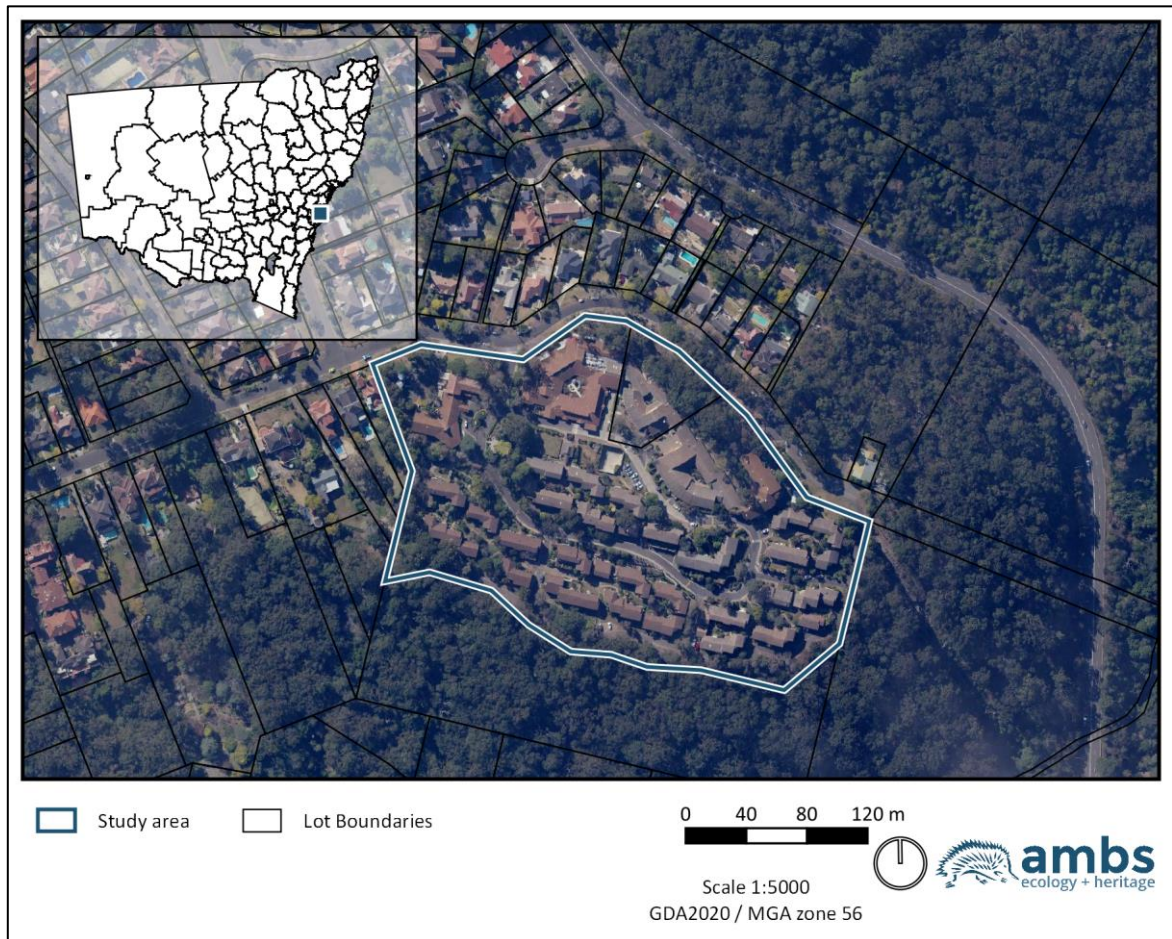


Figure 1.1 Location of the study area.



Figure 1.2 Proposed masterplan development if planning proposal is successful (Source: Plus Architecture).

2 Legislative Context

The conservation and management of heritage items, places, and archaeological sites takes place within the framework of relevant Commonwealth, State or local government legislation. Non-statutory heritage lists and registers, ethical charters, conservation policies, and community attitudes and expectations can also have an impact on the management, use, and development of heritage items. The following describes the relevant statutory and non-statutory heritage listings for the study area.

The following statutory lists and registers have been reviewed to identify the location and significance of historic heritage items and places in the vicinity of the study area:

- World Heritage List (WHL)
- National Heritage List (NHL)
- Commonwealth Heritage List (CHL)
- State Heritage Register (SHR)
- Ku-ring-gai Local Environmental Plan (LEP) 2015.

No items within the study area are listed on the WHL, NHL or CHL

2.1 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) provides protection for heritage places, buildings, works, relics, moveable objects, precincts and archaeological sites that are important to the people of NSW. These include items of Aboriginal and non-Aboriginal (historic) heritage significance. Where these items have particular importance to the people of NSW, they are listed on the SHR.

Part 4 Sections 57 to 69 of the Act address the statutory requirements for items and places listed on the SHR. Works which include demolition, damage or alteration of a heritage item or place require the approval of the Heritage Council of NSW or its delegates. Excavations within the curtilage of a place listed on the SHR that will, or are believed will have an impact on relics must be undertaken in accordance with a permit under Section 60, or a gazetted Exemption under Section 57(2) of the Act. A Research Design describing the works and archaeological methodology needs to be submitted with the Application to the Heritage Council. An archaeological relic is defined as:

...any deposit, artefact, object or material evidence that:

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

There are no historic heritage items or places in the vicinity of the study area listed on the SHR.

2.1.1 Archaeological Relics

Sections 139 to 146, Divisions 8 and 9 of Part 6 of the Act refer to the requirement that excavation or disturbance of land that is likely to contain, or is believed may contain, archaeological relics is undertaken in accordance with an excavation permit issued by the Heritage Council (or in accordance with a gazetted exception under Section 139(4) of the Act).

An archaeological relic is defined as meaning any deposit, artefact, object or material evidence that:

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

In particular Section 139 refers to the need for a permit in certain circumstances:

- (1) A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*

2.2 Environmental Planning and Assessment Act

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the main act regulating land use planning and development in NSW. The EP&A Act also controls the making of environmental planning instruments (EPIs). Two types of EPIs can be made: LEPs covering local government areas; and State Environment Planning Policies (SEPPs), covering areas of State or regional environmental planning significance. LEPs commonly identify, and have provisions for, the protection of local heritage items and heritage conservation areas. The study area is located within the Sydney Local Government Area.

The EP&A Act also requires consideration to be given to environmental impacts as part of the land use planning process. In NSW, environmental impacts include cultural heritage impacts and as such any required Review of Environmental Factors (REF), Environmental Impact Statement (EIS) or Environmental Impact Assessment (EIA) should incorporate an assessment of European heritage. The consent authority is required to consider the impact on all heritage values.

2.2.1 Ku-ring-gai Local Environmental Plan 2015

The study area is within the Ku-ring-gai LGA and is subject to the Ku-ring-gai LEP 2015. Schedule 5 'Environmental Heritage', Part 1 'Heritage Items' identifies the historic objects or places of heritage significance within the study area.

The study area is not listed on the Ku-ring-gai LEP 2015. The heritage items and heritage conservations areas within the vicinity of the study area are listed in Table 2.1, and illustrated in Figure 2.1.

A portion of the study area is within the boundary of Crown Blocks Conservation Area (C22). The conservation area is described as:

The Crown Blocks Conservation Area has historic significance as Crown Blocks which sold in the 1890s whose boundaries are evident through the following streets: Tryon Road, Nelson Road and the boundary of original large lots. The area has historic significance for the further subdivision of Crown Blocks as Mackenzie Estate in 1907, Lightcliff Avenue and Slade Avenue in 1916 and Belhelvie Estate in 1919. The area has aesthetic significance for the intact Federation and Inter-war houses, with some examples of mid to late twentieth century development. Nelson Road consists mainly of Federation period houses with consistent siting, massing and architecture. Lightcliff Avenue represents a significant example of cohesive subdivision and development with housing styles including Inter-war Mediterranean and Old English. The Seven Little Australians Park and Killara Oval are important inclusions to the HCA, providing large landscape elements of high visual amenity (Ku-ring-gai Council, 2022).

Heritage items and conservations areas are subject to the Ku-ring-gai Development Control Plan 2022 (DCP) which guides the design and assessment of development applications in Ku-ring-gai. The Ku-ring-gai DCP does not cover archaeological resources.

Table 2.1 Heritage Items and Conservation Areas within the vicinity of the study area.

Item Name	Address	Ku-ring-gai LEP 2015 Item No.
Seven Little Australian Park (bring the western part of former Lindfield Park)	Tyron Road, East Killara	I1100
Swain Gardens	77-77A Stanhope Road, Killara	I1103
Crown Blocks Conservation Area		C22



Figure 2.1 Heritage items within the vicinity of the study area, the red hatched area indicates conservation area C22.

3 Historic Context

Section 2 of Appendix F, Headfort House, 95 Stanhope Road, Killara Heritage Significance Assessment (GML Heritage, 2017) provides a history of the study area, focussed on the use of Headfort House. As such, the following includes information contained within the report but concentrates on the development of the structures and features within the study area, to explore and assess the potential for the presence of historical archaeological resources.

3.1 Early European Occupation

The first European occupation of the region were convict timber cutters and their overseers. A camp was initially established in c1805 along the banks of Lane Cove River, at the southwestern end of present Fiddens Wharf Road. In 1819, the camp was closed as there were no more suitable trees to cut at this location.

The region is formed from five initial land grants issued by Governor Lachlan Macquarie in 1821: 100 acres to John Griffiths, 80 acres to Edwin Booker, 60 acres to Samuel Midgley, 45 acres to Henry Oliver and 40 acres to Joseph Fidden. Conditions imposed on the grants meant at least 20 acres of land had to be cultivated and could not be sold within five years. After timber in the area was depleted, land was sold and subdivided. In 1839, 160 acres was granted to Mrs Jane McGillivray (NSWLRS, Serial 35-161). The grant became known as Springdale and encompassed present day Killara. McGillivray bequeathed the land to her six children and their descendants who lived throughout the country. After her death in 1861, this caused complications in acquiring the land from each of the descendants. At one stage, it was proposed that the grant be used for the Northern Suburbs Cemetery; however, the plan was abandoned after successful lobbying for the North Shore railway line and subdivision of Springdale. At the time, the area was used for orchards and small farms with much of the area still undeveloped bushland.

James George Edwards pushed for a railway station to be built at Killara and was responsible for purchasing the land from McGillivray's descendants. Edwards subdivided and resold the land east of the railway line at reduced prices to ensure there were enough people to warrant a station. From 1893-1899, the area was marketed as a desirable suburb for 'gentlemen of means', Edwards vision was to create a retreat from the commercialism of the city with a residential and recreational focus. The Killara railway station opened in 1899.

3.2 Headfort School

The study area is located within portions 212-214, part of 211, 218, 219 and 573 of Killara (Table 3.1). In 1899, Joseph Harrison purchased five acres, three roods and 20 perches which he later sold in 1914 to George Gould, Eli Higham and Louis Jeramiah O'Rourke as tenants in common (NSW LRS, CT 2491-46; CT 2491-47; CT 2491-48). Gould, Higham and O'Rourke already owned portions 213 and 214 which they purchased off Harrold Daniell in 1913 (NSW LRS, CT 2369-250). In 1917, they subdivided Portion 212 and sold three acres and 16 perches to Robert Thomas Wade, a clergyman who established Headfort School on the site (NSW LRS, CT 2807-6). Wade purchased the remainder of Portion 212 in 1919 and portions 213 and 214 in 1922 (NSW LRS, CT 2916-9; CT 2369-250). In 1924 and 1926, Wade purchased parts of Portion 211.

Table 3.1 Summarised grantees of portions within the study area (Source: NSW LRS CT 4664-136).

Portion	Area of portion	Grantee	Date of grant	Certificate of Title (Vol-Fol)
Pt of 218	One acre, two roods, five- and three-quarter perches	John Taylor	15 May 1895	1165-230
Pt of 219		Frederick Brickwell	5 December 1916	2721-80
212	Five acres, three roods, 20 perches	Joseph Harrison	2 May 1903	1471-28
Pt 211	One rood, 33 ¾ perches	Stephen Edward Perdrian	8 August 1908	1904-23

Portion	Area of portion	Grantee	Date of grant	Certificate of Title (Vol-Fol)
213 + 214	Nine acres, one rood, 35 perches	Harold Daniell	3 June 1913	2369-250
573	One rood, two and a half perches	The Congregational Union	29 May 1933	4577-68
-	One acre, 13 ¼ perches	of New South Wales	16 March 1934	4615-156

Headfort School was opened in 1918 at 95 Stanhope Road, Killara, as a boarding and day school for boys of all ages. The school is first listed in The Sands Directory in 1919, prior to this, there is no recorded occupation of the study area. The school was advertised as occupying 16-acres of land and it is likely Wade leased the surrounding portions before later purchasing them. The school was constructed of brick with the installation of an air-gas machine to provide light and a large septic tank, Wade was mentioned as having ‘made a special feature of ideal hygienic construction’ (The Farmer and Settler, 18 January 1918, p. 8). Prior to opening, an additional two-storey brick wing was completed to provide three schoolrooms and space for an additional 30 boarders, it was noted that ‘as in the main building, special attention had been devoted to lighting and ventilation’ (The Sydney Morning Herald, 29 June 1918, p. 1). The first year the school was opened, there was 100 boys who attended the school, increasing to 120 the following year.

During the 1920s, works were undertaken to improve sporting facilities including enlarging the tennis court, installing a cricket pitch and practice area, and construction of a swimming pool (The Sydney Morning Herald, 30 October 1920, p. 15). A photograph from 1921 shows two connected two-storey buildings with the left school building since being demolished (Figure 3.1-Figure 3.2). In 1922, the students successfully raised funds for the construction of a mini-rifle range (The Newcastle Sun, 3 May 1922) (Figure 3.3). The school was described in 1921 as:

The buildings... comprise the headmaster’s residence, an administrative block, quarters for the household staff, dormitory accommodation for 70 boarders, quarters for the resident staff, six classrooms... and locker rooms (Evening News, 31 January 1921, p. 1).

In 1923, the *Evening News* highlighted the location of the school, mentioning that the building was 50 yards from the Australian bush. The article described the building and grounds as:

Of the school property, enough has been cleared to supply two full playing fields and a smaller field. Near the school is a swimming pool and at some little distance a miniature rifle range.

The buildings of brick and stone... The class rooms are six in number, excellently lighted and ventilated and furnished with eh most modern furniture. There is a science room. The dormitories are designed to secure a maximum of light and air so that when the weather is suitable the boys secure the benefits of outdoor sleeping, yet the rigors of wintry weather are avoided (Evening News, 17 February 1923, p. 6).

It is unclear the precise location of either the swimming pool or the rifle range as neither are depicted on maps of the time; however, photographs from the time would suggest they were located near the edge of the cleared grounds. Nine years after the school was opened, Wade sold the school to the Congregational Union of NSW in 1927 who renamed the school Milton Grammar School.

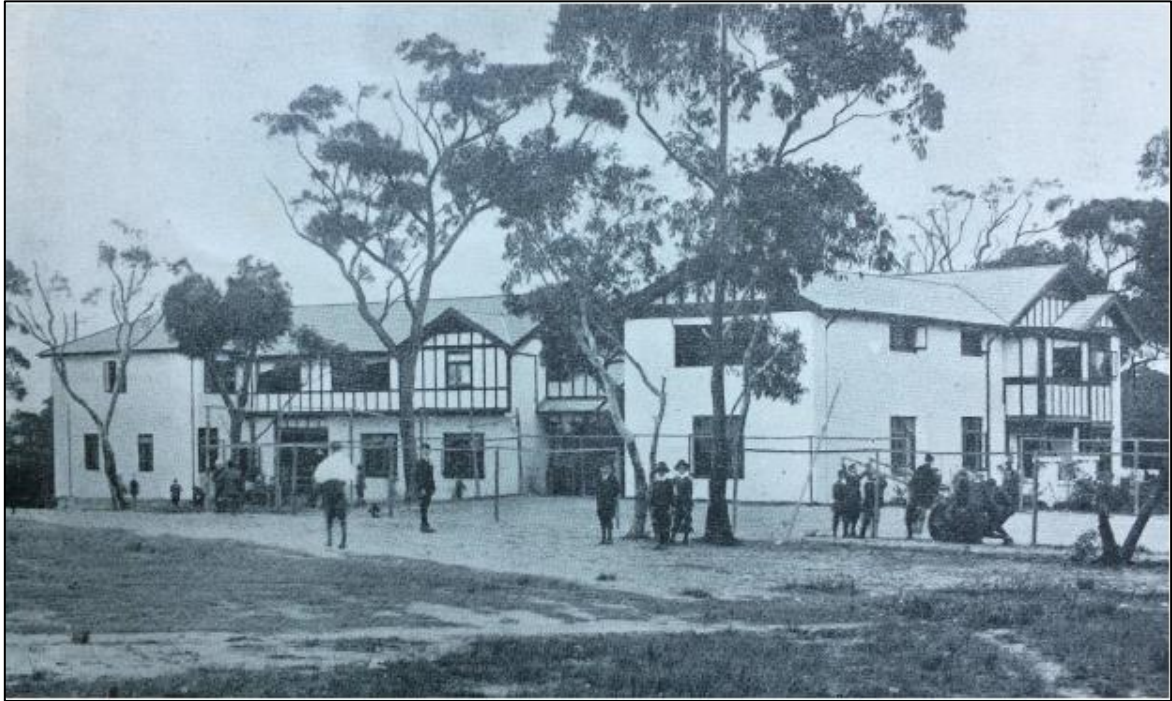


Figure 3.1 Photograph of Headfort School, taken c.1921. Headfort House is on the right and the building on the left has since been demolished (Source: GML, 2017, p.13, Fig. 2.8).



Figure 3.2 Photograph of the swimming pool at Headfort School, taken in c.1921. The precise location of the pool is unknown (Source: GML, 2017, p. 14, Fig. 2.9).



Figure 3.3 Opening of the rifle range at Headfort School in 1922. The precise location of the rifle range is unknown (Source: GML, 2017, p. 31, Fig. 2.10).

3.3 Milton Grammar School

While the Congregational Union of NSW acquired Headfort School in 1927, they did not purchase the land and additional adjoining land until 1934. John Cameron was appointed the headmaster of Milton Grammar School. Plans of the school and tennis courts were prepared by Sydney Water in 1927; however, additional school fields were not included. A fibro building was added to the western side of the school building and a detached WC (Figure 3.4-Figure 3.6).

In 1931, due to the Depression, there were only 39 students attending the school, dropping to 28 by 1934. The school was closed in 1935 and the school furniture auctioned off. Cameron opened Lochiel Boys' Junior Grammar School to the northeast of the study area in 1935. In 1940 for the year, the school was moved into the former Milton school buildings before relocating to Lynne Ridge in Gordon. After Lochiel Boys' school vacated the site, the Congregational Church tried to both lease out the building as a boarding house and sell the land; however, attempts were unsuccessful, and the buildings remained vacant.

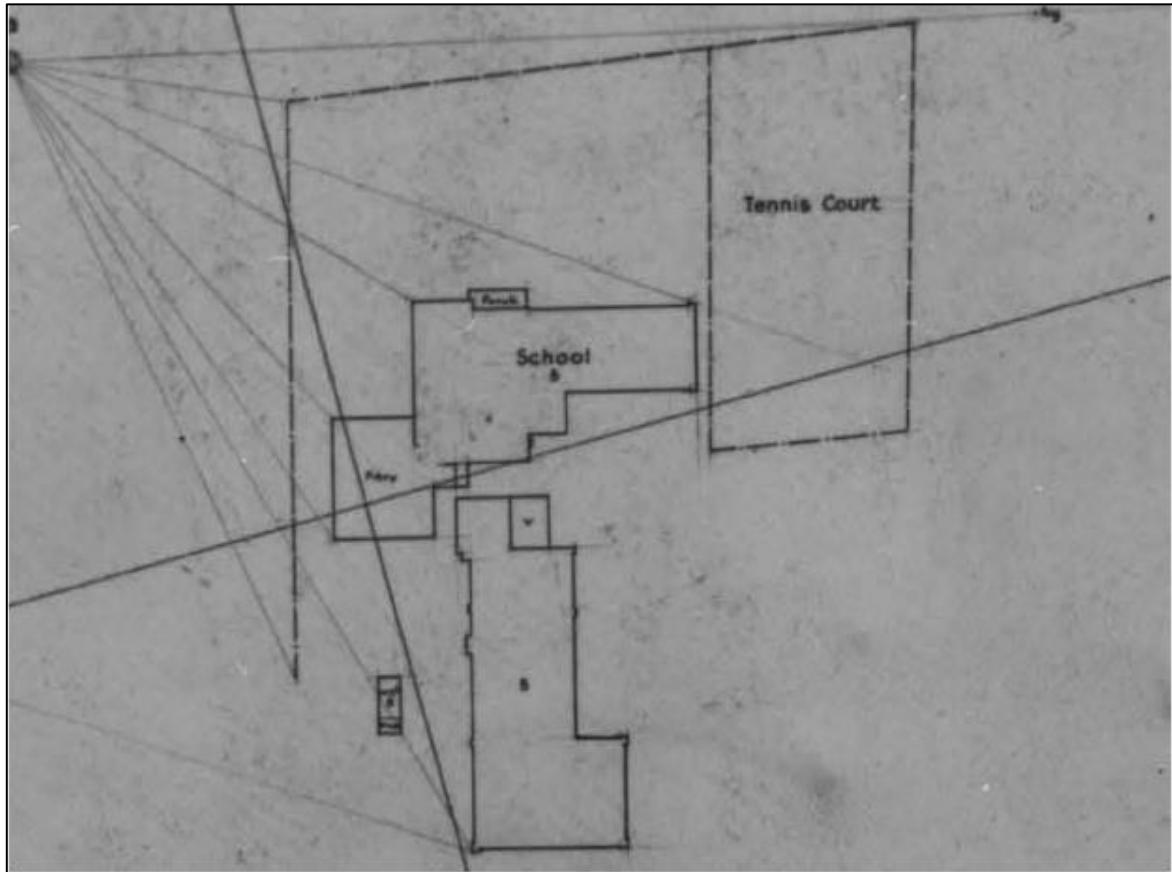


Figure 3.4 Detail of the 1927 Sydney Water survey of the Milton Grammar School (Source: GML, 2017, p. 16, Fig. 2.14).



Figure 3.5 c.1927 school building (Source: GML, 2017, p. 17, Fig. 2.15).



Figure 3.6 The school buildings c.1927 (Source: GML, 2017, p. 17, Fig. 2.16).

3.4 Australian Women's Army Service

The Australian Army requisitioned the buildings as a base for housing and training women recruited into the Australian Women's Army Service (AWAS) with the first recruits arriving in January 1942.

The 1943 aerial shows both school buildings as well as the tennis courts, there had been three additional buildings since the 1927 Sydney Water plan: one located to the east of the tennis court, another to the west of the school building and, another to the south of the fibro extension (Figure 3.7). There are also tents erected on the former playing fields. The uses of the additional buildings are unknown, photographs of one of the buildings indicated the structure was constructed on a raised brick or stone foundation (Figure 3.8-Figure 3.10).

In August 1942, Ingleburn Camp was opened as a recruit training battalion and the Killara recruit school was closed and became the AWAS barracks for housing instrument mechanics' trainees. In December 1942, the AWAS non-commissioned officer (NCO) school was established and ran until 1944 when it was moved to Ingleburn.

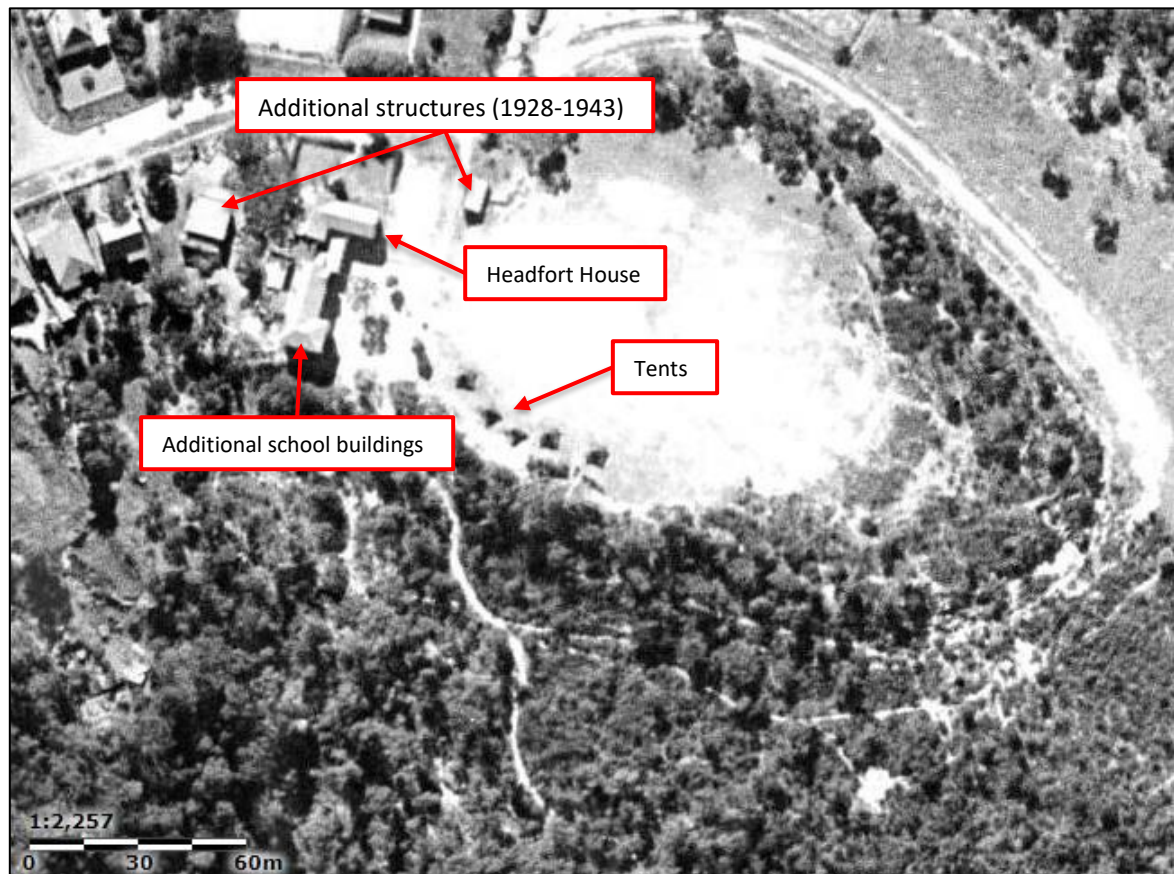


Figure 3.7 Detail of 1943 aerial of the study area. Note the tents around the south of the former playing fields and additional structures (since demolished) to the east and west of the original schoolhouse (Source: SIX maps).



Figure 3.8 This building was likely located to the west of Headfort House, and was constructed between 1928 and 1943, it has since been demolished and the area is partially under a carpark (Source: GML, 2017, p. 18, Fig. 2.18).



Figure 3.9 c.1943 photograph of the former school buildings, note the additional structures between the two original buildings (Source: GML, 2017, p. 19, Fig. 2.20).

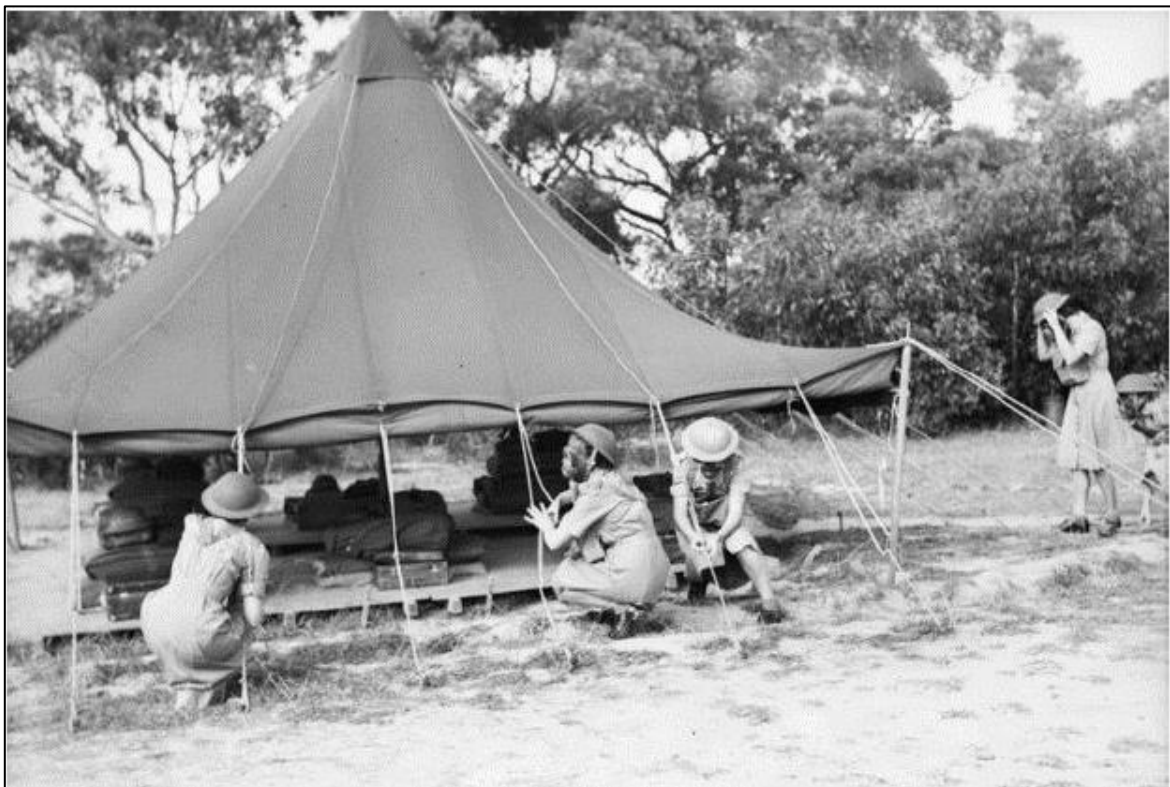


Figure 3.10 Australian Women's Army Service erecting tents around the former school fields (Source: GML, 2017, p. 20, Fig. 2.22).

3.5 Lourdes Hospital

In response to the growing number of tuberculosis patients, the former AWAS school was jointly purchased in December 1944 by 'The Most Reverend Norman Thomas Gilroy, Catholic Archbishop of Sydney, The Very Reverend John Vincent McCabe, The Very Reverend John Toohey, both Sydney Catholic Priests, and Mary Rose Decker, Mary Benedict Varley and Mary Kevin Holey, all of Hunters Hills Spinsters. The Hunters Hills Spinsters were predominately nurses or teachers from the Missionary Sisters of the Society of Mary (MSSM). The Missionary Sisters of the Society of Mary worked for 18 months to convert the school buildings into a hospital with 18 beds. The hospital was opened in June 1946 and in 1957, Lourdes was gazetted as a public hospital.

A 1927-1953 Blackwattle Plan shows the original buildings remained with an additional building in the location of the detached WC (Figure 3.11). The 1961 aerial photograph shows the tennis court had become part of the gardens and a grotto had been constructed to the east of the hospital building (Figure 3.12). There was also an extension between the smaller buildings to the west of the main hospital/former school buildings.

In c.1967, with the declining number of tuberculosis cases, the hospital was closed. However, it reopened soon after as an acute after-care facility for patients from Mater Misericordia Hospital, North Sydney.

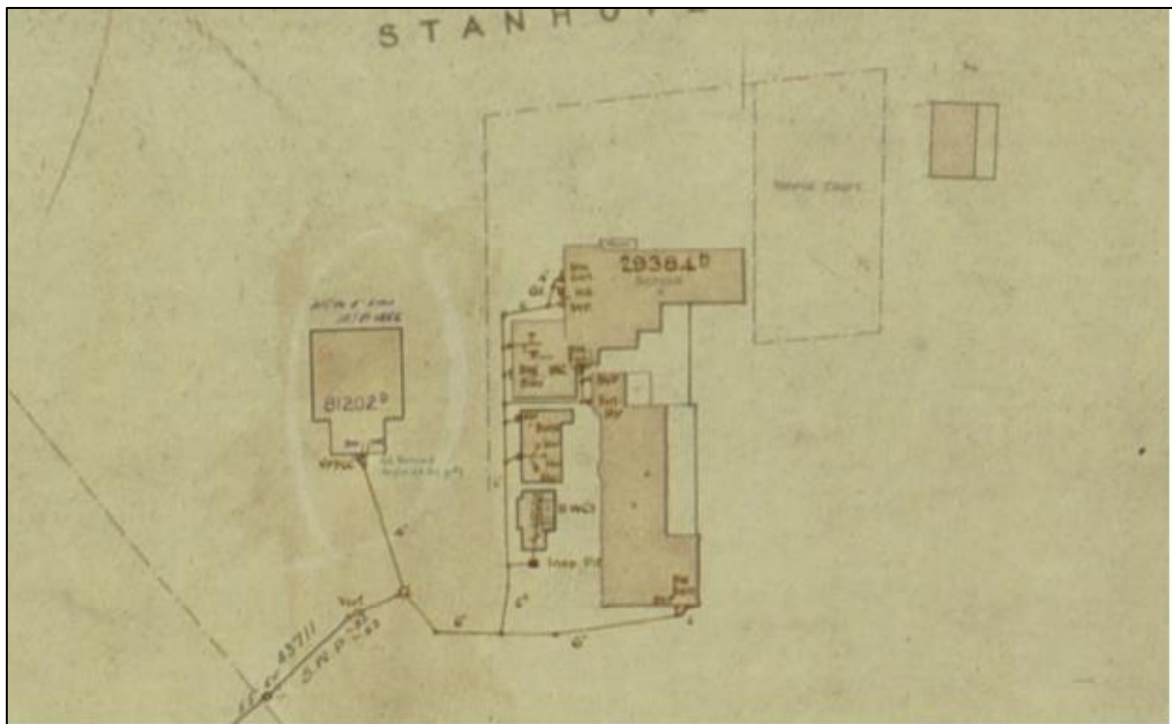


Figure 3.11 1927-c.1953 Blackwattle plan (Source: GML, 2017, p. 22, Fig. 2.26).



Figure 3.12 Detail of 1961 aerial of the study area, note large parts of the east portion of the study area is overgrown (Source: Historical Imagery).

3.6 Lourdes Retirement Village

In 1980, the MSSM sold Lourdes Hospital to the Hibernian Australasian Catholic Benefit Society. In December 1984, the Hibernian Society were approved to construct a 44-bed nursing home, to be called Lourdes Retirement Village. As part of the works, the majority of the earlier buildings were demolished apart from Headfort House (the earliest school building). The rear of the main house was altered to connect to a new building on the southern side and the chapel was housed in the original chapel wing of Headfort House (Figure 3.13-Figure 3.16). In July 1995, the number of beds was increased to 48 and in 2011, Council approved the construction of 18 self-contained units, it is noted that a lift has been constructed from the underground parking located below the croquet lawn (Figure 3.16). In 2004 the Hibernian Society changed its name to Aevum Limited and in 2010, Aevum was purchased by Stockland.

A Joint Regional Planning Panel described the buildings and facilities on site as:

A wide range of building types, services and facilities are currently located on site including: 108 Strata Titled independent living units (self-contained dwellings) consisting of 31x 1 bedroom units, 55x 2 bedroom units and 22x 3 bedroom units; 51 serviced apartments; 19 hostel apartments; 63 high care beds; a variety of parking facilities; facilities for medical personnel and administrative services; private bus transport; various social facilities including an indoor pool, café, indoor bowling green and chapel.

The building form on the site generally comprises single and two storey buildings. These buildings sit among an established landscape setting consisting of garden beds, tree plantings of varying height, pathways and formal landscape features such as a croquet lawn and a rose garden (GML Heritage, 2017, p. 10).



Figure 3.13 Detail of the 1984 aerial of the study area, note the eastern portion of the area has been cleared and the retirement village has begun to develop (Source: Historical Imagery).



Figure 3.14 Detail of the 1985 aerial of the study area, note that the additional former school buildings have been demolished and it appears some earthworks have occurred associated with the new building south of Headfort House (Source: Historical Imagery).



Figure 3.15 Detail of the 1990 aerial, note the additional buildings associated with the site's former use as a school and army training have been demolished and the building south of Headfort House has been constructed (Source: Historical Imagery).



Figure 3.16 Detail of the 2004 aerial, the retirement village has been well established (Source: Historical Imagery).

4 Archaeological Assessment

4.1 Assessment of Archaeological Potential

The archaeological resources of any site are finite but have the potential to provide insights into everyday life that are not available from any other resource. Archaeological resources may provide evidence that will enhance the historical record and, as such, make a contribution to an understanding of the history and settlement of a local region. In view of the substantial costs involved in archaeological excavation of a site, a clear justification for any archaeological excavation needs to include the following considerations:

- What is the likely integrity of the archaeological resource? Is it likely that largely intact physical evidence would be exposed during excavations such as structural features, artefacts from underfloor deposits, rubbish- or cess-pits, wells or other features with an ability to contribute meaningfully to an understanding of the development of the site as part of the wider development of Sydney?
- What is the research potential of the archaeological resource? Is it likely that the results of the excavation make a significant or important contribution to an understanding of wider research issues regarding the early settlement and development of Sydney?

4.1.1 Archaeological Resource

The occupational history of the study area can be broken down into several discrete phases:

- Phase 1 – Timber getting, c.1805-c.1830s
- Phase 2 – Early land grants and ownership, 1821-1899
- Phase 3 – School Site, 1918-1940:
 - Headfort School, 1918-1927
 - Milton Grammar School, 1927-1935
 - Lochiel Boys' Junior Grammar School, 1940
- Phase 4 – Australian Women's Army Service, 1942-1944
- Phase 5 – Hospital Site, 1944-1980:
 - Lourdes Hospital, 1944-c.1967
 - Mater Misericordia Hospital acute after-care facility, c.1967-1980
- Phase 6 – Lourdes Retirement Building, 1980-present

The historical research completed for this assessment has not identified any specific features documented in historical resources associated with Phase 1 and Phase 2 in the study area. It is unlikely there would be any archaeological evidence associated with Phase 1, as there was a recorded timber getting camp at the end of present Fiddens Wharf Road outside of the study area. Phase 2 of the study area is associated with the early land ownership of the site. Prior to 1918, the area of Killara was used as small farms and orchards; however, it is unknown if the study area was used for such activities or if it remained bushland. If there is archaeological evidence associated with the phase of the site, it is likely to consist of landscape modification associated with farming and postholes.

Archaeological evidence associated with Phase 3, the school use of the site would likely consist of footings of previous structures demolished in the 1980s and possible deposits associated with outdoor activities. Due to the later construction period of the school, there would be no occupational deposits such as underfloor deposits or cesspits associated with the use of the school. Archaeological evidence associated with Phase 4, the military use of the site would likely consist of footings or postholes associated with structures related to military training such as tents and air raid shelters.

4.1.2 Integrity of the Resource

The study area has a well understood history of development from the 1820s until the present day. The first known structure on the site was constructed in 1918 as a schoolhouse (Headfort House). While no previous excavations have been undertaken in the area, the known history of the site indicate that the archaeological resources within the study area are unlikely to remain intact. The intensive development to construct the Lourdes Retirement Village is likely to have significantly disturbed any potential archaeological resources to the south and east of Headfort House, as such, the area is not considered to have archaeological potential. It appears that within the immediate vicinity of Headfort House and to the west of the building has been less disturbed by the development of the village and as such, the area is considered to have low archaeological potential. From the 1985 aerial, it appears there were some earthworks within the area associated with the demolition of the former school buildings and the construction of the new building south of Headfort House. Depending on the extent of the demolition works, it is likely that archaeological resources have been disturbed as a result of the works.

As such, the predicted level of integrity of the archaeological resource has been assessed as nil-low within the study area.

4.1.3 Research Potential

Potential archaeological remains within the study area would have limited research potential for their ability to further our understanding of school life in Northern Sydney in the early to mid-twentieth century and women's army training during World War II. If archaeological remains are present with good integrity at the site, they would have limited potential to further our understanding of the history of the site and how it developed over time, as well as the lives of its inhabitants. As such, the potential archaeological resource within the study area has the limited potential to contribute to an understanding of schooling in Northern Sydney and women's army training at Killara at a local level.

Any substantial remains associated with use of the site during early land grants would have a high degree of research potential and be significant at a local level, as they would be able to contribute to our understanding of the early history and use of the site largely lacking from historical sources. However, based on the available evidence, it is unlikely the study area was substantially developed until the establishment of Headfort House in 1918.

Based on the available evidence and likely integrity of the archaeological deposit, the study area has been assessed as having low archaeological potential, as shown in Figure 4.1. The area of low potential is in areas which remain relatively undisturbed by the construction of Lourdes Retirement Village. The archaeological potential of the study area is summarised in Table 4.1

Table 4.1 Phases of occupation in the study area.

Phase	Dates	Likely Archaeological Features	Likely Significance	Archaeological Potential
Phase 1 – Timber getting	c.1805-c.1830s	None	None	N/A
Phase 2 – Early land grants	1821-1899	Landscape modification associated with farming	Local	Low
Phase 3 – School site	1918-1940	Footings associated with additional buildings, evidence of the student's rifle range	Local	Low
Phase 4 – Australian Women's Army Service	1942-1944	Footings or postholes associated with additional structures such as air raid shelters or tents	Local	Low
Phase 5 – Hospital site	1944-1980	None	None	N/A

Phase	Dates	Likely Archaeological Features	Likely Significance	Archaeological Potential
Phase 6 – Lourdes Retirement Village	1980-present	None	None	N/A



Figure 4.1 Areas of archaeological potential in the study area.

5 Archaeological Significance

The physical evidence of past activities is a valuable resource that is embodied in the fabric, setting, history and broader environment of an item, place or archaeological site. The value of this resource to a community can be evaluated by assessing its cultural and natural heritage values. *Cultural significance* and *heritage value* are terms used to express the intangible and tangible values of an item, place or archaeological site, and the response that it evokes in the community. Assessment of significance provides the framework for the development of management strategies to protect an item or place for future generations.

An item, place or archaeological site is considered to be of State or local heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the seven NSW heritage assessment criteria (Heritage Office, 2001).

The study area is not listed as a heritage item; however, a portion of the study area falls within heritage conservation area C22. While heritage items and conservation areas are subject to the DCP, the DCP does not specify archaeological restrictions.

In 2017, GML assessed the heritage significance of Headfort House; however, the archaeological potential of the area was not addressed. As such, AMBS has completed an assessment of significance for the potential archaeological resource under the SHR criteria below.

a) *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)*

Any potential archaeological resource at the site would be associated with the purpose-built schoolhouse with boarding facilities (Headfort School), established in 1918 and later with its use by the Australian Army to house and train women of the AWAS. Early modifications of the landscape associated with its possible use for farming may be present and provide information regarding the process of change. The significance of the archaeological resources lies in the ability to demonstrate an evolving landscape.

If well-preserved substantive archaeological resources are present within the study area, they are likely to be of local significance.

b) *An item has strong or special associations with the life or works of a person, or group of persons, of importance in the cultural history of NSW (or the local area)*

Headfort House has an association with Reverend Robert Thompson Wade who founded Headfort School in 1918 and is considered a person of significance due to his extensive education career and work as an ichthyologist and palaeontologist. The site also has an association with John Gorton, Prime Minister of Australia (1967-1971), who attended the school for two years. However, it is unlikely any archaeological evidence would provide insight into either person's life or works.

Potential archaeological resources within the study area do not meet the threshold for this criterion.

c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)*

The potential archaeological resource at 95-97 Stanhope Road does not demonstrate a high degree of creativity or technical achievement and therefore do not meet the threshold for this criterion.

d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Headfort House has an association with groups prior to its use as a retirement village. The site has a special association with the AWAS who occupied the site between 1942-1944. It also has a special association with the Missionary Sisters of the Society of Mary, who established Lourdes Hospital in 1944 and has an association with former patients and staff of the hospital. While no consultation has been undertaken with the local community in relation to the values of the archaeology, it is acknowledged that local communities are interested in the archaeology of their local area and its development.

It is possible that well-preserved and substantive archaeological resources within the study area may have interest or value to associated groups and the local community.

e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Due to the extensive building works associated with the development of Lourdes Retirement Village, the majority of the site to the east and south of Headfort House has been significantly disturbed and as such, has no archaeological potential. The area in the immediate vicinity of Headfort House and to the west has been less disturbed by the development of the village, as such, there is low archaeological potential within this area.

Potential archaeological remains within the study area would have limited research potential for their ability to further our understanding of school life in Northern Sydney and women's army training during WWII. The study area has a known continuous use from 1918; however, it has been the subject of land grants from 1839 onwards. If archaeological remains are present with good integrity, they would have the potential to further our understanding of the history of the site and how it developed over time, as well as the lives of its inhabitants.

If well-preserved substantive archaeological resources are present within the study area, they are likely to be of local significance.

f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The archaeological resource at 95-97 Stanhope Road may provide an insight into the development and interactions of the local community. The artefact assemblage associated with the schoolhouse dating from 1918 and with WWII army training between 1942-1944 would contribute to the historical development of the local area. Substantial archaeological remains may provide information regarding daily life, social interactions and army training, and evidence of modifications of the natural landscape associated with its early use would have local significance.

If well-preserved substantive archaeological resources are present within the study area, they are likely to be of local significance.

g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)

The archaeological resource at 95-97 Stanhope Road does not demonstrate a high degree of characteristics of a class and therefore do not meet the threshold for this criterion.

5.1 Statement of Significance

5.1.1 Heritage Significance of Headfort House

In 2017, GML assessed the heritage significance of Headfort House, the statement of significance is as follows:

Headfort House has significance at a local level. Headfort House has historical significance as it is evidence of the early Twentieth-Century growth and development of the suburb of Killara and the resultant need for schools in the area. It has further historical significance [sic] for its use by the Australian Women's Army Service (AWAS) for training during WWII, and for its later use as a tuberculosis hospital. Headfort House is associated with the reverend Robert Thomas Wade, a prominent educator, ichthyologist and palaeontologist who was the founding headmaster of the Headfort School. The building also has potential social significance for its association with the AWAS, patients and staff of Lourdes Hospital, and for its importance to the Ku-ring-gai community's sense of place.

5.1.2 Statement of Archaeological Significance

The potential for archaeological resource at 95-97 Stanhope Road is primarily associated with school use established from 1918-1940 and then an army training site from 1942-1944 before becoming a hospital site. If present and with good integrity, they have the potential to provide insight into daily life of a mixed boarding and day school and female army training.

Substantial remains associated with the occupation of the site prior to 1918 would have a high degree of research potential and would be significant at a local level, as they would be able to contribute to our understanding of the early history and use of the site, details which are largely lacking from historical sources.

If present and with good integrity, the archaeological resource at 95-97 Stanhope Road would be of local significance. As there has been extensive disturbance of the site due to the development of Lourdes Retirement Village, the archaeological potential of the study area is assessed as nil-low, and as such, it is not likely that archaeological resources of good integrity will be identified.

6 Managing Archaeological Values

Heritage places contribute to an understanding and character of a community by providing tangible evidence of its history and identity. At time of change, they help to preserve a connection to the past, and can provide a point of reference for interpreting the past to future generations. Article 15 of the Burra Charter refers to managing *change*, which should be guided by the *cultural significance* of the *place* and its appropriate interpretation. The Burra Charter process also recognises that the development of the preferred conservation option requires consideration of a range of other factors which could affect the future of a place. These include:

- requirements of the owner
- the physical condition and safety requirements of the place
- heritage statutory obligations and other issues related to heritage.

6.1 Statutory Requirements and Recommendations

Extensive ground disturbance within the study area has the potential to expose archaeological features, which if present with good integrity, would have the potential to be of local archaeological significance. Such archaeological material should be managed appropriately and in accordance with the *Heritage Act 1977*.

The study area has been significantly impacted by past construction of Lourdes Retirement Village, including the construction of underground parking around the east of the site. As such, it is unlikely that archaeological resources would be present with good integrity. If substantive archaeological resources are uncovered, these would have local significance. The following recommendations are based on the statutory requirements, a review of the history heritage context of the study area and current heritage best practice.

Recommendation 1

A site-specific unexpected heritage finds procedure should be prepared for the site and included in all site induction material to inform the works. If unanticipated finds are made during future works, these may be subject to further assessment and approval may be required.

An unexpected finds procedure should provide guidance to site personnel in the event that an unexpected heritage find is uncovered during works. An unexpected heritage find is any unanticipated archaeological discovery that has not been previously assessed or is not covered by an existing excavation permit, and that has potential heritage value.

The procedure should outline the course of action to be taken onsite should an archaeological resource be uncovered and the roles and responsibilities of site personnel.

Recommendation 2

The study area is unlikely to retain historic intact archaeological resources; however, should archaeological relics be exposed during construction works, disturbance of the area should cease, and an unexpected finds procedure be implemented, and Heritage NSW must be informed in accordance with Section 144 of the Heritage Act 1977.

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