

Item No:	D1
Subject:	PLANNING PROPOSAL TO LIST TWO SCHOOL BUILDINGS IN ROSE BAY
Authors:	Eleanor Banaag, Senior Strategic Heritage Officer Kristy Wellfare, Team Leader Heritage
Approver:	Anne White, Manager Strategic Planning & Place
File No:	24/46328
Purpose of the Report:	To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal to list one building in Rose Bay Public School and one building in McAuley Catholic Primary School in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.
Alignment to Delivery Program:	Strategy 4.2: Conserving our rich and diverse heritage.

ADVICE TO COUNCIL:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following two local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:

- A. 'Rose Bay Public School – Building E, including interiors' at 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567).
- B. 'McAuley Catholic Primary School – former Christian Brothers College building, including interiors' at 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580).

Executive Summary:

This report seeks the advice of the Woollahra Local Planning Panel (Woollahra LPP) regarding the proposed local heritage listing of the following two items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014):

- A. 'Rose Bay Public School – Building E, including interiors' at 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567)
- B. 'McAuley Catholic Primary School – former Christian Brothers College building, including interiors' at 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580)

Following a Heritage Study of the school grounds, the two individual school buildings (one at each school) were found to have local heritage significance. Heritage listing will allow for the recognition and protection of this significance. We recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 1**.

Discussion:

Reason for report to the Woollahra Local Planning Panel

On 27 September 2018, the Minister for Planning issued a Local Planning Panel Direction – Planning Proposals:

- *A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:*
 - a) *the correction of an obvious error in a local environmental plan*
 - b) *matters that are of a consequential, transitional, machinery or other minor nature, or*
 - c) *matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.*
- *When a planning proposal is referred to the panel, it must be accompanied by an assessment report prepared by council staff setting out recommendations, including whether or not the planning proposal should proceed*
- *A proposal is to be referred to the local planning panel before it is forwarded to the Minister under section 3.34 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).*

In this case, the planning proposal is required to be referred to the Woollahra LPP because the General Manager has not made a determination in regard to items 1 (a), (b) or (c), above.

Reason for the Planning Proposal

On 8 April 2019 Woollahra Council considered a Notice of Motion (11.2) regarding the proposed heritage listing of certain buildings in Rose Bay. At this meeting, Council resolved (in part):

THAT Council requests staff to undertake an assessment of heritage significance for the following properties located in Rose Bay, NSW:

- ii. *Old School Hall, Rose Bay Public School, Albemarle Ave, Rose Bay; and*
- iii. *McAuley Catholic School and outbuildings (formerly Christian Brothers College Rose Bay),*

and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as:

- i. *a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or*
- ii. *an item on the State Heritage Register under the Heritage Act 1977.*

In the relevant background to the Notice of Motion, it was noted that:

Old School Hall, Rose Bay Public School, Albemarle Ave, Rose Bay

Rose Bay Public School was established in July 1891 and moved to its current site in the early 1900s, whereupon the old school building, currently existing on site, was built.

McAuley Catholic School and outbuildings, 8 Carlisle Street, Rose Bay

This is formerly the site of the Christian Brothers College, Rose Bay, which was established in 1935. The college was closed down in 1966 and the site is now used as a Catholic primary school by McAuley Catholic Primary School (previously McAuley Preparatory School).

Draft Heritage Study, Artefact Heritage

In June 2023, Council staff commissioned consultants *Artefact Heritage* to investigate the heritage significance of the Rose Bay Public School and McAuley Catholic Primary Schools as part of the *Rose Bay Public School and McAuley Catholic Primary School Heritage Assessments* (the Draft Study). The Draft Study is provided at **Attachment 2**, and heritage inventory sheets for each school provided at **Attachment 3**.

The purpose of the Draft Study was to provide information regarding the historic values of each site, and identify if any of the sites contained significant cultural heritage values to warrant listing at either the local or state level. The draft study included the following:

- a comprehensive historical analysis of both school sites;
- internal and external site inspections of all buildings on each site;
- a robust comparative analysis of other relevant school examples.

The assessment of heritage significance was undertaken in accordance with the Environment and Heritage Group and Department of Planning and Environment publications *Assessing heritage significance* (2023) and *Investigating heritage significance* (2021). There are seven significance criteria used in the process of assessing heritage significance:

Table 1: NSW Heritage assessment criteria summary

Criteria		
(a)	Historic significance	<i>A place or object is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>
(b)	Historical association	<i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i>
(c)	Aesthetic/creative/technical achievement	<i>A place or object is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).</i>
(d)	Social, cultural and spiritual significance	<i>A place or object has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i>
(e)	Research potential	<i>A place or object 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).</i>
(f)	Rare	<i>A place or object has potential to yield information that will contribute to an understanding of NSW's cultural or natural (or the cultural or natural history of the local area).</i>
(g)	Representativeness	<i>A place or object is important in demonstrating the principal characteristics of NSW's</i> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.(or a class of the local area's cultural or natural places; or cultural or natural environments.)</i>

Each criterion has significance indicators which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Having assessed each of the items against the Heritage NSW guidelines, the assessment concluded that the following items meet the threshold for listing as items of local heritage significance;

- Rose Bay Public School – Building E, including interiors, 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567).
- McAuley Catholic Primary School – Former Christian Brothers College building, including interiors, 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580).

Accordingly, the Draft Study recommends that these items are listed in Schedule 5 Part 1 of the Woollahra LEP 2014, and identified on the associated Heritage Map. A summary of each Heritage NSW criteria, and how these were met by each item is summarised below in **Table 2**.

Table 2: NSW Heritage criteria assessment summary

Property	(a) historic	(b) historical association	(c) aesthetic/ creative/ technical	(d) social/ cultural/ spiritual	(e) research potential	(f) rarity	(g) representative
Rose Bay Public School – Building E, including interiors	✓	✓	✓	✓	✗	✓	✓
McAuley Catholic Primary School – former Christian Brothers College building, including interiors	✓	✓	✓	✓	✓	✓	✓

The Items

The two proposed heritage items subject to this report and planning proposal are summarised below:

‘Rose Bay Public School – Building E, including interiors’

The Rose Bay Public School site is located between Albemarle Avenue and Wilberforce Avenue, northwest of Albemarle Lane, and legally comprised of Lots 111 and 112 DP 1076937, and Lots 13-20 & Lots 46-54 DP 4567. Building E of the Rose Bay Public School is located wholly within Lot 49 to Lot 53, DP 4567 (see **Figures 1 & 2**).



Figure 1: Cadastral map of Rose Bay Public School (outlined in blue) with the allotments containing Building E in red. (Source: Woollahra Council GIS Maps)

Building E of the Rose Bay Public School is positioned on the north-eastern side of the school, facing Wilberforce Avenue. The north-eastern corner of Building E incorporates the first building erected on the school premises in 1907 (see **Figure 3** below). The original, small, single-storey school building was constructed in warm-coloured face brick with a slate roof and a T-shaped plan with gabled facades facing east, west and south.

The south facing façade was a blank wall without windows or buttresses, suggesting that an extension of the building in this direction was expected (and in fact soon occurred, within four years).

The original building was expanded upon in 1911, 1916, 1920, 1929 and during the 1970s. The earlier modifications were designed and constructed in materials, form and detailing to match the original building. Later additions were more simple in detail, however the building maintains many historic features and elements typical of good quality early-to-mid 20th century buildings, including high ceilings lined with timber boards, cornices, timber-panelled sections of walls, plastered walls with picture rails, built-in timber furniture, four-panelled timber doors.



Figure 2: Aerial photograph of the northwest corner of the Rose Bay Public School, with Building E outlined in green. (Source: Nearmap accessed by Woollahra Council Maps)



Figure 3: 1909 Photo of the original building at Rose Bay Public School, now the north eastern corner of Building E. (Source: State Records FL1441588)



Figure 4: Original 1907 north-eastern corner of Building E facing Wilberforce Avenue, with original windows and buttresses. (Artefact Heritage, 2023)



Figure 5: Photo of Building E at Rose Bay Public School facing the playground, with original 1907 section of the building pictured at left. (Artefact Heritage, 2023)

'McAuley Catholic Primary School – former Christian Brothers College building, including interiors'

The cadastral description of McAuley Catholic Primary School comprises Lots A and B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884. The school premises occupy the lots previously numbered 6-12 Carlisle Street Rose Bay. The former Christian Brothers College building is wholly contained within Lots A and B of DP 80580 only (see **Figures 6 & 7**).

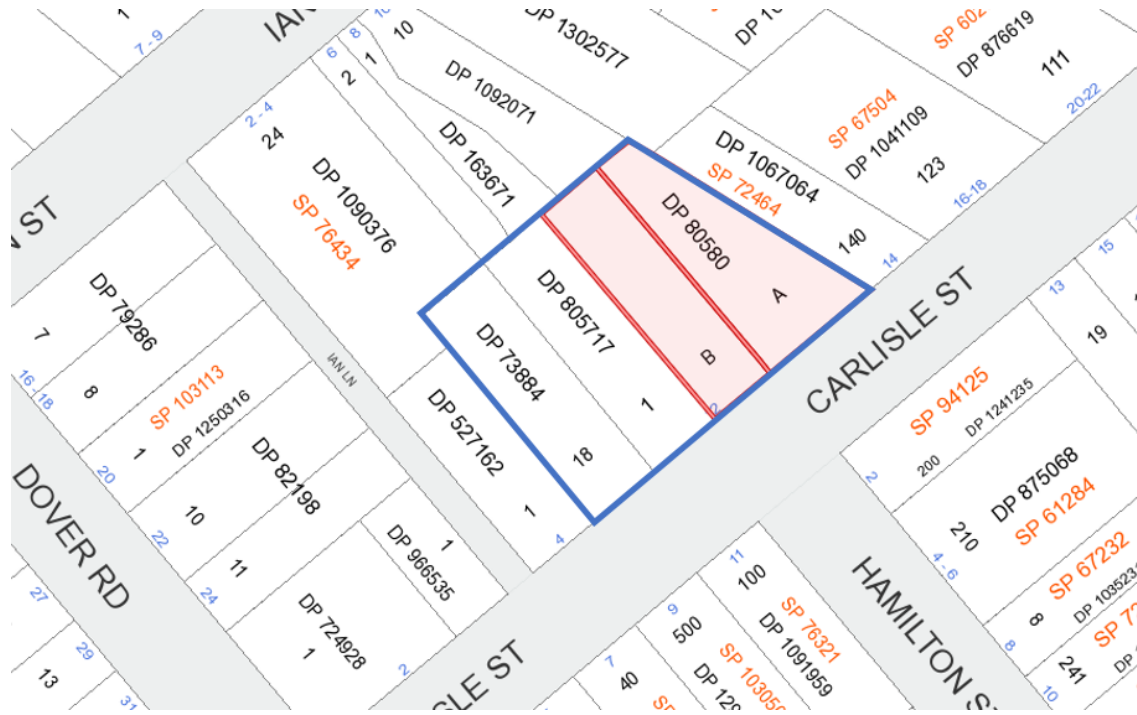


Figure 6: Cadastral map of McAuley Catholic Primary School (outlined in blue) with the allotments containing the former Christian Brothers College building in red.
(Source: Woollahra Council GIS Maps)

The McAuley Catholic School is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay. It is on a slope falling to the south and to the west, and the grounds are terraced throughout with retaining walls. Three of the school's four buildings face Carlisle Street and the other three sides of the school grounds are bordered by residential properties.

The former Christian Brothers College building, dating from 1935, fronts onto Carlisle Street and is the focal point of the school as the oldest, largest and most distinctive building on the McAuley Catholic Primary School campus. It is a three-storey building with a rectangular plan and reserved, dignified architectural detailing. It is constructed in brown face brick and has a roof finished with rounded terracotta tiles. The street façade and two side facades are more decorative than the rear façade. The street façade has ten window bays symmetrically arranged around a central gable feature presenting the name 'Christian Brothers College' and surmounted by a cross. The high quality brickwork features pilasters, window sills and a decorative texture above the second storey windows. The two side facades match, each presenting three tall, narrow window bays under three Romanesque arches topped by gabled parapets constructed in decorative brick-work. The rear façade has eight sets of window bays on two levels, positioned within plainer brickwork although still symmetrically arranged. The interiors retain the original layout and are in good condition throughout.



**Figure 7: Aerial photograph of the northeast half of the McAuley Catholic Primary School, with the former Christian Brothers College building outlined in green.
(Source: Nearmap accessed by Woollahra Council Maps)**

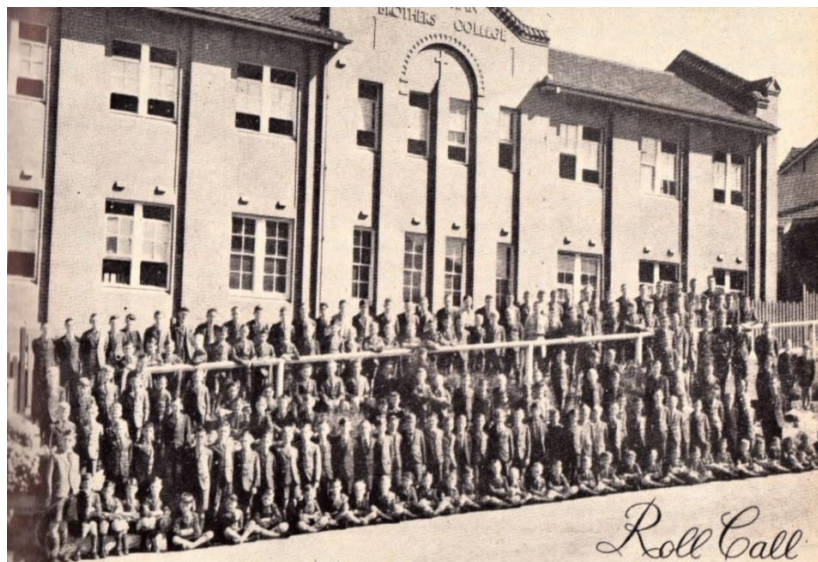


Figure 8: School students positioned in front of the main former Christian Brothers College building in 1942, facing Carlisle Street. (Source: Christian Brothers, 1959)



Figure 9: Photo of the south-eastern façade of the building facing Carlisle Street c1989, showing the two upper floors. (Source: Not known, reproduced in Cosgrove, 1989)



**Figure 10: Photo of the south-western corner of the building façade from Carlisle Street.
(Source: Artefact Heritage, 2023)**

Planning Proposal

Consistent with the recommendations of the draft study, a planning proposal has been prepared to list the following in Schedule 5 and on the Heritage Map of the Woollahra LEP 2014:

- A. Rose Bay Public School – Building E, including interiors, 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567).
- B. McAuley Catholic Primary School – Former Christian Brothers College building, including interiors, 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580).

The planning proposal has been prepared in accordance with section 3.33 of the EP&A Act and the document prepared by the NSW Department of Planning and Environment titled *Local Environmental Plan Making Guideline* (August 2023).

The planning proposal satisfies the requirements of section 3.33 of the EP&A Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

The objective of the planning proposal is to recognise the heritage significance of the above listed buildings as local heritage items and provide them with statutory heritage protection. Heritage listing aims to provide the items with ongoing protection and recognition of the heritage significance of the items.

Relationship to the strategic planning framework

The planning proposal has strategic and site specific merit. The planning proposal is consistent with the relevant objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the actions of the *Eastern City District Plan* (2018). The planning proposal is consistent with the Council's Community Strategic Plan titled *Our Woollahra 2030: Our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhood) under the theme Quality places and spaces:

- *4.3 Protect local heritage, including significant architecture and the natural environment.*

The planning proposal is also consistent with the Woollahra Local Strategic Planning Statement (approved by Council on 24 February 2020). In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

- *Planning Priority 5 Conserving our rich and diverse heritage.*

The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State environmental planning policies and applicable section 9.1 directions.

Options:

As a consequence of this report, the Woollahra LPP may advise Council to proceed with a planning proposal to list the two school buildings. Alternatively, the Woollahra LPP may advise Council not to support the planning proposal, or recommend that staff make amendments to the planning proposal.

Community Engagement and / or Internal Consultation:

Site inspections

Artefact Heritage were engaged in June 2023. Following preliminary research, Artefact undertook site inspections of the two schools between August and September 2023, which included internal and external inspections of buildings and the whole school grounds.

Circulating the Draft Heritage Study for owner pre-engagement

Following the site inspections, Council staff distributed the Draft Study to the school's administration team in February 2024, to facilitate comment and feedback. It is understood that this Draft Study was then circulated to the relevant Stage agencies i.e. Catholic Schools and Schools Infrastructure NSW.

The purpose of this "pre-engagement" was to make the affected owners aware of the recommendations of the study, and Council staff's intention to apply a heritage status to the buildings. It also allowed an opportunity for owners to provide feedback and commentary that will inform the draft heritage study and/or the planning proposal. The schools were given until 4 March 2024 to provide submissions.

At the time of preparing this report, one submission has been received from Schools Infrastructure NSW, and this submission has informed the contents of the relevant Heritage Inventory Sheet. The submission has been attached at **Attachment 4**, and is summarised in **Table 3** below.

Based on the feedback received during pre-engagement with regard the Rose Bay Public School, Council staff support the administrative suggestion in the submission and have made the name of the proposed heritage item to be "Rose Bay Public School – Building E" consistent throughout all reports and inventory sheets.

Policy Implications:

Should Council resolve to progress a planning proposal (having considered the advice of the Woollahra LPP), and should the planning proposal progress to finalisation, there will be policy implications by amending the Woollahra LEP 2014 and associated mapping.

Table 3: Summary of issues raised in submissions

Property	Name	Nature of submission
Rose Bay Public School – Building E	Duncan Jones, Heritage Manager on behalf of Lincoln Lawler, Director, Statutory Planning and Heritage, School Infrastructure NSW	The Department of Education (DoE) acknowledge the heritage assessment prepared by Woollahra Council and confirms that they have no objections to the technical assessment of Building E as possessing local heritage significance. They have requested, for the purpose of consistency with other DoE heritage listings, that the gazettal name of the heritage listing be described as “Rose Bay Public School – Building E”. This is also to ensure that the heritage values specific to this building are protected.
McAuley Catholic Primary School – former Christian Brothers College building	-	No submission received.

Financial Implications:

As the study was prepared by an independent external consultant, there are financial implications. However, these are considered appropriate considering the work required, and this was budgeted for in the 2023/2024 and 2024/2025 financial year.

Resourcing Implications:





Should Council resolve to progress a planning proposal, staff resources will be associated with progressing the matter including managing future reports to Council meetings, and managing the public exhibition process.

Conclusion:

This report seeks the advice of the Woollahra LPP on a planning proposal to list two local heritage items in the Woollahra LEP 2014. Council staff have considered the issue raised in the pre-engagement submission and support the amendment recommended.

Council staff recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 1** to list the ‘Rose Bay Public School – Building E, including interiors’ and the ‘McAuley Catholic Primary School – former Christian Brothers College building, including interiors’ as local heritage items in the Woollahra LEP 2014.

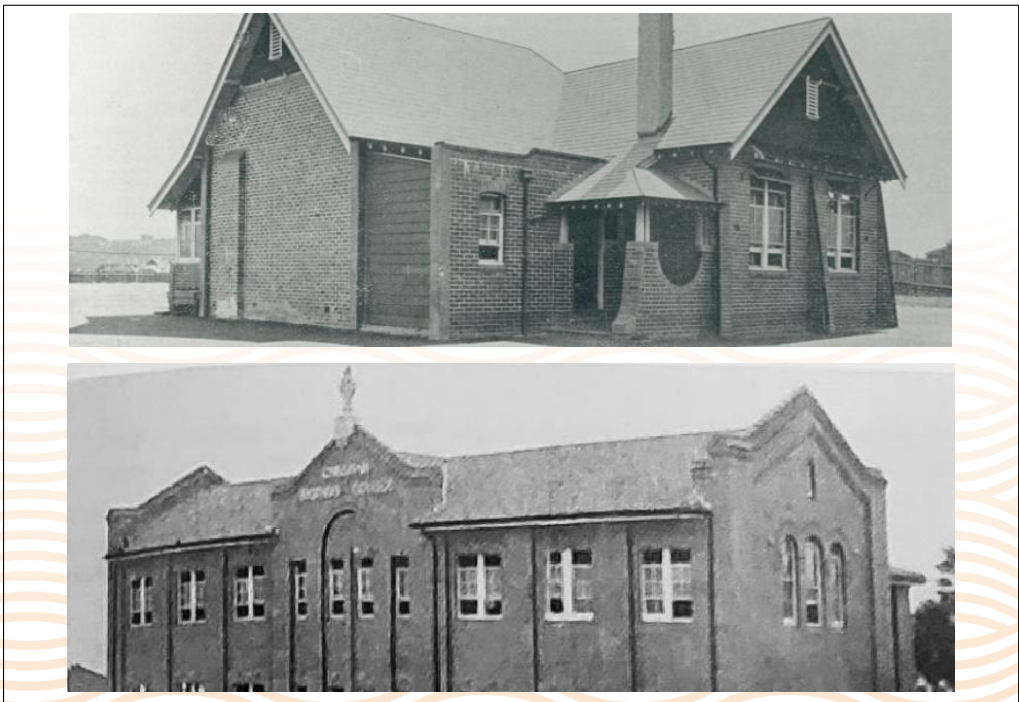
Attachments

1. Rose Bay PS and McAuley School Heritage Study - Planning Proposal (April 2024) [↓](#) 
2. Rose Bay PS and McAuley School Draft Heritage Study (December 2023) [↓](#) 
3. Rose Bay PS and McAuley School Heritage Study - Inventory Sheets (March 2024) [↓](#) 
4. Rose Bay PS and McAuley School Heritage Study - Submission (redacted) [↓](#) 

Planning Proposal



Local Heritage Listing: Rose Bay Schools



Version Date:	April 2024
Division/Department:	Strategic Planning
Responsible Officer:	Eleanor Banaag – Senior Strategic Heritage Officer
HPE CM Record Number:	24/45977

Acknowledgement of Country

Woollahra Council acknowledges the Gadigal and Birrabirragal people, the traditional custodians of the land of Woollahra. We would like to acknowledge Aboriginal or Torres Strait Islander people and pay our respects to Elders past, present and emerging.

Cover Photo: (Top) Rose Bay Public School original school building (now part of Building E) / Christian Brothers College School Building within McAuley Catholic Primary School.

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Supporting documents (circulated separately)

- Draft Heritage Study: Rose Bay Public School and McAuley Catholic Primary School (December 2023)
- Heritage Inventory Sheet – Rose Bay Public School, Building E (March 2024)
- Heritage Inventory Sheet – McAuley Catholic Primary School, former Christian Brothers College building (January 2023)

1. Introduction

1.1. Background

This planning proposal seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014), at Schedule 5 (Environmental heritage) and the Heritage Map, to include two new heritage items.

- Rose Bay Public School – Building E, including interiors, 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567).
- McAuley Catholic Primary School – former Christian Brothers College building, including interiors, 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580).

Council considered a Notice of Motion (8 April 2019, NOM 11.2) regarding the proposed heritage listing of certain buildings in Rose Bay. At this meeting, Council resolved (in part):

THAT Council requests staff to undertake an assessment of heritage significance for the following properties located in Rose Bay, NSW:

- ii) Old School Hall, Rose Bay Public School, Albemarle Ave, Rose Bay; and*
- iii) McAuley Catholic School and outbuildings (formerly Christian Brothers College Rose Bay),*

and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as:

- i) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or*
- ii) an item on the State Heritage Register under the Heritage Act 1977.*

In June 2023, Woollahra Council investigated the Rose Bay Public School and McAuley Catholic Primary Schools as part of the *Rose Bay Public School and McAuley Catholic Primary School Heritage Assessments* (the heritage study, or the Draft Study) prepared by Artefact Heritage.

The Draft Study included a comprehensive historical analysis of both school sites and all school buildings throughout, internal and external site inspections of all buildings on each site, and a robust comparative analysis of other relevant school examples. The Draft Study assessed the significance of each building using the process and heritage assessment criteria contained in the NSW Heritage Office guidelines, *Assessing Heritage Significance* (2023). Artefact Heritage provided a Draft Study to Council in December 2023.

The Draft Study concluded that the following individual buildings reached the threshold for local heritage listing on the Woollahra LEP 2014, Schedule 5.

- Rose Bay Public School - Building E, including interiors, 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567).
- McAuley Catholic Primary School – former Christian Brothers College building, including interiors, 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580).

The Draft Study was provided to the school representatives in February 2024 for comment and feedback. A response was received by the Manager – Heritage, Schools Infrastructure NSW (SINSW) with regards to Rose Bay Public School. SINSW acknowledged the heritage

assessment prepared by Woollahra Council and confirmed that they have no objections to the technical assessment of Building E as possessing local heritage significance.

They have requested, for the purpose of consistency with other DoE heritage listings, that the gazettal name of the heritage listing be described as “Rose Bay Public School – Building E”. This is also to ensure that the heritage values specific to this building are protected.

1.2. Description of this planning proposal

The objective of the planning proposal is to amend Woollahra LEP 2014 to list the Rose Bay Public School – Building E including interiors, and the McAuley Catholic Primary School – former Christian Brothers College building including interiors, identified in Table 1 below, as local heritage items in Schedule 5 Environmental heritage, Part 1 Heritage items. Heritage listing of these buildings will ensure recognition of its significance, as well as provide statutory protection through ensuring that any future development proposals are assessed against the heritage provisions of the Woollahra LEP 2014.

Table 1: Subject sites to which the planning proposal applies

	Item	Address	Lot/DP
1	<i>Rose Bay Public School – Building E, including interiors</i>	21 Wilberforce Avenue, Rose Bay	Lot 49-53 / DP 4567
2	<i>McAuley Catholic Primary School – former Christian Brothers College building, including interiors</i>	12 Carlisle Street, Rose Bay	Lots A & B / DP 80580

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW Department of Planning and Environment supporting document. *Local Environmental Plan Making Guideline* (August 2023).

1.3. Assessment of Heritage Significance

Artefact Heritage carried out an assessment of heritage significance of the two subject sites.

The assessment of heritage significance was undertaken in accordance with Environment and Heritage Group, Department of Planning and Environment publications *Assessing heritage significance* (2023) and *Investigating heritage significance* (2021). There are seven criteria used in the process of assessing heritage significance:

Criterion (a) – Historical significance

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).

Criterion (b) – Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

Criterion (c) – Aesthetic/creative/technical achievement

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

Criterion (d) – Social, cultural and spiritual significance

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.

Criterion (e) – Research potential

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).

Criterion (f) – Rare

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

Criterion (g) – Representative

An item is important in demonstrating the principal characteristics of NSW's

- cultural or natural places; or*
- cultural or natural environments.(or a class of the local area's cultural or natural places; or cultural or natural environments.)*

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance.

The assessment concludes that the following sites are of **local** heritage significance.

- Rose Bay Public School – Building E, including interiors, 21 Wilberforce Avenue, Rose Bay (Lot 49-53, DP 4567).
- McAuley Catholic Primary School – former Christian Brothers College building, including interiors, 12 Carlisle Street, Rose Bay (Lots A and B, DP 80580).

Accordingly, it is recommended that the two sites are listed in Schedule 5 and identified on the associated Heritage Map of the Woollahra LEP 2014.

1.3.1. Assessment of Significance – Rose Bay Public School, Building E, including interiors

Historical significance Criterion (a)	The north-eastern section of Building E (the E Block) at Rose Bay Public School dates from 1907, and together with subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on this school campus. It has local historical significance as a good quality local community building which has been in public use for well over a century. It retains considerable authenticity and integrity in retaining many of the original qualities of its original design and materials, and because it is still being used in its original function for classroom teaching. Building E meets the guidelines for inclusion for local historical significance.
	Building E at Rose Bay Public School may have local associations with James Sven Wigram, the Chief Architect in charge of school

Historical association significance Criterion (b)	<p>buildings within the NSW Department of Public Works between 1904 and 1908, as a local example of his public school design if it can be established as designed by him.</p> <p>Building E has the potential to meet the guidelines for inclusion for local historical associations.</p>
Aesthetic significance Criterion (c)	<p>Building E at Rose Bay Public School has local aesthetic significance as a good quality government-built educational building dating from 1907, which retains many of its early design features including the use of warm face brick work, decorative brick buttresses positioned between windows, barge board gables facing the street, tall chimneys, wide eaves with exposed rafters, large timber-framed rectangular sash windows, four panelled doors, high ceilings, plastered walls and painted timber elements throughout.</p> <p>Building E meets the guidelines for inclusion for local aesthetic significance.</p>
Social significance Criterion (d)	<p>Building E at Rose Bay Public School is likely to have social significance for school children, alumni, teachers and others who used the building when attending or working at the school—further consultation with the local community may be required to establish a local level of social significance.</p> <p>Building E potentially meets the guidelines for inclusion for social significance for alumni.</p>
Technical/ Research significance Criterion (e)	<p>Building E at Rose Bay Public School is the first known building to be constructed on this land so there is low potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p> <p>Building has low potential for historical archaeological remains of local significance.</p>
Rarity Criterion (f)	<p>Building E at Rose Bay Public School has local rarity as one of very few public schools in NSW built from scratch between 1904 and 1908 to meet new requirements. Smaller classrooms and more light and ventilation were required in response to the Department of Public Instruction's 'revolution' in its pedagogy and school room design following the government's commission of inquiry into education.</p> <p>Building E Meets the guidelines for inclusion for local rarity.</p>
Representative ness	<p>Building A at Rose Bay Public School has moderate local significance for representing some principal characteristics of early 20th century NSW Government school building design including the use of good quality natural materials such as brick, slate and timber</p>

Criterion (g)	constructed with good quality workmanship, and ongoing good quality extensions and maintenance to the building. Building E meets the guidelines for inclusion for local representativeness.
Integrity	Building E at Rose Bay Public School is in good condition and retains much of the integrity of its original design and materials. The original 1907 building can still be discerned in the north-eastern corner of the building. Subsequent numerous additions to the building over the course of more than 100 years have been undertaken carefully to either exactly reproduce the high quality double-brick building construction housing high-ceilinged classrooms with tall windows, or to blend sympathetically with it. Three chimneys are still in good condition on the roof although fireplaces in the classrooms have long been blocked up. Importantly, the building is still being used in its original function for classroom teaching.

1.3.2. Assessment of Significance – McAuley Catholic Primary School, Former Christian Brothers College building, including interiors

Historical significance Criterion (a)	As the oldest, largest and most distinctive building on this school campus, dating from 1936, the former college building has moderate local historical significance as a remnant of the Christian Brothers' twentieth century contribution to Catholic educational institutions in the locality. It retains considerable integrity for still being used in its original function for classroom teaching. The former Christian Brothers College building meets the inclusion guidelines for local historical significance.
Historical association significance Criterion (b)	The former Christian Brothers College building has local historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building has a local historical association with the Christian Brothers College Rose Bay and the McAuley Catholic Primary School as a locally significant educational and religious institution. The former Christian Brothers College building meets the inclusion guidelines for local historical associations
Aesthetic significance Criterion (c)	The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patricks Strathfield or St Mary's Concord rather than the grander buildings at St Patrick's Estate Manly, St Joseph's Hunters Hill or Santa Sabina Strathfield. The building

	<p>retains much of its internal and external integrity and makes a local contribution to the streetscape of Carlisle Street with its substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.</p> <p>The former Christian Brothers College building meets the inclusion guidelines for local aesthetic significance.</p>
<p>Social significance Criterion (d)</p>	<p>The former Christian Brothers College building is likely to have social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School—but further consultation with the local community may be required to establish a local level of social significance.</p> <p>The former Christian Brothers College building potentially meets the inclusion guidelines for local social significance for alumni.</p>
<p>Technical/ Research significance Criterion (e)</p>	<p>The former Christian Brothers College building is understood to be the second building to be constructed on the property formerly known as 12 Carlisle Street, which had a Federation era residence constructed there in c.1904. As such it has moderate-to-high potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p> <p>The former Christian Brothers College building has potential for historical archaeological remains of local significance.</p>
<p>Rarity Criterion (f)</p>	<p>The former Christian Brothers College building has local rarity as the only modest but good quality, intact and still functioning example of a Hennessey-designed Catholic school architecture in Sydney's eastern suburbs, constructed in 1935 near the end of the firm's lifespan.</p> <p>The former Christian Brothers College building meets the inclusion guidelines for local rarity.</p>
<p>Representative ness Criterion (g)</p>	<p>The former Christian Brothers College building has local representative significance as a good quality, intact and still functioning example of mid-twentieth century Catholic school architecture in Sydney's eastern suburbs, designed by the prestigious Hennessey architectural firm.</p> <p>The former Christian Brothers College building meets the inclusion guidelines for local representativeness.</p>
<p>Integrity</p>	<p>The former Christian Brothers College building is in good condition and retains considerable integrity of its original design and materials. It retains its original footprint and three level layout, its original brick wall and tiled roof construction materials. Although most of its original timber-framed windows have been replaced with</p>

	metal-framed windows, they retain the original patterns of fenestration. The open rear verandahs have been enclosed, turning them into corridors. Importantly, the building is still being used in its original function for classroom teaching.
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1.4. Statement of Heritage Significance

Below is the Statement of Significance for the subject property. The heritage significance assessment, including a heritage inventory sheet, is separately attached to this planning proposal, see *Rose Bay Public School and McAuley Catholic Primary School – Heritage Assessments* (December 2023).

1.4.1. Statement of Significance – Rose Bay Public School, Building E

Building E at Rose Bay Public School has local heritage significance under historical, associational, aesthetic, rarity and representative criteria.

Building E dates from 1907, and together with its subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on the Rose Bay Public School grounds. It has local historical and possibly associational significance as well as considerable authenticity and integrity as a good quality, local community building which has been in public use for well over a century and continues in its original function for classroom teaching. It may have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school—further consultation with the local community may be required to establish a local level of social significance.

Building E at Rose Bay Public School has local aesthetic, rarity and representative significance as a government-built, educational building dating from 1907 which retains many of the features of its original design and materials. These include the use of warm face brick work, barge board gabled facades, tall chimneys, wide eaves with exposed rafters, decorative brick buttresses positioned between timber-framed sash windows, four panelled interior timber doors, high ceilings, plastered walls and painted timber panelling and built-in furniture.

1.4.2. Statement of Significance – McAuley Catholic Primary School, Former Christian Brothers College building

The former Christian Brothers College building within the McAuley Catholic Primary School is assessed as having local significance for its local historical values, local historical associations, aesthetic values, rarity and representativeness. It has some potential for historical archaeological remains of local significance.

The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patrick’s Strathfield or St Mary’s Concord rather than the grander buildings at St Patrick’s Estate Manly, St Joseph’s Hunters Hill or Santa Sabina Strathfield. As the oldest, largest and most distinctive building on this school campus, the former college building has moderate local historical importance for representing the Christian Brothers’ twentieth century contribution to Catholic educational institutions in the locality. The building is in good condition and retains considerable integrity for still being used in its original function for classroom teaching. It has moderate rarity and representative significance at the local level as a work of ecclesiastical school architecture designed by the Hennessey firm of architects in 1935.

The former Christian Brothers College building has local historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building makes a local contribution to the streetscape of Carlisle Street with its substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.

The former Christian Brothers College building may have some social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School. Such associations may not be considered strong enough to meet the threshold for local social significance.

2. Existing sites and surrounding context

2.1. Rose Bay Public School – Building E

Building E of the Rose Bay Public School is positioned on the north-eastern side of the school, facing Wilberforce Avenue. The north-eastern corner of Building E incorporates the first building erected on the school premises in 1907. The original, small, single-storey school building was constructed in warm-coloured face brick with a slate roof and a T-shaped plan with gabled facades facing east, west and south. The south facing façade was a blank wall without windows or buttresses, suggesting that an extension of the building in this direction was expected (and in fact soon occurred, within four years).

Extensions to the building took place in 1911, 1916, 1920, 1929 and during the 1970s. The early extensions in 1911 and 1916 were sympathetic to the original design and appear to have been constructed to match the original materials, form and detailing. The 1970s extensions to the Wilberforce Avenue façade had simpler, modern detailing. The early sections of the building built in 1907, 1911 and 1916 retain decorative brick buttresses positioned between windows and diagonally placed at the corners of the building.

The interiors of the building retain many historic features typical of good quality early-to-mid 20th century buildings, including high ceilings lined with timber boards, cornices, timber-panelled sections of walls, plastered walls with picture rails, built-in timber furniture, four-panelled timber doors. The window frames in the original 1907 section of the building appear to be the original timber including the sash frames and arrangement of glass panes. There are many other historic, timber-framed windows remaining in situ throughout the building.

The Rose Bay Public School site is located between Albemarle Avenue and Wilberforce Avenue, northwest of Albemarle Lane, and legally comprised of Lots 111 and 112 DP 1076937, and Lots 13-20 & Lots 46-54 DP 4567. Building E of the Rose Bay Public School is located wholly within Lot 49 to Lot 53, DP 4567 (see Figures 1 & 2 below).

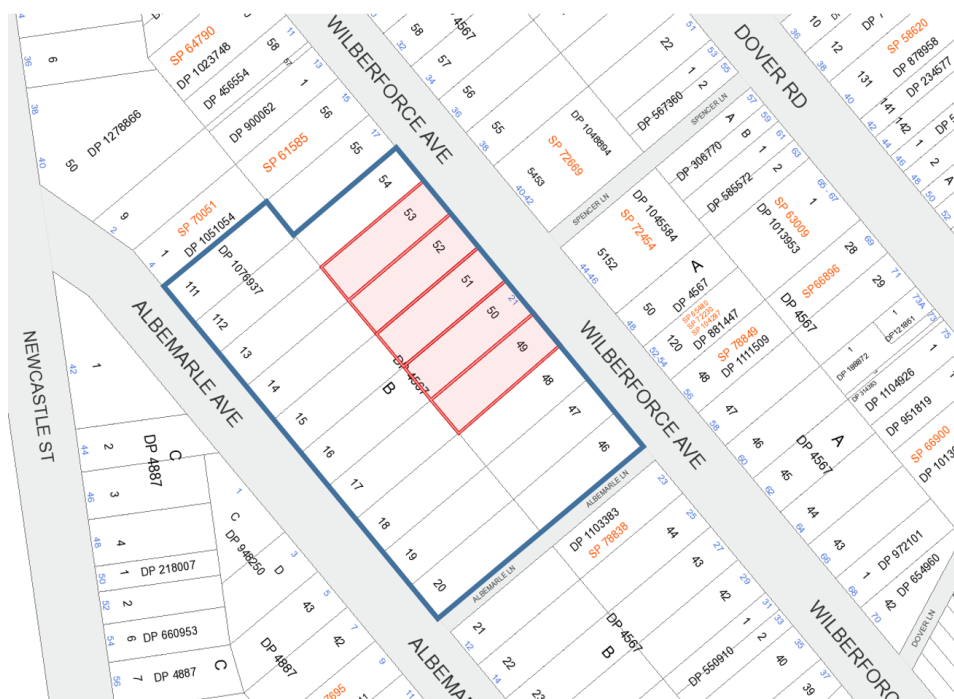


Figure 1: Cadastral map of Rose Bay Public School (outlined in blue) with the allotments containing Building E in red. (Source: Woollahra Council GIS Maps)



Figure 2: Aerial photograph of the northwest corner of the Rose Bay Public School, with Building E outlined in green. (Source: Nearmap accessed by Woollahra Council Maps)



Figure 3: Original 1907 north-eastern corner of Building E facing Wilberforce Avenue, with original windows and buttresses. (Artefact Heritage, 2023)



Figure 4: Photo of Building E t Rose Bay Public School facing the playground, with original 1907 section of the building pictured at left. (Artefact Heritage, 2023)



Figure 5: 1909 Photo of the original building at Rose Bay Public School, now the north eastern corner of Building E. (Source: State Records FL1441588)

2.2. McAuley Catholic Primary School – Former Christian Brothers College building

The McAuley Catholic School is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay. It is on a slope falling to the south and to the west, and the grounds are terraced throughout with retaining walls. Three of the school's four buildings face Carlisle Street and the other three sides of the school grounds are bordered by residential properties.

The former Christian Brothers College building, dating from 1935, fronts onto Carlisle Street and is the focal point of the school as the oldest, largest and most distinctive building on the

McAuley Catholic Primary School campus. It is a three-storey building with a rectangular plan and reserved, dignified architectural detailing. It is constructed in brown face brick and has a roof finished with rounded terracotta tiles.

The building measures approximately 27 metres in length and 12 metres in width with an approximate floor space of 324m² per level. It contains three levels of classrooms with some support rooms such as corridors and toilets. The first and second floors each feature a row of large classrooms facing Carlisle Street with a corridor behind them providing access from staircases at both ends of the building. The ground level has one classroom entered from the south-west side of the building (near the school entrance) and there are a number of ground-level toilets with entrances facing the playground at the back.

The street façade and two side facades are more decorative than the rear façade. The street façade has ten window bays symmetrically arranged around a central gable feature presenting the name 'Christian Brothers College' and surmounted by a cross. The high quality brickwork features pilasters, window sills and a decorative texture above the second storey windows. The two side facades match, each presenting three tall, narrow window bays under three Romanesque arches topped by gabled parapets constructed in decorative brick-work. The rear façade has eight sets of window bays on two levels, positioned within plainer brickwork although still symmetrically arranged.

The interiors retain the original layout and are in good condition throughout. The ceilings retain their original joist detailing on the first and second floors. On the second floor the ceilings within the classrooms have batten patterning, suggesting they may be original, while the corridor ceiling is sloped and faced with timber like an enclosed verandah. Some original deep skirting boards remain within some of the classrooms. Interior walls and ceilings are painted in neutral colours and all the rooms are carpeted in earthy tones. The windows on the long facades have been replaced with metal frames while the sides of the building appear to retain their original timber framed windows. Most of the internal and external doors appear to be contemporary but some original terrazzo thresholds remain.

The cadastral description of McAuley Catholic Primary School comprises Lots A and B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884. The school premises occupy the lots previously numbered 6-12 Carlisle Street Rose Bay. The former Christian Brothers College building is wholly contained within Lots A and B of DP 80580 only (see figures 6 and 7 below).

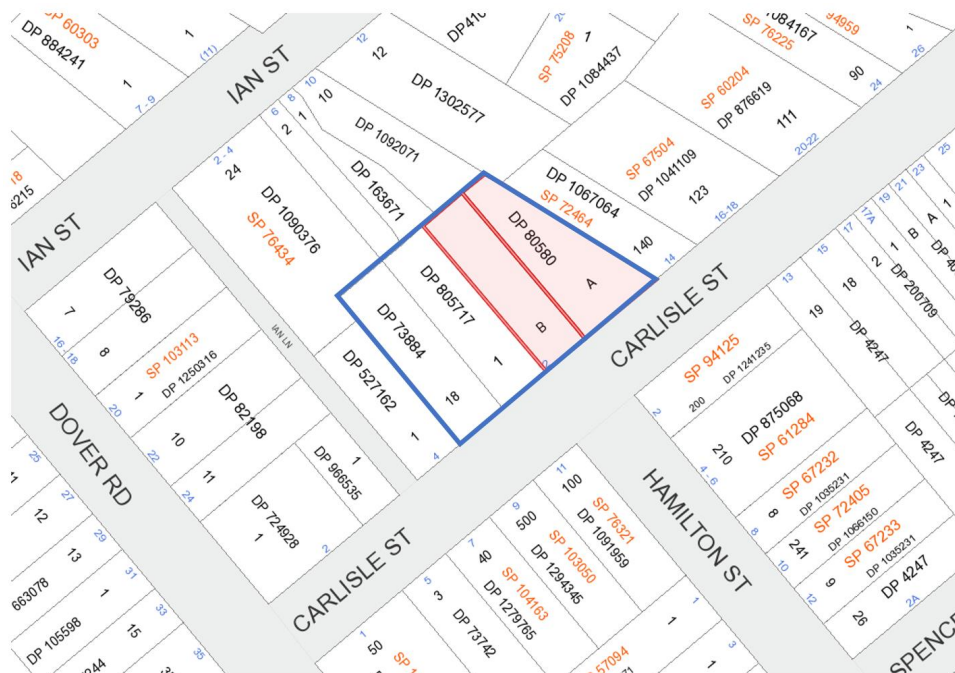


Figure 6: Cadastral map of McAuley Catholic Primary School (outlined in blue) with the allotments containing the former Christian Brothers College building in red. (Source: Woollahra Council GIS Maps)

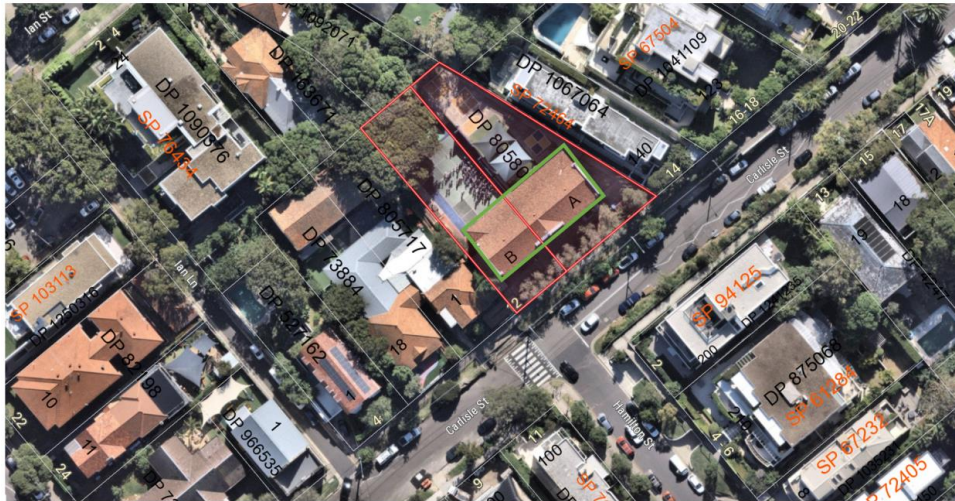


Figure 7: Aerial photograph of the northeast half of the McAuley Catholic Primary School, with the former Christian Brothers College building outlined in green. (Source: Nearmap accessed by Woollahra Council Maps)

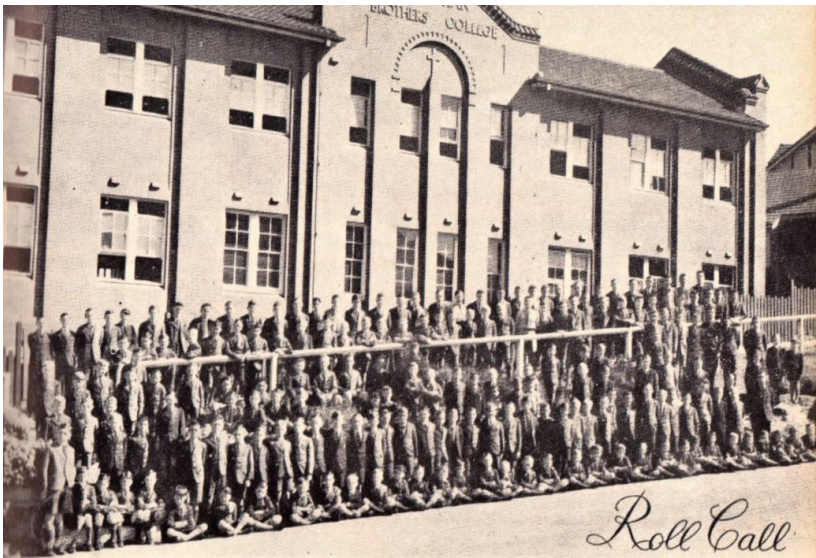


Figure 8: School students positioned in front of the main former Christian Brothers College building in 1942, facing Carlisle Street. (Source: Christian Brothers, 1959)



Figure 9: Photo of the south-eastern façade of the building facing Carlisle Street c1989, showing the two upper floors. (Source: Not known, reproduced in Cosgrove, 1989)



Figure 10: Photo of the south-western corner of the building façade from Carlisle Street. (Source: Artefact Heritage, 2023)

3. Existing planning controls

3.1. Woollahra Local Environmental Plan 2014

Table 2 below identifies the zone and key principal development standards that currently apply to the subject site under Woollahra LEP 2014.

No changes are proposed to these under this planning proposal.

Table 2: Summary of current development standards

Site	Zone	Maximum building height (m)	Floor space ratio
Rose Bay Public School	SP2 Educational Establishment	9.5	N/A
McAuley Catholic Primary School	R3 Medium Density Residential	10.5	1:1

3.1.1. Zoning Objectives

The objectives of the SP2 zone are as follows:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To encourage the retention and planting of trees and other vegetation as part of development to minimise the urban heat island effect and to improve microclimates.

The objectives of the R3 Medium Density Residential zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.*
- *To ensure development conserves and enhances tree canopy cover.*

3.1.2. Other LEP provisions

Both sites subject to this Planning Proposal are identified under the Woollahra LEP 2014 as potentially containing Class 5 acid sulfate soils. The subject sites are not known to be subject to any other environmental constraints.

3.2. Woollahra Development Control Plan 2015

The *Woollahra Development Control Plan 2015* (Woollahra DCP 2015) applies to both sites subject to this Planning Proposal. Any development proposals either on the site, or on an adjoining site, are required to address any relevant Woollahra DCP 2015 controls.

4. Objectives of planning proposal

The objective of the amendment to the Woollahra LEP 2014 is to recognise the heritage significance of Building E of the Rose Bay Public School, and the former Christian Brothers College building of the McAuley Catholic Primary School, and provide them with statutory heritage protection.

The planning proposal will amend Schedule 5 and the Heritage Map of the Woollahra LEP 2014 to include the subject sites listed below. The inclusion of these sites as heritage items in the Schedule will mean any future development proposals either on the site, or on any land within the vicinity, will need to consider the provisions of Clause 5.10 (5) of Woollahra LEP 2014. This will provide a statutory requirement for development proposals to consider the effects of proposed development on the heritage significance of this item.

Item	Address	Lot/DP
<i>Rose Bay Public School – Building E, including interiors</i>	21 Wilberforce Avenue, Rose Bay	Lots 49-53, DP 4567
<i>McAuley Catholic Primary School – former Christian Brothers College Building, including interiors</i>	12 Carlisle Street, Rose Bay	Lots A and B, DP 80580

5. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014:

- Insert a listing for the “Rose Bay Public School – Building E, including interiors” in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage).
[The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP].
- Insert a listing for the “McAuley Catholic Primary School – former Christian Brothers College building, including interiors” in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage).
[The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP].
- Amend the Heritage Map (8500_COM_HER_005) to identify two additional heritage items.

6. Justification

The planning proposal has strategic merit. The heritage significance of the subject sites, currently used as educational establishments, were assessed through a heritage assessment undertaken by Artefact Heritage on behalf of Council staff (see separately circulated documents: *Rose Bay Public School and McAuley Catholic Primary School Heritage Assessments* (December 2023)).

The heritage listings will provide ongoing protection and recognition of the heritage significance of these sites.

These matters are further discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes. The planning proposal is the result of the recommendations found in the main report *Rose Bay Public School and McAuley Catholic Primary School Heritage Assessments* prepared by Artefact Heritage on behalf of Woollahra Council. The report concluded that the buildings on the subject sites meet the criteria for listing as a local heritage items.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The objective is to recognise the heritage significance of the subject sites and provide them with statutory heritage protection. The best means of achieving this objective is through an amendment to Woollahra LEP 2014 to list the subject sites as local heritage items. This is achieved through the planning proposal process.

Other options, such as adding site-specific objectives and controls to Woollahra DCP 2015, or including heritage conservation conditions to a potential development consent, will not provide the same level of heritage protection and recognition.

6.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant planning priorities and actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Regional Plan: A Metropolis of Three Cities*, particularly Objective 13: "Environmental heritage is identified, conserved and enhanced".

Identifying the subject sites as local heritage items will provide ongoing protection and recognition of their heritage significance.

Eastern City District Plan

The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, particularly Planning Priority E6 and Action 20:

Planning Priority E6 Creating and renewing great places and local centres, and respecting the District's heritage

Objective 13 'Environmental heritage is identified, conserved and enhanced'

Action 20 'Identifying, conserving and enhancing the environmental heritage of the local area' through:

- a. engaging with the community early to understand heritage values
- b. applying adaptive re-use and interpreting heritage to foster distinctive local places managing and monitoring the cumulative impact of development on the heritage values and character of places

Heritage listing of these sites will provide ongoing protection and recognition of the heritage significance of these items.

4. Will the planning proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Woollahra Local Strategic Planning Statement

Planning Priority 5 of the Woollahra Local Strategic Planning Statement is relevant:

Planning Priority 5 Conserving our rich and diverse heritage

In particular Actions 28 and 30 of this planning priority seek to ensure that heritage is conserved and that the LEP and DCP reflect the evolving nature of heritage:

28. Continue to proactively conserve and monitor heritage in the Municipality including:

- *reviewing and updating provisions in Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015*
- *sustainably managing visitation to our heritage conservation areas and destinations*

- *promoting a high standard of urban design in both the public and private domain that respects and communicates with heritage and our heritage conservation areas*
- *supporting implementation of legislation for Aboriginal Heritage.*

30. Undertake further theme-based Municipality-wide studies, with consideration for the fact that heritage is constantly evolving.

Community Strategic Plan, Woollahra 2032

The planning proposal is consistent with *Woollahra 2032 – Community Strategic Plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhoods) under the Social theme:

4.2 Conserving our rich and diverse heritage

Heritage listing of the subject sites will provide ongoing protection and recognition of the heritage significance of these items, consistent with these local strategies.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. The planning proposal is not in-consistent with other relevant State or regional study or strategy.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies (SEPPs).

Regarding *SEPP (Exempt and Complying Development Codes) 2008*, where an item is locally heritage listed (or is a draft item) on the Woollahra LEP 2014 Schedule 5, there are implications in terms of the extent of works that can be considered as exempt and complying development.

Regarding *SEPP (Transport and Infrastructure) 2021*, where an item is locally heritage listed (or is a draft item) on the Woollahra LEP 2014 Schedule 5, there are implications in terms of the extent of works that can be considered as development permitted or without consent, as well as works considered exempt or complying specific to schools.

Refer to **Schedule 1** for an outline of consistency with all SEPPs.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 directions (refer to **Schedule 2**).

6.3. Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the items will be required when development is proposed, or if there is development proposed in its vicinity. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The Draft Study assessed the subject sites against the criteria for 'cultural significance' as defined in the *Australia ICOMOS Burra Charter*, as meaning the historic, aesthetic, scientific, social or spiritual value for past, present or future generations.

The assessment found that these sites meet a number of heritage criteria at a local level. While the planning proposal does not have any direct economic effect, it has some social impact for the local community that appreciates and enjoys local heritage in the Woollahra LGA.

There will be potential economic implications relating to the need for heritage management documents (to accompany a development application) to assess and support future changes to buildings, including new uses, alterations and modifications. With regards to development pathways, depending on the scale and impact of works, developments to local heritage items can be managed as:

- a development application process,
- a heritage works without consent application (under CI 5.10(3) of the Woollahra LEP 2014 for works with minor impacts or for maintenance only.

Furthermore, *SEPP (Exempt and Complying Development Codes) 2008* allows some work to local heritage items (with restrictions).

The *SEPP (Transport and Infrastructure) 2021* provides for specific types of work to local heritage items for the purposes of a school and its operations (with restrictions), as development without consent. The SEPP also provides for some exempt and complying development, again where the work is limited to specific school-related functions. In these instances, Council is notified but consent is not sought.

These additional heritage management and development approval processes will enable the needs of the landowner to be considered in conjunction with the conservation of the building and the impact of the proposed changes on the heritage significance of the building.

Therefore, it is considered that the planning proposal will have a positive social and economic effects because:

- Heritage listing will provide ongoing protection and recognition of the social heritage significance of these sites.
- Heritage listing will not preclude future development of the buildings which is undertaken in accordance with heritage requirements.

- The potential need for additional assessments and management documents to support development applications is necessary in order to provide the appropriate protection against impacts to significance.
- It is not anticipated that the planning proposal will have any negative social effect which need to be addressed as part of the proposal.

6.4. State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal involves the local heritage listing of the subject sites and does not involve amendments to the planning controls that will facilitate intensified development.

Currently, all properties have access to adequate public infrastructure such as water, sewer, electricity and telephone services.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the subject site is suitable for the proposal of a local heritage listing in a residential zone.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Should the planning proposal proceed to public exhibition, consultation with the relevant public authorities will be carried out. These authorities will include, but are not limited to:

- Environment and Heritage Group, Department of Planning and Environment
- The National Trust of Australia (NSW).

Further consultation will take place with any other authorities identified by the Gateway Determination.

7. Mapping

The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Map (8500_COM_HER_005) by applying an "Item-General" classification to the following sites.

	Item	Address	Lot/DP	LEP Heritage Map Sheet No.
1	<i>Rose Bay Public School – Building E, including interiors</i>	21 Wilberforce Avenue, Rose Bay	Lots 49 – 53, DP 4567	8500_COM_HER_005
2	<i>McAuley Catholic Primary School – former Christian Brothers College building, including interiors</i>	12 Carlisle Street, Rose Bay	Lots A & B, DP 80580	8500_COM_HER_005

An extract of the existing and proposed heritage maps are shown in **Figures 11 to 16** below. It should be noted that “TBC” is shown indicatively in lieu of item numbers, which will be subject to confirmation at the finalisation stage.

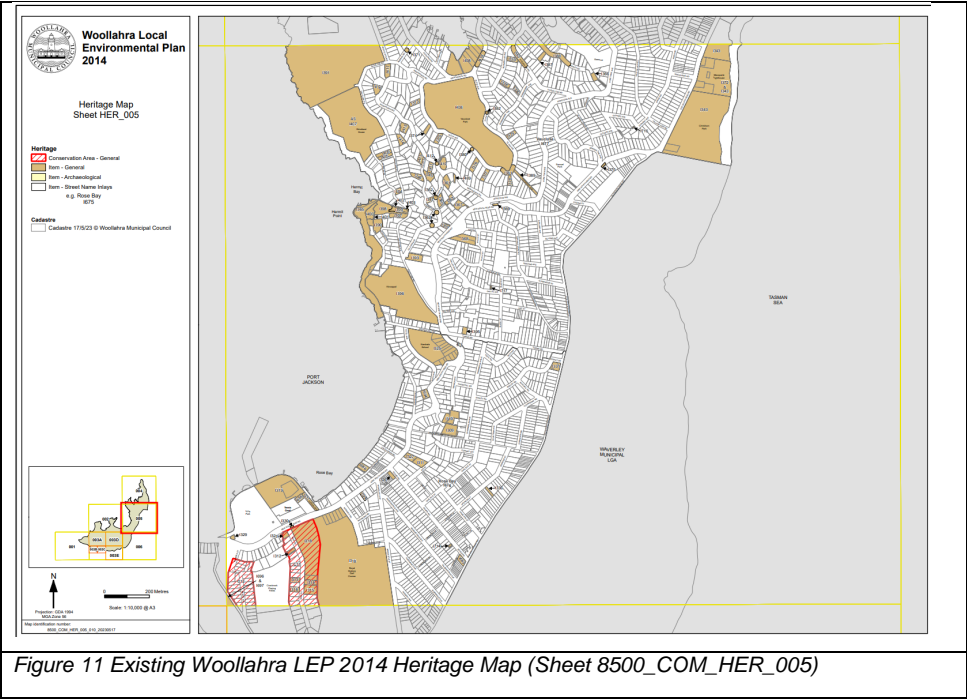


Figure 11 Existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_005)

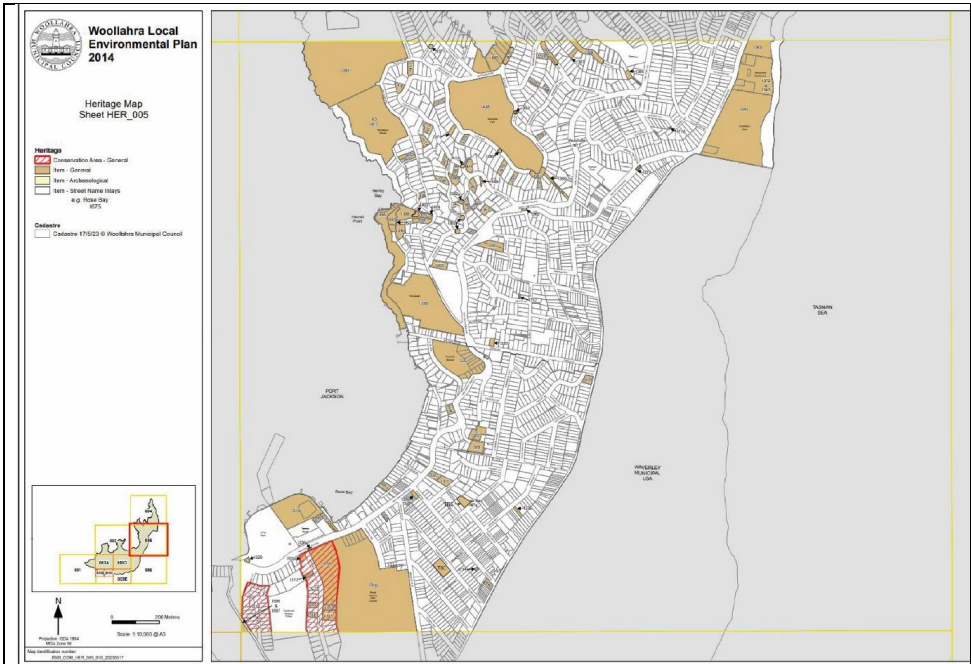


Figure 12 Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_005)

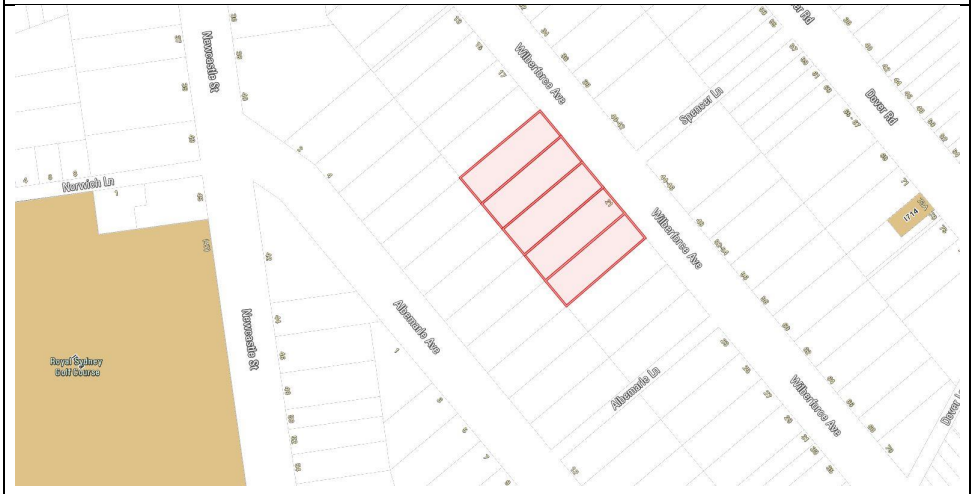
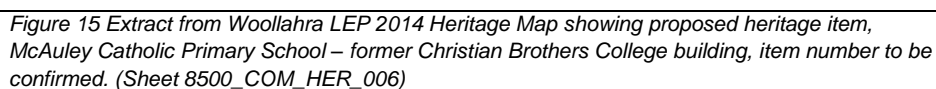
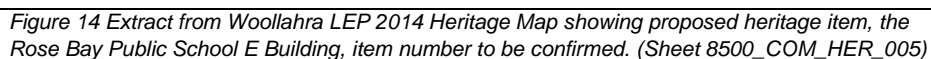
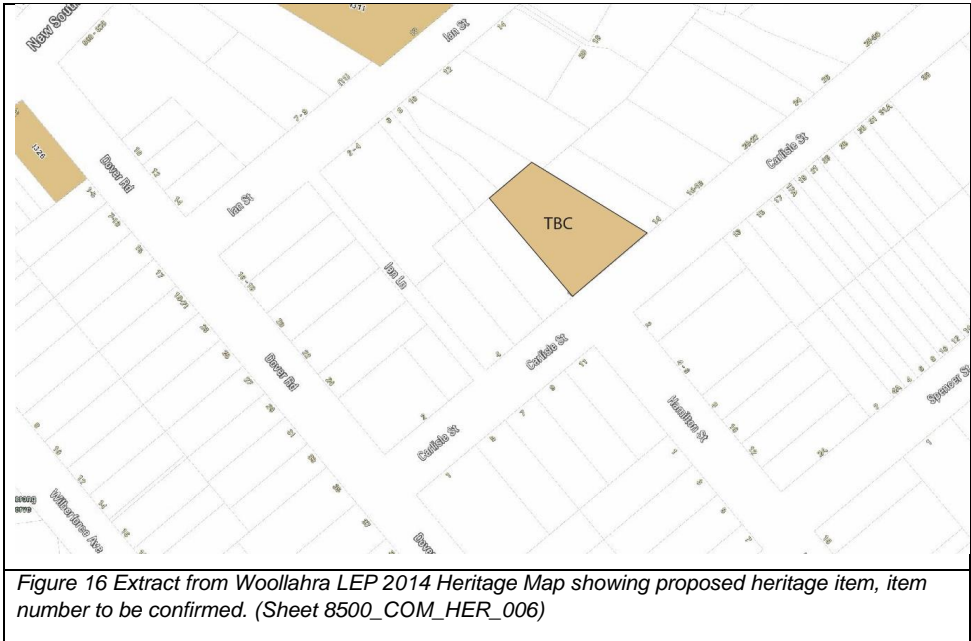


Figure 13 Extract from existing Woollahra LEP 2014 Heritage Map. Rose Bay Public School – Building E is highlighted in red. (Sheet 8500_COM_HER_005)





8. Community consultation

8.1. Stakeholder pre-engagement

The Draft Study was provided to the administration team of each school subject to this Planning Proposal in February 2023. The school administration team also forwarded the Draft Study to the relevant asset management teams within their State organisations.

Comments were received by the Heritage Manager, Schools Infrastructure NSW, with regards to Rose Bay Public School. SINSW acknowledged the heritage assessment prepared by Woollahra Council and confirmed that they have no objections to the technical assessment of Building E as possessing local heritage significance.

They have requested, for the purpose of consistency with other DoE heritage listings, that the gazettal name of the heritage listing be described as "Rose Bay Public School – Building E". This is also to ensure that the heritage values specific to this building are protected.

8.2. Public Exhibition

Public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2021*. It will also have regard to the other relevant plans and guidelines including the *Woollahra Community Participation Plan* (2019), the *Local Environmental Plan Making Guideline* (2021) and any conditions of the Gateway Determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period,
- a notice on Council's website
- a letter to land owners in the vicinity of the subject site

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination
- the Gateway determination
- information relied upon by the planning proposal (such as relevant Council reports and the heritage significance assessment)
- Woollahra LEP 2014
- Section 9.1 Directions.

9. Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Woollahra Local Planning Meeting	4 April 2024
Environmental Planning Committee recommends proceeding	6 May 2024
Council resolution to proceed	13 May 2024
Gateway determination	July 2024
Completion of technical assessment	Usually none required
Government agency consultation	August 2024
Public exhibition period	Same time as agency consultation
Submissions assessment	October 2024
Council assessment of planning proposal post exhibition	December 2024
Council decision to make the LEP amendment	January 2025
Council to liaise with Parliamentary Counsel to prepare LEP amendment	February 2025
Forwarding of LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	April 2025
Notification of the approved LEP	May 2025

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies (SEPPs)

State environmental planning policy	Comment on consistency
SEPP (Biodiversity and Conservation) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. It is noted that where a property is locally heritage listed (or is a draft item) on the Woollahra LEP 2014 Schedule 5, there are implications in terms of the extent of works that can be considered as exempt and complying development.
SEPP (Housing) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Industry and Employment) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No.65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Planning Systems) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP (Precincts – Central River City) 2021	Not applicable.
SEPP (Precincts – Eastern Harbour City) 2021	Applicable There are currently no identified state significant precincts located in the Woollahra LGA.
SEPP (Precincts – Regional) 2021	Not applicable.
SEPP (Precincts – Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resilience and Hazards) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

**Schedule 2 – Compliance with section 9.1 directions (Directions by the Minister)
under the EP&A Act**

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Planning systems	
1.1	Implementation of Regional Plans	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental Heritage is identified, conserved and enhanced. The heritage listing of this property will provide ongoing protection of the heritage significance of these items.
1.2	Development of Aboriginal Land Council land	Not applicable. This planning proposal does not affect Aboriginal Land Council land.
1.3	Approval and referral requirements	The planning proposal seeks to heritage list one property in the Woollahra Local Government Area. This is not expected to require any additional approval or referral requirements. The planning proposal is consistent with this direction.
1.4	Site specific provisions	The planning proposal does not contain any unnecessarily restrictive site specific planning controls. The planning proposal is consistent with the direction
1	Planning systems – place based	
1.5 – 1.20	Implementation Plans	Not applicable. These plans do not apply to the Woollahra LGA.
2	Design and place	
3	Biodiversity and conservation	
3.1	Conservation zones	Applicable and consistent. The planning proposal will not affect the conservation standards of any environmentally sensitive land.
3.2	Heritage conservation	Applicable and consistent. The planning proposal will not affect the significance of places with environmental heritage. The proposed Heritage listing of the property in the Woollahra LGA will provide ongoing protection and recognition of the heritage significance of this property.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.3	Sydney drinking water catchments	Not applicable. This direction does not apply to the Woollahra LGA.
3.4	Application of C2 and C3 zones and environmental overlays in Far North Coast LEPs	Not applicable. This direction does not apply to the Woollahra LGA.
3.5	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
3.6	Strategic Conservation Planning	Not applicable. The planning proposal does not apply to land identified as avoided land or a strategic conservation area under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
4	Resilience and hazards	
4.1	Flooding	Not applicable. The planning proposal will not affect flood liable land.
4.2	Coastal management	Not applicable. The planning proposal will not affect land in a coastal zone.
4.3	Planning for bushfire protection	Not applicable. The planning proposal will not affect bushfire prone land.
4.4	Remediation of contaminated land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to this direction.
4.5	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.6	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
5	Transport and infrastructure	
5.1	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of: <ul style="list-style-type: none"> <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.2	Reserving land for public purposes	The planning proposal does not amend reservations of land for public purposes. The planning proposal is consistent with the direction.
5.3	Development near regulated airport and defence airfields	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
5.4	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
6	Housing	
6.1	Residential zones	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Caravan parks and manufactured home estates	The planning proposal will not affect any caravan parks or manufactured housing estates.
7	Industry and employment	
7.1	Business and industrial zones	Not applicable. The direction does not apply where sites are zoned for business or industry.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable. This direction does not apply to the Woollahra LGA.
7.3	Commercial and retail development along the Pacific Highway, North Coast	Not applicable. This direction does not apply to the Woollahra LGA.
8	Resources and energy	
8.1	Mining, petroleum production and extractive industries	Not applicable. This planning proposal will not affect any of the nominated activities.
9	Primary production	
9.1	Rural zones	Not applicable. This planning proposal will not affect any rural zones.
9.2	Rural lands	Not applicable. This planning proposal will not affect any rural lands.
9.3	Oyster aquaculture	Not applicable. This planning proposal will not affect any Priority Oyster Aquaculture Areas.

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Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
9.4	Farmland of state and regional significance on the NSW Far North Coast	Not applicable. This direction does not apply to the Woollahra LGA.

Rose Bay Public School & McAuley Catholic Primary School - Heritage Assessments

Report to Woollahra Council
November 2023



 artefact

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Heritage Assessments for Woollahra Council
Rose Bay Public School & McAuley Catholic Primary School 2023

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Heritage Assessments for Woollahra Council
Rose Bay Public School & McAuley Catholic Primary School 2023

EXECUTIVE SUMMARY

Artefact Heritage Services Pty Ltd (Artefact Heritage) have been engaged by Woollahra Council to prepare an initial assessment of cultural heritage significance of elements of two schools in Rose Bay. Buildings at the two schools were identified in 2019 as potentially worthy of inclusion on the Woollahra LEP as items of local heritage significance:

- Old school hall, Rose Bay Public School, 21 Wilberforce Avenue, Rose Bay 2029; and
- McAuley Catholic Primary School and outbuildings, 8-12 Carlisle Street, Rose Bay 2029.

This first stage of the project is focused on assessing the heritage significance of historic elements at each school, including building style analysis. Recommendations for the appropriate level of heritage listing for each built element are given, along with initial advice for future management of the identified heritage values. This stage of heritage assessment also offers an initial indication of potential archaeological values, both in relation to Aboriginal heritage and historical archaeological potential.

The second stage of the proposal, if required, will involve finalising the heritage assessments, incorporating feedback from Council, the schools' management and other stakeholders, and preparing a heritage inventory sheet for each significant building or element, using the Heritage NSW template. A nomination for State Heritage Register listing will be prepared for any building or element deemed appropriate. All assessments for proposed statutory listing will be presented to Council and to Council's Local Planning Panel.

Overview of findings

Built heritage assessment

Artefact defined the study area as that land enclosed by the property boundaries of both schools. There are no heritage listings associated with either Rose Bay Public School or McAuley Catholic Primary School, or adjacent to them. Having briefly researched the history of both schools and visited them both, including inspecting most of the historic interiors, and then analysing the physical presentation of historic fabric at both schools, Artefact has prepared five survey and significance assessment sheets—for two historic buildings at Rose Bay Public School (E Block, Appendix 3; and B, C & D Blocks, Appendix 4) and three historic buildings at McAuley Catholic Primary School (former Christian Brothers College building, Appendix 5; Magdalene Hall, Appendix 6; and two Federation bungalows at former 6 and 8 Carlisle Street, Appendix 7).

Artefact concludes that two of the five built elements analysed at both schools should be considered for heritage listing on the Woollahra Local Environmental Plan:

- 'E Block' building, Rose Bay Public School, dating from 1907; and
- Former Christian Brothers College building, McAuley Catholic Primary School, 1935.

Aboriginal heritage assessment

The Aboriginal heritage assessment report comprise a due diligence and cultural values report.

The Due Diligence found that there were no Aboriginal Heritage Information Management System (AHIMS) sites registered within the study area. A visual survey and background research established that the study area is located within a dune system, which while subject to historical disturbance, retains potential to contain Aboriginal objects below the surface. No further archaeological

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investigations are required at this stage as there are no ground impacts proposed at the present time. However, if future proposals include ground disturbing works, the due diligence recommends that a full archaeological investigation and cultural assessment be undertaken in compliance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010).

The Cultural Values Report comprised desktop research including information on cultural values provided by Coast (2021). The latter report established that the schools are located within an area of Potential Aboriginal Heritage Sensitivity and hold cultural, social and historical significance for Aboriginal community members. The cultural values of the area were established by Coast through consultation with the La Perouse Local Aboriginal Land Council (LALC) and Aboriginal stakeholders. In the event of future redevelopment, it is strongly recommended that consultation with Aboriginal people through a process of engagement and dialogue is undertaken to address the intangible values of the area.

Historical archaeology assessment

The historical archaeological assessment (HAA) provided a preliminary assessment of the historical archaeological potential and significance within the study area. The report does not fulfill the requirements for an historical archaeological baseline assessment.

At Rose Bay Public School, the HAA found that there is nil-low potential to encounter archaeological remains associated with Phase 1 (1788-1830) occupation which may reach the threshold of local significance. Low potential to encounter remains associated with Phase 2 (1831-c.1906) occupation and high potential to encounter remains associated with Phase 3 (c.1906- present) development which are unlikely to reach the threshold of local significance.

At McAuley Catholic Primary School there is nil-low potential to encounter archaeological remains associated with Phase 1 (1788-1830) occupation that may reach the threshold of local significance. There is moderate potential to contain historical archaeological 'works' and low potential for archaeological 'relics' associated with Phase 2 (1831-c.1906) which may reach the threshold of local significance if considerably intact. There is high potential for remains associated with Phase 3 development (c.1906- present) which are unlikely to reach the threshold of local significance.

Recommendations

Built heritage recommendations

More detailed built heritage recommendations are presented in Section 6.2.1. In short, Artefact recommends that:

- Woollahra Council should consider listing the 'E Block' building at Rose Bay Public School and the former Christian Brothers College building at McAuley Catholic Primary School each as an item of local heritage significance on the Woollahra LEP.
- The NSW Department of Education should be requested to consider listing the 'E Block' building at Rose Bay Public School on its Section 170 Heritage & Conservation Register.
- That any works to the two buildings proposed for heritage listing should be implemented under *Burra Charter* principles (for example, 'to do as much a necessary, as little as possible').

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- That further research be undertaken by Woollahra Council and/ or the owner/ managers of each school to establish the history and heritage significance of several identified potential moveable heritage and/ or landscape heritage items associated with each school.
- That interpretation should be developed and implemented at both schools.
- Although Artefact does not consider the no.8 Carlisle Street Federation bungalow at McAuley Catholic Primary School to reach the threshold of local heritage significance, Artefact recommends that the owner continue to care for and conserve the many intact historic elements of significance such as mantelpieces and timber doors and window frames.

Aboriginal heritage recommendations

If future proposals include ground disturbing works, the due diligence recommends that a full archaeological investigation and cultural assessment be undertaken in compliance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010).

If redevelopment is proposed it is strongly recommended that consultation with Aboriginal people is undertaken to establish the social, cultural and historical significance of the study area through a process of engagement and dialogue that addresses the intangible values of the area.

Historical archaeology recommendations

A baseline archaeological assessment should be commissioned for any proposed works at either school, since this high-level report does not include enough detail to meet the requirements of HAA reporting. Although no archaeological potential was identified at Rose Bay Public School, this would include a smaller scope for the baseline report, rather than no baseline report.

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LIST OF ABBREVIATIONS

Artefact	Artefact Heritage Services Pty Ltd
<i>Burra Charter</i>	<i>Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance</i> (2013) guide to caring for heritage places in Australia, available online from Australia ICOMOS
CMP	Conservation Management Plan
DCP	Development Control Plan (a Council guideline for development which accompanies and elaborates on the Council's Local Environmental Plan)
DP	Deposited Plan
ha	hectare
Heritage NSW	Heritage New South Wales (Office of the Heritage Council of New South Wales, previously also known as the NSW Heritage office, the Heritage Branch, the Heritage Division of the Office of Environment and Heritage—OEH)
ICOMOS	International Council of Monuments and Sites
km	Kilometre
LALC	Local Aboriginal Land Council
LGA	Local Government Area
LEP	Local Environmental Plan (made by local government Councils)
NSW	New South Wales
S170	Section 170 of the NSW <i>Heritage Act 1977</i> which requires government agencies to keep a Heritage & Conservation Register of the heritage places they own and manage
SHI	State Heritage Inventory (Heritage NSW's response to requirement to keep a publicly accessible list of all statutory-listed heritage places under <i>NSW Heritage Act 1977</i>)
SHR	State Heritage Register
SOHI	Statement of Heritage Impact
SSD	State Significant Development (under the NSW <i>Environmental and Planning Development Act 1979</i>)

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1.0 INTRODUCTION

1.1 Project background

Artefact Heritage Services Pty Ltd (Artefact Heritage) have been engaged by Woollahra Council to prepare an initial assessment of cultural heritage significance in relation to two schools in Rose Bay. Both were identified by Woollahra councillors in 2019 as possibly worthy of inclusion on the Woollahra LEP as items of local heritage significance¹:

- Old school hall, Rose Bay Public School, 21 Wilberforce Avenue, Rose Bay 2029; and
- McAuley Catholic Primary School and outbuildings, 8-12 Carlisle Street, Rose Bay 2029

This first stage of the project is focused on assessing the heritage values of potentially significant built elements at each school, including comparative analysis and building style analysis of the buildings with most potential significance. This stage of the project also provides some initial assessments of likely Aboriginal archaeological potential and historical archaeological potential at each school. Recommendations for the appropriate level of heritage listing for each built element are given, along with general advice for future management of the identified heritage values (to follow *Burra Charter* principles²). This stage of heritage assessment also offers an initial indication of potential archaeological values, in relation to both Aboriginal and historical archaeological potential.

The second stage of the proposal, if required, will involve finalising the heritage assessments, incorporating feedback from Council, the schools' management and other stakeholders, and finalising a heritage inventory sheet for each significant building or element, using the Heritage NSW template. A nomination for State Heritage Register listing would be prepared for any building or element deemed appropriate. Assessments for proposed statutory listing will be presented to Council and to Council's Local Planning Panel.

1.2 Study area

The study area addresses two schools located about 200m apart within the suburb of Rose Bay: Rose Bay Public School and McAuley Catholic Primary School (Figure 1). The entire property on which each school stands has been included in the study area, although the brief requests examination only of the 'Old School Hall' at Rose Bay Public School.

Rose Bay Public School is bordered by three roads, Wilberforce Avenue, Albemarle Lane and Albemarle Avenue, with the remaining side of the school grounds backing onto residential housing. McAuley Catholic Primary School faces Carlisle Street and its three remaining sides back onto residential properties (Figure 1). The two sites fall within the Woollahra Local Government Area.

¹ Woollahra Council, 8 April 2019. "Item 11.2. Notice of Motion – Proposed Heritage Listing – St Andrews Scots Presbyterian Church, Old School Hall Rose Bay Public School and McAuley Catholic Primary School & outbuildings, Rose Bay – 19/46122", Agenda, Ordinary Council, online.

² Australia ICOMOS, 2013. *The Burra Charter*.

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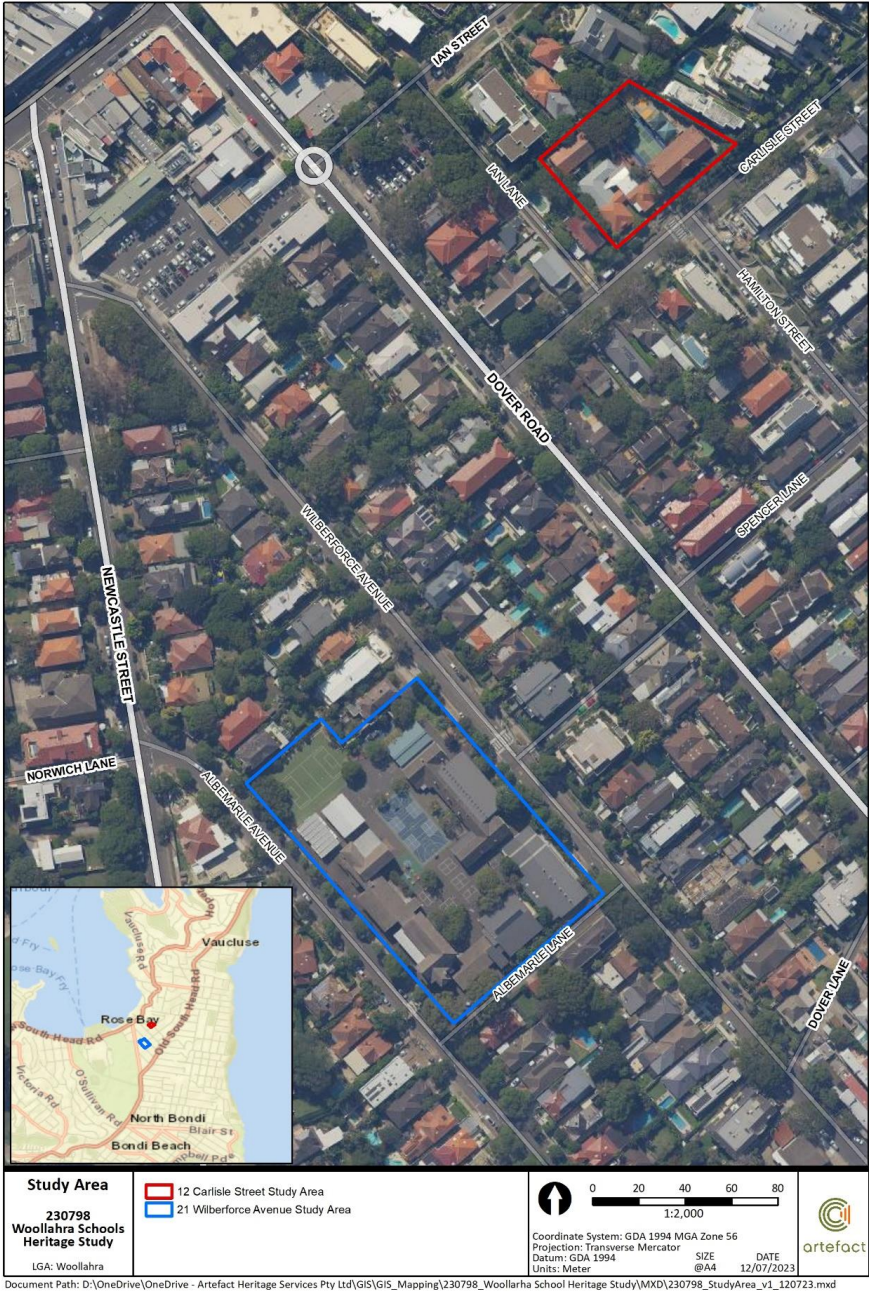


Figure 1: Location of study area boundaries: Rose Bay Public School (Blue) & McAuley Catholic Primary School (Red) Source: Artefact, 2023

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1.3 Methodology

This report provides an assessment of the heritage significance of the two subject schools in Rose Bay. It includes a summary history and description of the locality and each place, and provides a detailed analysis of the heritage significance of two historic building complexes at Rose Bay Public School and three historic buildings at McAuley Catholic Primary School. It has been prepared in accordance with the following guidance documents:

- *The Burra Charter*, Australia ICOMOS, 2013.
- *Assessing Heritage Significance*, Heritage NSW, 2023A.

1.4 Limitations

This report was informed by desktop research, as well as by local history materials obtained through Woollahra Library and access to Woollahra Council's building archives. Artefact representatives made a brief physical inspection of Rose Bay Public School on 17 August 2023, and of McAuley Catholic Primary School on 19 September 2023, including most of the historical interiors.

1.5 Authorship

The Built Environment section of this report has been prepared by Artefact's Bronwyn Hanna (Senior Heritage Consultant) and Jordan Wilson-Aarsen (Heritage Consultant). The Aboriginal heritage section (Appendix 1) was prepared by Elizabeth Bonshek (Senior Heritage Consultant) and Michael Lever (Heritage Consultant) with overview by Ryan Taddeucci (Team Leader) and historical input by Stephen Gapps (Historian). The Historical Archaeological section (Appendix 2) was prepared by Johnny Sokalik (Senior Heritage Consultant) and Emma Jones (Heritage Consultant). Bronwyn Hanna prepared the survey sheets and was project manager of the project overall.

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2.0 LEGISLATIVE CONTEXT

2.1 Identification of heritage listings relevant to the study area

Several aspects of the NSW statutory framework are relevant when assessing whether these places are worthy of statutory heritage listing.

Table 1: Results of heritage register searches for the Study Area and nearby places (within 200m of either school)

Statutory Listed Places	Study Area listed name & no.	Nearby places listed names & nos
World Heritage List	N/A	N/A
National Heritage List	N/A	N/A
Commonwealth Heritage List	N/A	N/A
State Heritage Register (SHR)	N/A	Ficus superba (#578)
NSW Government agencies Section 170 Registers	N/A	N/A
Woollahra Council LEP 2014	N/A	See below for list of nearby LEP listed items

Non-Statutory Listed Places	Study Area listed name & no.	Nearby places listed names & nos
Register of the National Estate (RNE) (Non-Statutory)	N/A	See two places listed below
National Trust of Australia (NT) NSW Register (Non-Statutory)	N/A	See two places listed below

2.1.1 Heritage listings for the two schools

Both of the subject schools in Rose Bay have **no heritage listings**, either statutory or non-statutory.

2.1.2 State Heritage Register (SHR) listings nearby

The following Port Hacking fig tree is located within 200 metres of **McAuley Catholic Primary School** and is listed on the SHR:

- 'Ficus superba var. henneana' 3 Fernleigh Gardens / 20 Rawson Road (SHR #578)

2.1.3 Woollahra Council LEP listings nearby

The following **3 places** are located within 200 metres of **Rose Bay Public School** and are listed on Schedule 5 of the Woollahra LEP 2014:

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- 'Royal Sydney Golf Club—Clubhouse and interiors, grove of approx. 20 broad-leaved paperbarks along Norwich Road', Kent Road (LEP #I318)
- 'Rose Bay Uniting Church and Wesley Hall group of buildings—Wesley Hall and interiors, church and interiors', 518A Old South Head Road (LEP #I683)
- 'Electrical Substation No. 94', 73A Dover Road (LEP #I714)

The following **7 items** are located within 200 metres of **McAuley Catholic Primary School** and are listed on Schedule 5 of the Woollahra LEP 2014:

- 'Fernleigh Castle—main building and interiors', 5 Fernleigh Gardens (LEP #I309)
- '*Ficus superba* var. *henniana*' 3 Fernleigh Gardens / 20 Rawson Road (LEP #I310) (SHR #578)
- 'House and interiors 13 Ian Street' (LEP #I311)
- 'Rose Bay Hotel and interiors', 807 New South Head Road (LEP #I326)
- 'Mary Magdalene Catholic Church – church and interiors', 835 New South Head Road (LEP #I327)
- 'House, interiors and grounds', 23 Spencer Street (LEP #I336)
- 'Sewage Pumping Station No.46', 13 Collins Avenue (LEP #I686)

2.1.4 Potential S170 listings nearby

- 'Electrical Substation No. 94', 73A Dover Road (LEP #I714). This was listed by Woollahra Council in late 2022, but has not yet been added to Ausgrid's s170 Register.
- 'Sewage Pumping Station No.46', 13 Collins Avenue (LEP #I686). This was listed by Woollahra Council after 2019, but has not yet been added to Sydney Water's s170 Register.

2.1.5 AHIMS search

A search of the AHIMS database (Client ID 807119) was completed on 7 August 2023. It found there are no registered Aboriginal sites within the study area. Further details are available in Appendix 1.

2.1.6 Non-Statutory listings nearby

2.1.6.1 Register of the National Estate

The RNE is no longer a statutory list and no longer imposes statutory obligations, however, it remains valuable as an archive of heritage research and an indication of community esteem. The following two items are located within 200 metres of McAuley Catholic Primary School and are listed on the Register of the National Trust Estate:

- 'Houses & interiors 13 & 15 Ian Street', Rose Bay (RNE #102371)
- Fernleigh Castle, 5 Fernleigh Gardens, Rose Bay (RNE #2495)

2.1.6.2 National Trust of Australia (NSW)

Listing on the National Trust Heritage Register does not impose statutory obligations but is valuable as an archive of heritage research and an indication of community esteem. The following two items

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are located within 200 metres of McAuley Catholic Primary School and are listed on the National Trust of Australia:

- 'Houses & interiors 13 & 15 Ian Street', Rose Bay
- Fernleigh Castle, 5 Fernleigh Gardens, Rose Bay

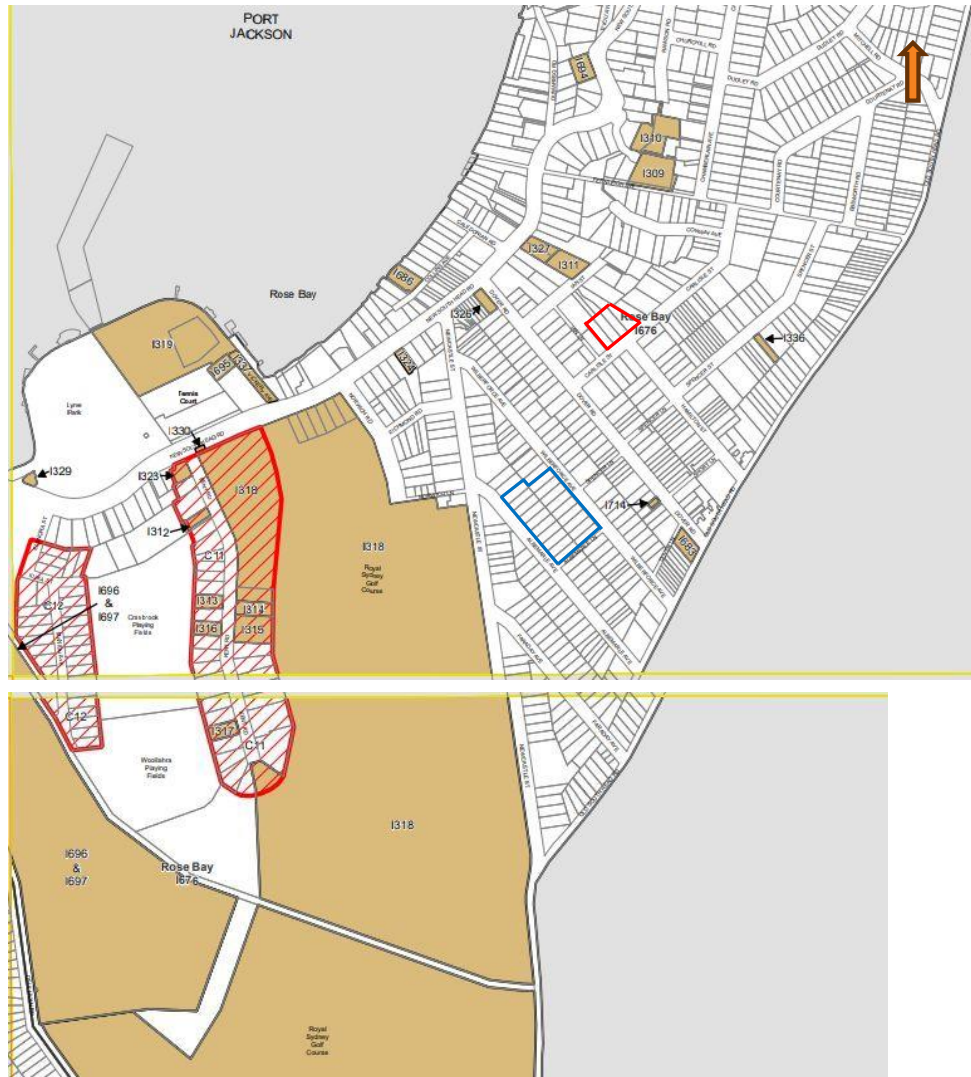


Figure 2: Local heritage items located in the vicinity of the study area: Rose Bay Public School (blue) & McAuley Catholic Primary School (red) (Source: Artefact, 2023 annotation on Woollahra LEP 2014 heritage maps HER005, above and HER006, below)

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3.0 HISTORICAL BACKGROUND

3.1 Aboriginal presence in Woollahra and Rose Bay³

The traditional owners of the study area are the Gadigal people. The study area is located within the La Perouse Local Aboriginal Land Council area⁴.

Many Aboriginal people, like other Indigenous or First Nations people around the world, say they have been living on Country since 'time immemorial'—that they have always been here and their origins lie in the creation of the land and animals.

Over the last few decades, archaeologists' knowledge of deep human time in Australia has expanded from just a few thousand years in the 1950s, to 25,000 years in the 1960s, then 40,000 years, to now around 60,000 years or more.⁵ Archaeological evidence of Aboriginal people living in the western Sydney region at Cranebrook Terrace, near Penrith in Western Sydney, has been dated to 41,700 years. There is growing consensus among archaeologists and historians that people have lived across the Sydney region from around 50,000 years ago.⁶

More ancient sites may lie off the coast and in drowned river valleys, now deep under water. Before the major sea level rise event at the end of the last ice age around 17,000 years ago, Aboriginal people living along the Parramatta River could have walked downstream along the riverbanks to the sea about 30 kilometres beyond the current day coastline. Over generations they would have watched and told stories about the gradual change as the sea rose to fill the 'drowned river valley' of what is now Sydney Harbour until it reached present levels around 6,000 years ago⁷.

Given the devastating impact of violent dispossession and disease upon Aboriginal people in the Sydney region after British colonization commenced with the arrival of the penal First Fleet in 1788, the precise identification of language groups and historical traditional lands or Country for a given area is often difficult today. Early colonial observer Watkin Tench believed there was at the least coastal and inland dialects of the same language and, while this is challenged by some historians who prefer less distinction between the 'canoe cultures' around Sydney's coast and waterways, there seems to have been alignments of inland economies of the rivers, creeks and open forests of the Cumberland Plain, and of coastal 'saltwater' focused groups.⁸

³ This Aboriginal history is derived from Stephen Gapps' short Aboriginal histories of Sydney prepared for Artefact, and Coast History & Heritage, 2021, *Woollahra Local Government Area Aboriginal Heritage Study*, commissioned by Woollahra Municipal Council.

⁴ Woollahra Municipal Council Library, 2023. 'A brief history of Woollahra – Indigenous heritage', online, viewed 27 September 2023.

⁵ Griffith, 2018, p.112. As Elder Auntie Jenny Munro expresses in Currie, 2008, p. 4, '...from time immemorial, we believe as Aboriginal people, Australia has been here from the first sunrise, our people have been here along with the continent, with the first sunrise. We know our land was given to us by Baiami, we have a sacred duty to protect that land.'

⁶ Attenbrow, 2010, pp 18-20; Nanson, Young & Stockton, 1987, p. 77; Williams, et al., 2017, pp 100-109; Jo McDonald Cultural Heritage Management, 2005, pp 4, 87-94; Attenbrow, 2012, notes that questions have been raised about the 40,000 years BP radiocarbon age for stone artefacts from the Cranebrook Terrace and the date of 30,000 years BP at Parramatta. See Williams et al., 2012, for comparison of site ages along Dyarubbin. Karskens, Burnett & Ross (2017, p. 4) are confident that "Aboriginal people were living on Dyarubbin/the Nepean River as long as 50,000 years ago."

⁷ There are now at least 21 identified oral stories around Australia that describe ancient sea-level rise. See Nunn & Reid, 2016, p. 11; Attenbrow, 2010, pp 154-155; Birch, 2007, pp 217-219

⁸ A frequently used indication of Country is language identity. However, far more complex factors are known to have often taken precedence over language in determining Aboriginal people's definition of Country. For an excellent overview of one area of Sydney see Aboriginal Heritage Office, 2015. See also Stanner, 1965, pp 1-26. There is debate on the extent and name for the language itself, some preferring to use 'The Sydney Language.' The main language spoken across what is now the Greater Sydney Region has been known as Darug (with various alternative historical spellings Dharruk/ Dharug/Dharook) after it was first used in written records in 1900

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By the early 1800s Aboriginal people had been forced away from the growing township but they continued to visit the locality of the study area. The coves and creeks around today's eastern suburbs were still very much undeveloped bushland, offering fishing and other resources. In many ways, this part of Sydney remained an Aboriginal place for a long time during the 19th century.

During the 1830s to 1860s Aboriginal people frequented Sydney, whether paddling their nawi (bark canoes) in Sydney Harbour, guiding foreign visitors, selling fish to colonists and travelling the roads and tracks. According to Obed West, recalling Sydney as he experienced it in the 1830s and 1840s, the land running down to Rushcutters Bay was 'a great camping place for the blacks'. West remembered watching 'them in their canoes in the bay, the gins fishing with the line while their sable lords used their spears to get the fish that swam beneath them'⁹.

Some, such as Bungaree, a Garigal man from Broken Bay, early became a mediator between the colonists and Aboriginal people, often working as a guide with various colonial expeditions. In 1815, Governor Macquarie made Bungaree 'Chief of the Broken Bay Tribe' and set aside land for his clan at Mosman on the north side of Sydney Harbour where Bungaree and his family were allocated huts, farming equipment and a boat for fishing. A formal settlement for Aboriginal people was also established at Elizabeth Bay in the early 1820s. Governor Macquarie had huts built and provided a fishing boat and tackle for 42 'settlers' at the 'Native Village'¹⁰.

Other camps were informal, such as the one at Point Piper. Captain John Piper's estate near Rose Bay bordered a small creek where, from at least 1819, a group of Aboriginal people were camped for several years. In 1822 Piper supported them by writing a petition to the new Governor Sir Thomas Brisbane.

At Double Bay, in 1845 a French missionary described a 'tribe' of around 20 Aboriginal men, women and children 'in their camp under a rock'. Several images were painted of this group, with Henry Campbell's scene the most well-known¹¹ (Figure 3).

Rose Bay became an important location. In 1829 the Sydney Gazette reported: 'Several tribes of black natives, consisting of about one hundred men, women, and children, have formed an encampment on the South Head-road, contiguous to the house of Mr. Robert Cooper.'¹² A man nicknamed 'Ricketty Dick', apparently crippled by arthritis, camped in front of Cooper's house, asking travellers on the South Head Road for a 'toll' of sixpence, one shilling or some tobacco. A man known as Freddy made engravings at Point Piper.

On the grounds of Woollahra House, the visiting English writer Anthony Trollope was shown a place where, he was told, 'the blacks in the old days, when they were happy and undisturbed, used to collect themselves for festive, political and warlike purposes'¹³.

Coast (2021) consider that Aboriginal people in the Rose Bay area were able to stay on their own terms and that they did so 'by cultivating strategic relationships with key Europeans in the area.'¹⁴

by Matthews & Everitt (1900: 265). Attenbrow (2010: 34) believes the Dharug language extended from Appin in the south to the Dyarubbin-Hawkesbury River in the north, west of the Georges River, to Parramatta and the Lane Cove River however others have taken it further, following the whole Cumberland Plain region. This historical overview does not seek to contest traditional or current definitions of affiliation with Country and acknowledges that multiple interpretations of such identity may exist. Trench (1793 [2004]: 122) observed that though the coastal and inland men he met conversed and understood each other, many words for common things bore no similarity while other words were only slightly different. For discussion of 'canoe cultures,' see Goodall and Cadzow, 2009, pp 38-39.

⁹ Sydney Morning Herald, 12 October 1882, p. 9.

¹⁰ Vincent Smith, Keith, 2011. 'Aboriginal life around Port Jackson after 1822', *Dictionary of Sydney*.

¹¹ Vincent Smith, 2011, 'Aboriginal life'.

¹² Sydney Gazette, 27 November 1830, p. 3; Sydney Gazette, 26 September 1829, p. 2.

¹³ Trollope, Anthony, 1876, *Australia and New Zealand*, London., p. 228; Vincent Smith, 2011, 'Aboriginal life'.

¹⁴ Coast, 2021, p. 59.

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People were not just camped in the area but still conducting ceremonies, combats and making rock engravings, fishing and trapping in the river, right up to the 1870s.

On the death of Bungaree in November 1830 the Sydney Gazette wrote that he was 'in the midst of his own tribe and that of Darling Harbour, by all of whom he was greatly beloved'. He was buried in a wooden coffin at Rose Bay, near the present-day Rose Bay Police Station¹⁵.

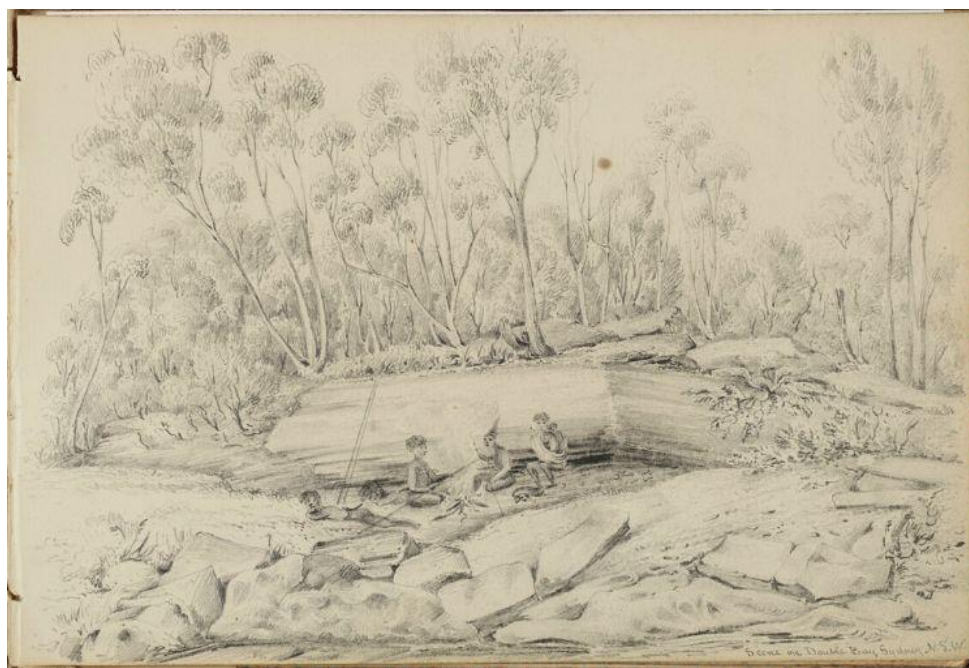


Figure 3: Henry Campbell, 'Scene on Double Bay Sydney N.S.W. 1840-1842', pencil sketch, 18.4 x 26.5 cm, SLNSW, PXC 291.

Other people who had survived the first 50 years of British occupation were less celebrated – indeed pressure was growing for them to be removed from Sydney altogether. In October 1836, two Aboriginal men 'Warro and Yarro' were charged with being drunk and 'annoying the public'. At this time, the use of the stocks for punishment was still in use. The two men were offered a fine of five shillings or an hour in the stocks. The two men chose the stocks and were apparently 'highly amused at their situation'¹⁶.

From the 1850s Woollahra became more heavily populated as more of the land was subdivided. The name for Seven Shillings Bay has been attributed to the story where an Aboriginal couple, Gurray and Nancy were given seven shillings by the unsympathetic owner of Redleaf House at Double Bay to remove themselves from the area. They moved a slight distance away, but returned as soon as the new owners moved in. This event is recognised as an 'unsuccessful attempt to dislodge Aboriginal connections with a few coins'¹⁷.

The parliamentarian George Thornton was instrumental in a shift in approach towards Aboriginal people in the area. By 1870 he had formed the view that Aboriginal people should be discouraged from visiting the area. By the end of 1881 he had been appointed Protector of Aborigines with powers

¹⁵ *Sydney Gazette*, 27 November 1830 p. 3.

¹⁶ *Sydney Monitor*, 10 October 1836, p. 2.

¹⁷ *Coast*, 2021, p. 57.

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to distribute assistance to Aboriginal people. By 1883 the Aborigines Protection Board was created, with Richard Hill of Vacluse appointed Chair. The Board concentrated assistance to Aboriginal people at their fishing village in La Perouse while closely monitoring Aboriginal camps elsewhere and sending in police in response to any complaints by others. The combination of surveillance and targeted assistance drew people into La Perouse. The relocation was aided by the evangelical Christian Endeavour movement which established a mission at La Perouse by the mid-1890s. Soon there were few remaining Aboriginal camps in Woollahra¹⁸.

Although unable to camp with their own people in the area, Aboriginal women worked as domestic servants for householders in Woollahra. During the 19th century apprenticeships were organised through Ormond House in Paddington. In the 20th century the Aborigines Protection Board removed children from their parents to train them, including for domestic service. By the 1920s hundreds of Aboriginal girls were working as domestic servants across Sydney.¹⁹

Coast described the contemporary situation in 2021:

'As of the 2016 census, [Woollahra Municipal Council] was home to around 54,000 residents, including 160 Aboriginal and Torres Strait Islander people (though many more live in surrounding suburbs) . . . Woollahra has a relatively small number of residents who identify as Aboriginal or Torres Strait Islander . . . This is not an accident, but is one of many tragic consequences of past government policies . . . As a consequence, while some Aboriginal people live in virtually every suburb across coastal Sydney, the main Aboriginal population centres continue to be clustered around the established Aboriginal communities in the La Perouse/ Matraville/ Botany area and the Redfern/ Waterloo area . . . while Woollahra does not have a large resident population, there are still many people who consider it part of their traditional homeland.'²⁰

3.2 Brief European history of the locality

Both schools in the study area are located within the former Point Piper Estate, later known as Cooper Estate, which was amalgamated by John Piper between 1813 and 1825. Rose Bay Public School is located within a 50 acre (20 ha) grant originally given to W. Jenkins, while McAuley Catholic Primary School is within a 50 acre (20 ha) adjoining grant to William Piper.²¹ These early grants were probably made around 1809 by the interim military government which ruled briefly after the Rum Rebellion, and whose grants were often annulled by Governor Macquarie²²—probably making the affected land cheaper but leaving it in an uncertain legal position.

Piper's eastern suburbs' holdings eventually spanned 1665 acres (674 ha). However his extravagant lifestyle sent him into financial difficulties, resulting in the sale of much of his Point Piper Estate in 1826 to two former convicts, turned businessmen, Daniel Cooper and Solomon Levey.²³ In 1830, a new grant was issued, formalising Cooper and Levey's ownership of the land²⁴. Levey died in London three years later and Cooper had assumed sole ownership of the estate by 1847, when the area was

¹⁸ Coast, 2021, pp 6, 61.

¹⁹ Coast, 2021, p. 62.

²⁰ Coast, 2021, pp7, 24-25.

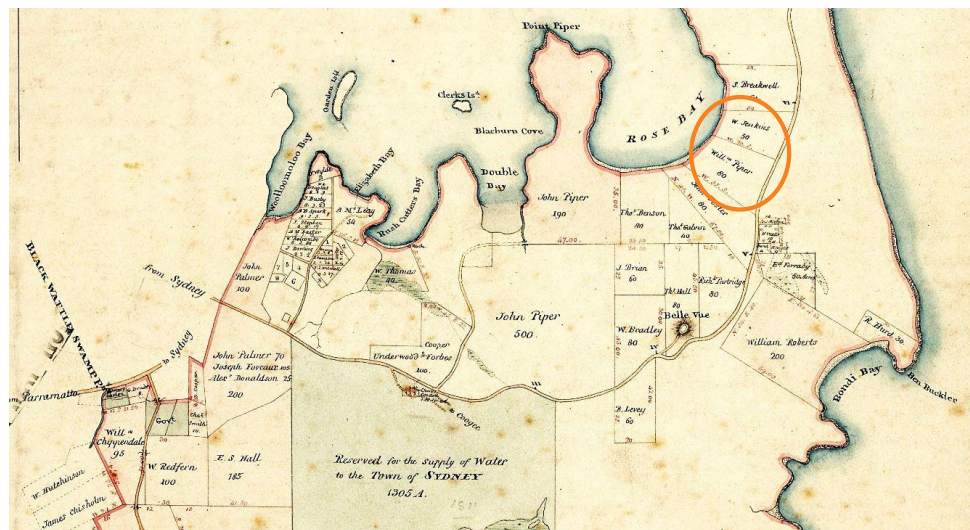
²¹ Rosemary Broomham, 2002, *Rose Bay Thematic History*, commissioned by Woollahra Municipal Council; HLRV map A0 185.

²² N. D. McLachlan, 1967. 'Macquarie, Lachlan (1762-1824)', *Australian Dictionary of Biography*, Australian National University. Online since 2006. Viewed 30 September 2023.

²³ Woollahra Municipal Council. 'Captain John Piper'. Accessed at: [https://www.woollahra.nsw.gov.au/library/local_history/woollahra_plaque_scheme/plaques/captain_john_piper\(12/03/2020\)](https://www.woollahra.nsw.gov.au/library/local_history/woollahra_plaque_scheme/plaques/captain_john_piper(12/03/2020))

²⁴ All the land title documents ignore the earlier transactions and refer to this grant made on 22 March 1830, for example the title documents accessed for both McAuley Catholic Primary School (including NSW Lands records for Lot 1 DP 805717 and Lot 18 DP 73884, PA 30580, PA 62250) and Rose Bay Public (including DP 4567 map, CT Vol. 1631 F.207, PA 12436).

becoming known as the Cooper Estate. During much of the 19th century Rose Bay remained largely bushland, although some was in use for farming and grazing in the later decades. While the land in the vicinity of the study area began to be sub-divided for residential development following the construction of New South Head Road in 1831, it wasn't until the introduction of a public tram service in the early years of the 20th century that suburban allotments became popular²⁵.



3.3 History of two Rose Bay schools

In 1891, in response to local appeals, the NSW Government established a public school for the primary education of children in Rose Bay. It was commenced in a rented house on Old South Head Road, near the current premises. In 1897 this early version of the school was relocated nearby along Old South Head Road to a 'commodious building' in an ostrich farm. The school's assistant teacher, Alice Stanford, was acting in the 'unheard of position of female principal' for two years before the school relocated to its permanent premises in 1907.²⁶

Following residential subdivision of the land between Wilberforce and Albemarle Avenues in Rose Bay around 1900, the NSW Government resumed approximately 0.8 hectares owned by the Intercolonial Investment Land & Building Co. Ltd for £1575.²⁷ The first school building constructed on the current premises of Rose Bay Public School came into use on 8 April 1907.²⁸ The building plus toilet block, weather-sheds and fences were erected by George Kidney of Woollahra for £975²⁹. It was a small brick building—which is still existing in the north-eastern corner of 'E Block', facing Wilberforce Street (see Figure 5 for a 1909 photo of the building).

²⁵ Jervis, 1960. *The History of Woollahra*; Broomham, 2002, *Rose Bay Thematic History*.
²⁶ RBPS, 1991. *Rose Bay Public School 1891-1991 Celebrating a Century of Education*, Rose Bay, p.9.
²⁷ RBPS, 1991. *Celebrating a Century*, p. 10.
²⁸ Jervis, 1960. *The History of Woollahra*, p. 100.
²⁹ RBPS, 1991. *Celebrating a Century*, p. 10.

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The architect responsible for the design of the building was probably James Sven Wigram, who was in charge of public school design within the Department of Public Works between 1904 and his retirement in 1908. This was a period of 'revolutionary' change in the design of pedagogy and school architecture following a commission of inquiry into the public education system by the NSW Legislative Council. Few new school buildings were constructed during this period when the department's efforts were focused on adapting its huge existing portfolio of school buildings to the new requirements, including smaller classrooms, and more light and ventilation.³⁰



Figure 5: 1909 photo of the original school building at Rose Bay Public School, stating the school had 139 students enrolled (Source: State Records, FL1441588)

³⁰ Tonkin, 1975. 'School buildings 1848-1930', B.Arch (Hons) thesis, University of Sydney, pp 195, 204; The Commissioners, 1903-1905, NSW Legislative Council.

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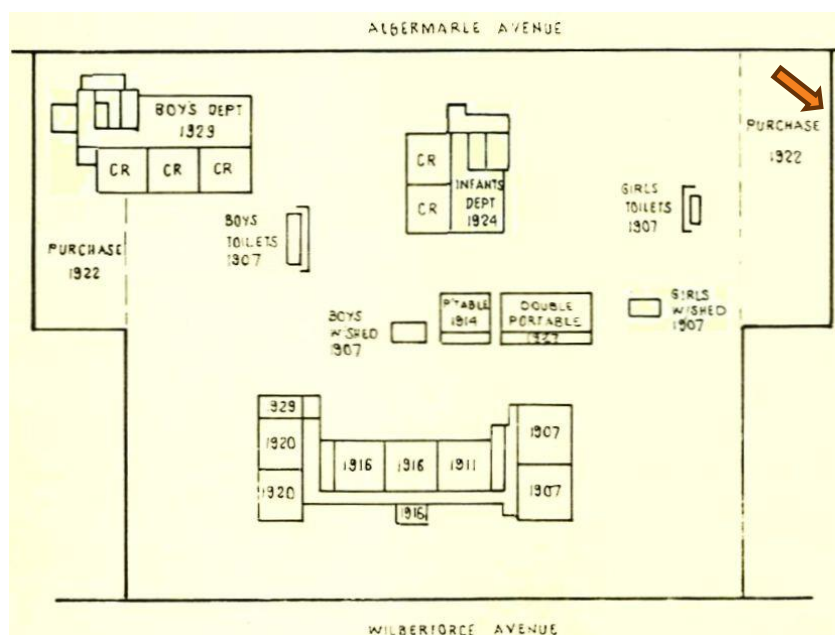


Figure 6: Diagram showing date of construction of early parts of each historic building in Rose Bay Public School (Source: RBPS, 1991, p. 16)

The Rose Bay Public School's centennial history, published in 1991, describes a long history of new buildings, building additions, alterations and demolitions as the school adjusted to increasing enrolments and changing requirements for facilities and maintenance³¹. Enrolments grew from 130 children in 1909³² to 160 children in 1911 and 220 children in 1913. In 1922, with enrolments at 475 students, two new lots facing Albemarle Ave were resumed to expand the school, costing £396 and £450. By 1927 the enrolment was up to 800 students³³ and in 1930 the school's enrolment peaked at 1000 students³⁴.

Extensions to the original building (E Block) took place in 1911, 1916, 1920, 1929 and also during the 1970s.³⁵ During the 1920s further land was resumed. The building which would become known as D Block began in 1924 as the Infants' Department. It was positioned across the school grounds from the original building, facing Albemarle Ave and was completed at a cost of £4,443³⁶. Electric lighting was installed for the first time in the ground floor classrooms at the special request of the P&C³⁷. The building which would become known as B Block began in 1929 as the Boys' Department. It was also positioned facing Albemarle Ave³⁸.

During the 1970s the building linking B and D Blocks was constructed, now known as C Block. Since 2005, several small buildings in the north-western corner of the grounds have been removed and

³¹ RBPS, 1991. *Celebrating a Century*.

³² State Records, FL1441588 referring to photo from 1909—see photo and its caption in Figure 5.

³³ RBPS, 1991. *Celebrating a Century*, pp 12-15.

³⁴ RBPS, 1991. *Celebrating a Century*, p17.

³⁵ RBPS, 1991. *Celebrating a Century*, p. 16 diagram; Artefact analysis of historical aerial imagery.

³⁶ Jervis, 1960. *The History of Woollahra*, p. 100)

³⁷ RBPS, 1991. *Celebrating a Century*, p15.

³⁸ RBPS, 1991. *Celebrating a Century*, diagram on p.16.

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replaced with a sporting field. Two large new administration buildings known as A Block and J Block has been constructed in the south-east corner of the school³⁹.

In 2022 Rose Bay Public School had an enrolment of 469 students⁴⁰.

3.3.2 McAuley Catholic Primary School brief building history

McAuley Catholic Primary School is positioned across four suburban allotments which were developed and inhabited for about 30 years before being acquired by the Christian Brothers. One of the Federation-era houses and its garden in the adjoining lot was demolished to make way for the main college building in 1935. Two more neighbouring Federation-era houses were soon incorporated into the school premises.

The four lots, originally called Lots 18, 19, 20 and 21 of the Carlisle Estate (later called 6, 8, 10 and 12 Carlisle Street) appear to have been subdivided around 1901 and sold soon afterwards. The two lots at 10-12 Carlisle Street were purchased in 1902 by Frederick J. Barker, 'commercial traveller', who had constructed a house at 12 Carlisle Street by 1904, and apparently kept the land at 10 Carlisle Street for his garden⁴¹. Around 1908 the house on Lot 18 at no. 6 Carlisle Street was constructed for John G. Lee, and leased by R.A. Shaw. Also, by 1908, the house on Lot 19 at no.8 Carlisle Street was constructed and inhabited by Guy Gallop.⁴²

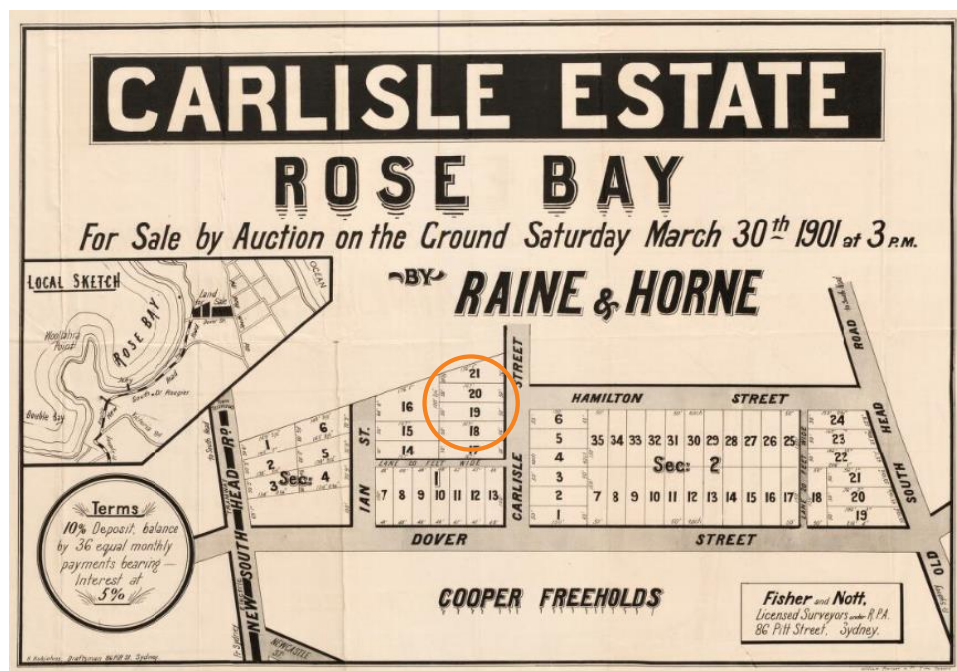


Figure 7: 1901 advertisement of sale of land in Carlisle Street Rose Bay including the subject lots (18, 19, 20, 21) (NLA MAP LFSP 2410, Folder 151)

³⁹ Artefact analysis of historical aerial imagery, RBPS, 1991. *Celebrating a Century*, p. 30

⁴⁰ RBPS, 2022. *Annual Report*.

⁴¹ NSW Lands PA 30580, Old System Title Bk 720 No. 940 and Bk 890 No. 458. The Old System records state that he paid £100 for each lot in 1902.

⁴² Woollahra rates books (online) and *Sands Directory*.

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'The man to whom belongs the title 'Father of Education in Rose Bay' the Right Rev. Monsignor Richard Joseph O'Regan was appointed Parish Priest in June, 1917'⁴³. Three years later, in 1920, the Mary Magdalene Catholic Church was built on New South Head Road in Rose Bay⁴⁴. The Christian Brothers school would soon be built on the hill above the church, with which it would have many close associations.

In 1926, Frederick Barker sold his two lots at 10-12 Carlisle Street to John Vaughan, 'gentleman', who sold both lots to Michael Benignus Hanrahan, John De Sales Tevlin and Patrick Jerome Barron, 'teachers' (representing the Christian Brothers) in 1934⁴⁵, who paid £2400⁴⁶.

'The choice of the site was excellent in many ways, midway between the two South Head Roads in a quiet street, parallel to both, with its facade turned towards Dover Heights and the ocean and with its northern balconies overlooking the bay. The College building has a situation combining charm, quiet and convenience of access'⁴⁷

At the commencement of the school year on 27 January 1935, the new Christian Brothers College Rose Bay (CBCRB) was ready to receive students. The college building was designed by John Hennessey, whose firm had been designing major buildings for the Catholic Church since the 1880s, including many Christian Brothers school buildings across Sydney. There were 74 boys enrolled in the first year. A kindergarten was added in 1939 and by 1940 there were 240 enrolled. During World War II, 'The invasion panic of 1941 was reflected in the evacuation of 70 pupils' but numbers had more than recovered to 287 by 1946⁴⁸. 'Its roll call did not ever exceed 320 and unlike probably any other school in Australia at the time (1939), it conducted classes from Kindergarten to the Leaving Certificate'⁴⁹.

⁴³ J. Cosgrove & J. Finnane, c.1989. *Rose Bay Parish, the story of seventy-five years (1914-1989)*, p. 52.

⁴⁴ Woollahra Library history "fast facts" online. Its tower was added in 1932 and additions designed by Leslie Wilkinson in 1938.

⁴⁵ NSW Lands CT Vol. 4464 F. 22.

⁴⁶ Cosgrove, 1989. *Rose Bay Parish*, p. 31.

⁴⁷ Cosgrove, 1989. *Rose Bay Parish*, p. 44.

⁴⁸ Christian Brothers, 1959. *Christian Brothers Annual, Christian Brothers College Rose Bay 1935-1959*, copy held in PDF file collated by Woollahra Local Studies Centre, p. 5.

⁴⁹ Cosgrove, 1989. *Rose Bay Parish*, p. 44.

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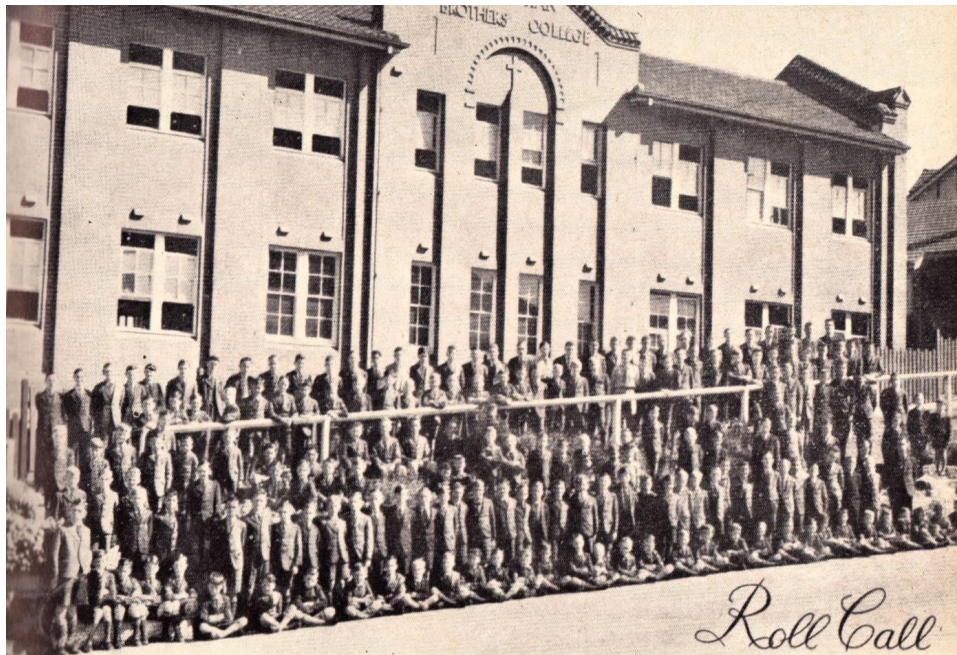


Figure 8: 1942 photo of CBCRB student cohort arranged in front of the main college building facing Carlisle Street (Source: Christian Brothers, 1959, *Jubilee*, p. 9)

Neither of the nearby Federation Bungalow houses at 6 and 8 Carlisle Street were part of the original school premises. However in 1937, the property at 8 Carlisle Street was purchased by Christian Brothers representatives and in 1949, the property at 6 Carlisle Street was acquired by the Christian Brothers⁵⁰. In 1953 the school celebrated the opening of 'Fatima Hall', built across the rear of both these lots at 6-8 Carlisle Street. It was an assembly hall with an additional classroom on the lower ground floor. Since then, the name of the assembly hall has been changed from 'Fatima Hall' to 'Magdalene Hall'.

In 1967, the rationalisation of the administration of various Catholic schools in the locality resulted in Christian Brothers College Rose Bay closing down and the school re-opening as 'McAuley Preparatory School'. Since 1967 it has been a coeducational school, catering to both boys' and girls' primary school education within the Catholic school system. It was named after Sister Catherine McAuley who founded the Sisters of Mercy in Ireland in 1831. The new school's founding principal was Sister M. Mildred Price, and it was run by the Sisters of Mercy from 1967 until 1980⁵¹. It has been run by lay principals since 1980⁵².

In 1985, a physical linking wing was constructed between the two houses at 6 and 8 Carlisle Street and adjustments made to windows and doorways of both houses⁵³. In 1990 the main college building was modified with most timber windows being replaced by metal-framed windows, the installation of suspended ceilings, the removal of a wall between two classrooms on the first floor, and the introduction of a small library and toilets facing the playground at ground floor level⁵⁴. After 1985, there was major reconstruction of the interiors of the house at 6 Carlisle Street, including removal of

⁵⁰ NSW Lands, PA 23884.

⁵¹ Cosgrove, 1989, *Rose Bay Parish*, pp 48-49.

⁵² McAuley Catholic Primary School website, 'About us', viewed 27 September 2023.

⁵³ Woollahra Council archived records for the property.

⁵⁴ Woollahra Council archived records for the property.

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interior walls to make a large classroom in the front section of the building. Since 2005 a substantial addition in light-weight materials has been made to the rear of 6 Carlisle Street to create a new large classroom⁵⁵.

In 2022 McAuley Catholic Primary School had an enrolment of 185 students⁵⁶.



Figure 9: Installing the painting 'Fatima' executed and presented to the College on the opening of 'Fatima Hall' in 1953 (Source: Christian Brothers, 1959, *Jubilee*, p.7)

⁵⁵ Artefact analysis of historical aerial photographs of the place.

⁵⁶ McAuley Catholic Primary School, 2022. Annual Report, p. 6 (online).

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4.0 PHYSICAL CONTEXT

4.1 Site Inspection

A site inspection to Rose Bay Public School and the exteriors of McAuley Catholic Primary School was conducted on 17 August 2023 by Bronwyn Hanna (Senior Heritage Consultant) and Johnny Sokalik (Senior Heritage Consultant); the site inspection to see the interiors of the buildings and school grounds at McAuley was conducted on 19 September 2023 by Bronwyn Hanna (Senior Heritage Consultant) and Jordan Wilson-Aarsen (Heritage Consultant), all of Artefact Heritage. The aim of the site inspections was to inspect both places for potential heritage significance and inform a preliminary assessment of archaeological potential. The inspection was undertaken on foot and a photographic record was made.

4.2 Description of Rose Bay Public School context and campus

The cadastral description of Rose Bay Public School comprises Lots 111 and 112 DP 1076937, and Lots 13-20 & Lots 46-54 DP 4567, Parish of Alexandria, County of Cumberland

Rose Bay Public School is located approximately 6 km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, in Woollahra Municipal Council. This LGA is one of the wealthiest local government areas in Australia.

The school is positioned on an area of flat land near the Royal Sydney Golf Club, approximately 400 metres south-east of the harbour at Rose Bay and 1.2 km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road.

No freshwater resources are currently mapped within 200m of Rose Bay Public School. The closest such resource is the canalised Rose Bay Creek / Rose Bay Side Drain, which flows 650m to the south-west through Woollahra Park. Soil mapping provides approximate guidance to local soil deposits. Information available to this report indicates that Rose Bay Public School is located on Tuggerah (Aeolian) Soils, the landscape of which is described as 'gently undulating to rolling coastal dunefields... Quaternary (Holocene and Pleistocene) wind-blown, fine to medium grained, well sorted marine quartz sand'. These are chiefly located on Hawkesbury Sandstone⁵⁷.

The school is located within a residential area. It is bordered by public roads on three sides (Wilberforce Ave, Albemarle Ave, Albemarle Lane) and by residential housing on the south-eastern end. The school grounds are located approximately 1-2 metres above the surrounding street levels, implying that the place has significantly been built up over time. Much of the ground surface is bituminised and level. There are tennis courts in the northwest corner of the and an open lawn in the north-eastern corner. There are substantial street trees on the boundary of the school property along Wilberforce Avenue and Albemarle Lane and a mature Canary Island Date Palm tree positioned near the historic, north-eastern corner of E Block (which appears in aerials of the school since 1970 at least, and possibly since 1955).

There are six main buildings, referred to as A Block, B Block, C Block, D Block, E Block and J Block, which accommodate a current enrolment of around 469 students⁵⁸ with classrooms, playing grounds, sporting areas, staff rooms, offices and storage areas. The north-eastern corner of E Block, facing Wilberforce Avenue, was the original building constructed on these grounds by the NSW Department of Education in 1907. A number of additions were made to it before D Block was built in 1924 and B Block in 1929, both facing Albemarle Avenue. During the 1970s, B Block and D Block were linked

⁵⁷ eSpade, 2023. <https://www.environment.nsw.gov.au/eSpade2Webapp/> - accessed 8 August 2023.

⁵⁸ RBPS, 2022. *Annual Report*.

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together into one building with the construction of C Block adjoining them both. Two modern additions were made to E Block around this time. Since 2005 a large new administration building has been constructed in the south-eastern corner of the school. There are also several light-weight 'temporary' buildings.

The historic buildings at Rose Bay Public School were well-constructed in brick and timber, and have been generally well-maintained by the NSW Department of Education. Detailed discussion and analysis of the two potential heritage buildings—E Block, and the B, C and D Block conglomerate building—is contained in the Survey Sheets in Appendices 3 and 4.



Figure 10: Contemporary map diagram of Rose Bay Public School buildings and their identified names (Source: Rose Bay Public School).



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Figure 11: Façade of E Block facing inwards towards the playground with the original part of the building on the left, and 1911 and 1916 additions in the centre and 1970s addition at right (Source: Artefact, 2023)



Figure 12: Original north eastern corner of E Block dating from 1907 (Source: Artefact, 2023)



Figure 13: Interior of historic classroom in E Block (Source: Artefact, 2023)

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Figure 14: Façade of B Block facing Albemarle Avenue (Source: Artefact, 2023)

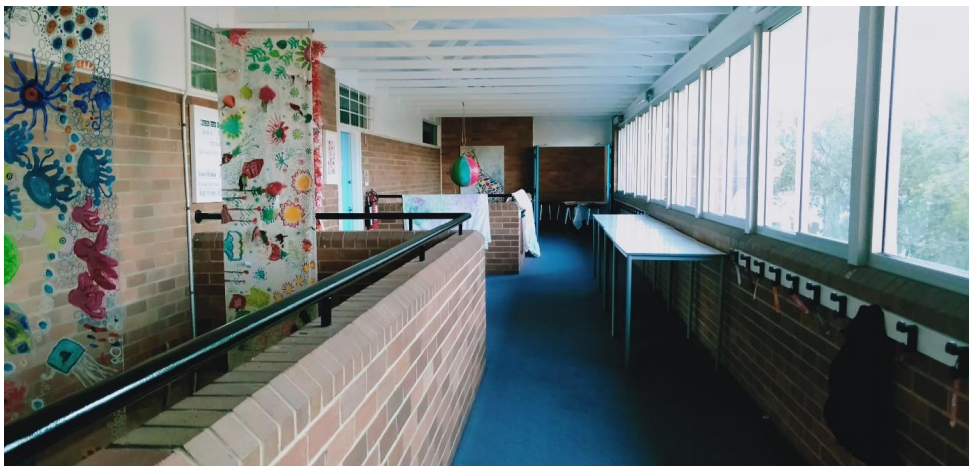


Figure 15: Interior corridor in C Block (Source: Artefact, 2023)



Figure 16: Façade of D Block facing playground with historic school bell on display (Source: Artefact, 2023)

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Figure 17: Interior of 1920s built classroom in D Block (Source: Artefact, 2023)



Figure 18: Central playground at Rose Bay Public School with E Block on the right and B, C and D Blocks on the left (Source: Artefact, 2023)

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Figure 19: Historic school bell in playground outside D Block (Source: Artefact, 2023)



Figure 20: Canary Island Date Palm tree near original section of E Block, facing Wilberforce Avenue (Source: Artefact, 2023)

4.3 Description of McAuley Catholic Primary School context and campus

The McAuley Catholic Primary School premises occupy the lots previously numbered 6-12 Carlisle Street Rose Bay. Its cadastral description comprises Lots A and B DP 80580, Lot 1 DP 805717 and Lot 18 DP 73884 within the Parish of Alexandria, County of Cumberland.

The McAuley Catholic School is located approximately 6km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, within Woollahra Municipal Council. This LGA is one of the wealthiest local government areas in Australia. Most of the older houses in the neighbourhood have been replaced with large, recently constructed mansions.

The school is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay and 1km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road. It is on a slope falling steeply to the south and to the west, and the grounds are terraced throughout with retaining walls, often constructed in sandstone. Much of the school playground is capped by concrete. There are harbour glimpses from the top floor of the former college building. A tree was planted near the entrance to Magdalene Hall during the 1970s⁵⁹,

⁵⁹ Artefact analysis of historical aerial photographs of the place, Artefact site visit, 2023. The tree species has not been identified.

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which has grown into a distinctive feature of the school grounds, although not visible from the public domain. It frames the Magdalene Hall and providing welcome shade to much of the playground.

The school is located in the interface between the Tuggerah Soils to the south-west, and Newport (Aeolian) Soils to the north east. The Newport Soil landscape is described as 'gently undulating plains to rolling rises of Holocene sands... shallow windblown sands of the Newport Soil landscape'⁶⁰. The geological substrate is Hawkesbury Sandstone. Although there are no currently mapped waterways within 200m of McCauley Catholic School it is likely that water was once locally available through springs and seepage, such as is found 500m to the north at the permanently flowing Emma's Well.

Three of the school's four buildings face Carlisle Street: the original Christian Brothers College building dating from 1935, and the two Federation bungalows formerly known as 6 and 8 Carlisle Street dating from 1908. The other three sides of the school grounds are bordered by residential properties. The fourth building, Magdalene Hall, dating from 1953, is positioned at the rear of the school, in the north-west corner of the site, across the former two back yards of numbers 6 and 8 Carlisle Street.

There are two statues on the school grounds: a plaster cast, life-sized statue of St Joseph positioned on the first floor within the main college building overlooking the playground (Figure 26). There is also a half-sized statue of a woman saint positioned in the school grounds near the entrance to the Magdalene Hall. This appears to be carved in sandstone and may depict Mary Magdalene (Figure 27). There are other moveable heritage items associated with the school, mentioned in the school histories.



Figure 21: Aerial cadastral view of McAuley Catholic Primary School showing the boundary of the school premises in red and four main buildings: 1) Former Christian Brothers College main building 2) Magdalene Hall 3) Federation bungalow at former 8 Carlisle Street and 4) Federation bungalow at former 6 Carlisle Street (Source: SIX maps annotated by Artefact, 2023)

⁶⁰ eSpade, 2023.

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Figure 22: View of the two Federation bungalows and the main former College building facing Carlisle Street (Source: Google Maps Streetview, 2023)

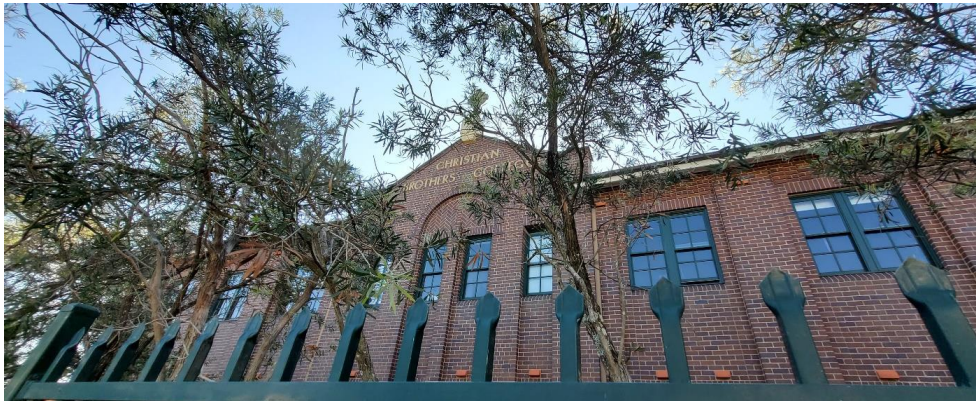


Figure 23: View of the street façade of the college building from the footpath (Source: Artefact)



Figure 24: View of the back façade of the college building from the playground (Source: Artefact)

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Figure 25: Interior of classroom on the top floor (Source: Artefact, 2023)



Figure 26: Plaster cast statue of St Joseph overlooking the playground from the main college building (Source: Artefact, 2023)



Figure 27: Statue in school grounds near the Magdalene Hall (Source: McAuley Catholic Primary School website)

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Figure 28: Magdalene Hall viewed from the playground near its main entrance (Source: Artefact, 2023)



Figure 29: Interior of Magdalene Hall (Source: Artefact, 2023)



Figure 30: Unidentified large tree planted near the main entrance to Magdalene Hall during the 1980s (Source: Artefact, 2023)

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Figure 31: Façade of former 6 Carlisle Street (Source: Artefact, 2023)



Figure 32: Façade of former 8 Carlisle Street (Source: Artefact, 2023)

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5.0 SIGNIFICANCE ASSESSMENT

5.1 Methodology

Determining the significance of heritage items is undertaken by utilising a system of assessment centred on the *Burra Charter* (Australia ICOMOS 2013).

If an item meets one of the seven heritage criteria at the local or state level, as outlined by the Heritage Council of NSW, it can be considered to have heritage significance (see **Table 2**). If it meets two criteria at the 'state level' it may be considered for listing on the SHR.

'State heritage significance'—'A State Heritage Register listing recognises a place or object as significant for all of NSW. The listing is assessed and recommended by the Heritage Council of NSW and made under the Heritage Act 1977 by the NSW Minister'.⁶¹

'Local heritage significance'—'A local heritage listing recognises the place has significance to a local area and/or community. The listing is included in a local environmental plan or state environmental planning policy and made under the Environmental Planning and Assessment Act 1979'.⁶²

Table 2. NSW Heritage Council's heritage assessment criteria

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C – Aesthetic or Technical Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G - Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

Five levels of cultural significance have been used in the assessment of the two places. These categories have been developed based on *Assessing Heritage Significance*,⁶³ prepared by Heritage NSW, and the categories provide a framework for conservation policies, interpretation and recommended treatment of the fabric.

⁶¹ Heritage NSW, 2023A. *Assessing Heritage Significance*.

⁶² Heritage NSW, 2023A. *Assessing Heritage Significance*.

⁶³ Heritage NSW, 2023A. *Assessing Heritage Significance*.

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Table 3: Gradings of cultural significance

Level	Justification	Status
Exceptional	Where an individual . . . element . . . is assessed as making a rare or outstanding contribution to the overall significance of the place . . . [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident, but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
High	Where an individual . . . element . . . is assessed as making considerable contribution to the overall significance of the place . . . and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
Moderate	Where an individual . . . element . . . is assessed as making a moderate contribution to the overall significance of the place . . . [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. . . . Elements . . . which were of some intrinsic quality, but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place. Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Fulfil criteria for local or state listings.
Little / Minor	Where an individual . . . element . . . is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfil criteria for local or state listings.
Intrusive	Where an individual . . . element . . . is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements or items. Demolition/removal of the element is recommended.	Does not fulfil criteria for local or state listings.

Table 4 Relevant historical themes

Australian theme	NSW theme	Local theme
4. Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating and maintaining educational institutions
7. Educating	Education	Provision of local educational opportunities
8. Developing Australia's cultural life	Creative endeavour	Exemplars of an architectural style, or work by known architects

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5.2 Rose Bay Public School analyses of significance

The project proposal requested heritage assessment of the 'Old School Hall' at Rose Bay Public School. Artefact's site visit on 17 August 2023 established there is no building known as the 'Old School Hall', there are two historic buildings on the school premises which appear worthy of heritage analysis and assessment: E Block stretching from the north eastern corner of the school grounds facing Wilberforce Avenue, which includes the school's oldest building remnant dating from 1907; and the B, C & D Block buildings facing Albemarle Avenue, which have been combined together and include building elements dating from the 1920s. The site visit also established the presence of an old school bell on display in the playground, and an historic palm tree positioned near the north-eastern corner of E Block. The rest of the school grounds were considered to be of more recent build and although in sound condition they were considered unlikely to meet to meet NSW Heritage Council criteria for heritage listing.

The E Block and the conglomerate of the B, C and D Block buildings at the Rose Bay Public School have been assessed and a level of significance has been applied. This detailed assessment is provided to help inform decisions about the future conservation and development of these two building complexes. See detailed survey sheets for the two assessed buildings in Appendix 3 and Appendix 4.

5.2.1 Rose Bay Public School summary statement of significance for E Block

The E Block building at Rose Bay Public School has moderate local heritage significance under historical, associational, aesthetic, social, rarity and representative criteria.

The E Block building dates from 1907, and together with its subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on the Rose Bay Public School grounds. It has moderate local historical and possibly associational significance as well as considerable authenticity and integrity as a good quality local community building which has been in public use for well over a century, and continues in its original function for classroom teaching. It is likely to have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school but further consultation with the local community is required to establish a local level of social significance.

The E Block building at Rose Bay Public School has moderate local aesthetic, rarity and representative significance as a government-built, educational building dating from 1907 which retains many of the features of its original design and materials. These include the use of warm face brick work, barge board gabled facades, tall chimneys, wide eaves with exposed rafters, decorative brick buttresses positioned between timber-framed sash windows, four panelled interior timber doors, high ceilings, plastered walls and painted timber panelling and built-in furniture.

The E Block building and its extensions were the first known structures built on this land so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

5.2.1 Rose Bay Public School summary statement of significance for B, C and D Block

The B, C and D Block conglomerate of buildings at Rose Bay Public School has little local heritage significance under historical, associational, aesthetic, social, rarity and representative criteria.

The D Block building dating from 1924 and the B Block building dating from 1929 demonstrate some of the early expansion of Rose Bay Public School to facilitate increasing student enrolments between

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the wars. The 1970s addition of the C Block building linking the two older buildings is evidence of another phase of the school's evolution but detrimentally impacted the original design of both earlier buildings. Collectively the three buildings demonstrate good quality government-built educational buildings constructed, maintained and adaptively reused throughout the 20th century but as a conglomerate they have little aesthetic, historic, rarity or representative significance. The E Block building at the school is earlier and more aesthetically distinctive, as well as less impacted by modern additions. The B, C & D Block buildings at Rose Bay Public School is likely to have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school but further consultation with the local community may be required to establish whether there is local social significance.

The conglomerate of B, C & D Block buildings at Rose Bay Public School were the first known buildings constructed on their part of the property so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).

5.2.2 Rose Bay Public School grading of other potential significant elements

Table 5: Grading of Significance of other historic elements at Rose Bay Public School

Component	Description	Grading
Historic school bell beside Block D (Figure 19)	An historic metal bell positioned on top of a tall metal post is displayed in the playground of the school next to D Block. There is no interpretive signage and no documentation about it has been found in the course of this project research. If the bell can be evidenced as having been in historic use at the school, it may be considered significant and included in any heritage listing as moveable heritage.	<i>Potential Moderate:</i> The displayed school bell may have significance as an historic remnant of school technology. Its age is unknown but it is relatively intact. Further research is required to establish its authenticity through provenance, date of manufacture, and comparative analysis with other remnant school bells in NSW.
Palm tree near E Block (Figure 20)	A mature palm tree is positioned close to the most historic north-eastern corner of E Block, Artefact's analysis of aerial imagery suggests it has been there at least since 1970, and possibly since 1955. It was not in this position in 1943 (suggesting it was not part of the original landscaping for the original school building but that it is aged between 50 and 90 years). It appears to be a Canary Island Date Palm tree.	<i>Moderate:</i> The mature palm tree has significance as an historic landscape element of the school, which has been positioned in close proximity to the oldest built element of the school – the north-eastern corner of E Block for more than 50 years. Further research may establish its species, age and consider its contribution to the landscaping and presentation of the school.

5.3 McAuley Catholic Primary School analyses of significance

The four main buildings at McAuley Catholic School have been assessed and a level of significance has been applied to each analysis. This detailed assessment of the former Christian Brothers College building, the Magdalene Hall and the two Federation bungalows is provided to help inform decisions

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about the future conservation and development of the place. See survey sheets in Appendix 5, Appendix 6 and Appendix 7.

Note: During the site inspection of the premises on 19 September 2023, accompanied by the principal, Ms Nicole Jones, Artefact inquired about two objects recorded in the 1959 Christian Brothers history of the place. The Christian Brother's *Jubilee* publication mentions the college being given 'a small metal reliquary containing the most precious of all relics, some of the dust of St Teresa's body taken from the coffin. With it was a sealed document attesting the authenticity of the relic'⁶⁴. The publication also mentions 'the unveiling by His Eminence of the painting "Fatima"' executed and presented to the College by Mr. John Coburn⁶⁵ (Figure 9). These two items of potential moveable heritage significance were unknown to Ms Jones. They may have been removed when the administration of the Christian Brothers College was replaced by the Sisters of Mercy for the new McAuley Catholic Primary School in 1967.

5.3.1 McAuley Catholic Primary School summary statement of significance for the former Christian Brothers College building

The former Christian Brothers College building within the McAuley Catholic Primary School is assessed as having moderate local significance for its local historical values, local historical associations, aesthetic values, rarity and representativeness. It has some potential for historical archaeological remains of local significance.

The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patrick's Strathfield or St Mary's Concord rather than the grander buildings at St Patrick's Estate Manly, St Joseph's Hunters Hill or Santa Sabina Strathfield. As the oldest, largest and most distinctive building on this school campus, the former college building has moderate local historical importance for representing the Christian Brothers' twentieth century contribution to Catholic educational institutions in the locality. The building is in good condition and retains considerable integrity for still being used in its original function for classroom teaching. It has moderate rarity and representative significance at the local level as a work of ecclesiastical school architecture designed by the Hennessey firm of architects in 1935.

The former Christian Brothers College building has moderate historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building makes a moderate contribution to the streetscape of Carlisle Street with its substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.

The former Christian Brothers College building may have some social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School. Such associations may not be considered strong enough to meet the threshold for local social significance.

The former Christian Brothers College building is understood to be the second building to be constructed on the property formerly known as 12 Carlisle Street, which had a Federation era residence constructed there in c.1904. As such it has moderate-to-high potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

⁶⁴ Christian Brothers, 1959, *Christian Brothers Annual*, p. 6.

⁶⁵ Cosgrove, 1989, Rose Bay Parish, p. 46; Christian Brothers, 1959.

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5.3.1 McAuley Catholic Primary School summary statement of significance for Magdalene Hall

The Magdalene Hall within the McAuley Catholic Primary School is assessed as having little heritage significance.

The Magdalene Hall, originally named Fatima Hall, dates from 1953 and is a well built and maintained but modest school hall typical of its era. It has a moderate historical association with the Christian Brothers College Rose Bay and the McAuley Catholic Primary School as a locally significant educational and religious institution.

The hall has minor aesthetic value for the respectful way in which it alludes to the nearby, grander, Hennessey-designed Christian Brothers College building in its form, orientation and materials. It has been modified with the replacement of original window frames and doors but otherwise maintains much of its original fabric and integrity. It is not readily visible from the public domain. It has little importance for demonstrating aesthetic characteristics or creative or technical achievement. It has little rarity or representative significance and little capacity to demonstrate the principal characteristics of its genre.

The Magdalene Hall may have social significance for school children, alumni, teachers and others who used the hall for assemblies and other community activities when attending McAuley Catholic Primary School. Such associations may not be considered strong enough to meet the threshold for local social significance.

The Magdalene Hall is understood to be the first building constructed here so there is low potential for historical archaeological remains of local significance. A recent AHIMS search found no sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).

5.3.2 McAuley Catholic Primary School summary statement of significance for the two Federation bungalows

The two Federation Bungalows within the McAuley Catholic Primary School, formerly known as 6 and 8 Carlisle Street, are assessed as having little heritage significance. They make a minor aesthetic contribution to the streetscape and have some minor remnants of fine historic interior details (at the former no.8 bungalow).

Both houses, dating from 1908, are typical Federation Bungalow style residences of their era which have been greatly modified by their extensions and adaptive re-use as school classrooms. They have had little importance in the course of the locality's history and no known associations with important local individuals. Number 8 house was adjacent to and purchased by the Christian Brothers in 1937 while number 6 house was purchased by them in 1949, both for incorporation into the Christian Brothers College Rose Bay. They were both included in the premises of the succeeding McAuley Catholic Primary School which opened on the site in 1967. They are likely to have social significance for school children and their families who have had classes in no.6 or visited the school offices in no.8 when attending McAuley Catholic Primary School, but further consultation with the local community may be required to establish a local level of social significance.

Both houses are understood to be the first buildings constructed on their lots so there is low potential for historical archaeological remains. A recent search found no AHIMS sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

Both Federation Bungalows are constructed as modest Federation Bungalow-style residences, typical of their era, and both have been considerably modified by their adaptive reuse as school classrooms,

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offices and staff rooms. Neither have a high level of aesthetic presentation or creative achievement and neither are considered rare or representative. They both make a minor contribution to the streetscape of Carlisle Street by retaining their original facades and appearance as historic residences constructed in traditional materials.

5.3.3 McAuley Catholic Primary School grading of other potential significant elements

Table 6: Grading of Significance of other historic elements at McAuley Catholic Primary School

Component	Description	Grading
Large tree near Magdalene Hall (Figure 30)	A large tree, of unknown species, is planted near the entrance to Magdalene Hall in the lower school playground. Artefact's analysis of historic aerial imagery of the school dates it as having been planted in the 1980s. It provides a pleasant backdrop to Magdalene Hall and welcome shade to the playground.	<i>Little:</i> The tree has amenity value but is recently planted and of uncertain species, and is not visible from the public domain. It is not considered to be a heritage element of the school.
Statue of St Joseph (Figure 26)	A life-sized plaster cast statue of St Joseph is positioned on the first floor of the college building overlooking the school playground. There is no interpretive signage and its provenance, sculptor and age are unknown.	<i>Moderate:</i> Although this statue is not aesthetically distinctive, its evident age and positioning suggests it forms part of the social and spiritual experience of attending the school. Further research may establish its provenance and some of the meanings it holds for the school community. It may be considered a moveable heritage element associated with the college building.
Statue of a saint (Figure 27)	Artefact representatives did not see this statue on the school site visit and this comment is based on a photo of it found on the school website. A half-sized sculpture of a woman saint is positioned in the lower playground near the entrance to Magdalene Hall. There is no interpretive signage and its provenance, sculptor and age are unknown. It appears to be carved from sandstone and, being positioned near Magdalene Hall, it may depict Mary Magdalene.	<i>Little:</i> Further research is required to establish its provenance and some of the meanings it holds for the school community.

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6.0 CONCLUSION AND RECOMMENDATIONS

6.1 Conclusions

6.1.1 Built heritage significance assessment summary

There are no statutory heritage listings currently associated with either Rose Bay Public School or McAuley Catholic Primary School, or adjacent to them. Having briefly researched the history of both schools and visited them both, including inspecting most of the historic interiors, and having briefly analysed the physical presentation of historic fabric at both schools, Artefact has prepared survey sheets for two historic buildings at Rose Bay Public School (E Block, Appendix 3; and B, C & D Blocks, Appendix 4) and three historic buildings at McAuley Catholic Primary School (former Christian Brothers College building, Appendix 5; Magdalene Hall, Appendix 6; and two Federation bungalows at former 6 and 8 Carlisle Street, Appendix 7).

Artefact concludes that two of the five building complexes analysed are of local heritage significance:

- E Block, Rose Bay Public School, first section constructed in 1907; and
- Former Christian Brothers College building, McAuley Catholic Primary School, constructed 1935.

6.1.1 Aboriginal heritage assessment summary

The Aboriginal Heritage Assessment Report comprise a due diligence and cultural values report.

The Due Diligence found that there were no Aboriginal Heritage Information Management System (AHIMS) sites registered within the study area. A visual survey and background research established that the study area is located within a dune system, which while subject to historical disturbance, retains potential to contain Aboriginal objects below the surface. No further archaeological investigations are required at this stage as there are no ground impacts proposed at the present time. However, if future proposals include ground disturbing works, the due diligence recommends that a full archaeological investigation and cultural assessment be undertaken in compliance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010).

The Cultural Values Report comprise desktop research including information on cultural values provided by Coast (2021). The latter report established that the schools are located within an area of Potential Aboriginal Heritage Sensitivity and hold cultural, social and historical significance for Aboriginal community members. The cultural values of the area were established by Coast through consultation with the La Perouse Local Aboriginal Land Council (LALC) and Aboriginal stakeholders. In the event of future redevelopment, it is strongly recommended that consultation with Aboriginal people through a process of engagement and dialogue is undertaken to address the intangible values of the area.

6.1.2 Historical archaeology assessment summary (HAA)

The HAA provides a preliminary assessment of the historical archaeological potential and significance within the study area. The report does not fulfill the requirements for an historical archaeological baseline assessment.

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The HAA found that there is nil-low potential to encounter archaeological remains associated with Phase 1 (1788-1830) occupation at Rose Bay Public School which may reach the threshold of local significance. Low potential to encounter remains associated with Phase 2 (1831-c.1906) occupation and high potential to encounter remains associated with Phase 3 (c.1906- present) development which are unlikely to reach the threshold of local significance.

At McAuley Catholic Primary School there is nil-low potential to encounter archaeological remains associated with Phase 1 (1788-1830) occupation that may reach the threshold of local significance. There is moderate potential to contain historical archaeological 'works' and low potential for archaeological 'relics' associated with Phase 2 (1831-c.1906) which may reach the threshold of local significance if considerably intact. There is high potential for remains associated with Phase 3 development (c.1906- present) which are unlikely to reach the threshold of local significance.

6.2 Recommendations and management advice

6.2.1 Built heritage advice

6.2.1.1 Rose Bay Public School

- That Woollahra Council should consider heritage listing the 'E Block' building at Rose Bay Public School (Figures 5, 11-13) as an item of local heritage significance on its LEP.
- That The NSW Department of Education should be requested to consider listing the 'E Block' building at Rose Bay Public School as an item of local heritage significance on its Section 170 Heritage and Conservation Register.
- That further research should be undertaken by Woollahra Council and / or the Department of Education to establish the history and significance of the school bell near D Block (Figure 19) and the mature palm tree near E block (Figure 20), in order to determine whether they are of local heritage significance; if appropriate they should be included in any statutory heritage listing as associated moveable heritage/ landscape elements.
- During the heritage listing process, consideration should be given to developing and implementing interpretation measures for explaining the history and significance of the place.
- That all works to heritage places should follow the Australia ICOMOS *Burra Charter* approach to heritage conservation: minimising impacts to the heritage significance of the place by doing 'as much as necessary and as little as possible', under the advice of experienced heritage professionals.

6.2.1.2 McAuley Catholic Primary School

- That Woollahra Municipal Council should consider heritage listing the former Christian Brothers College building at McAuley Catholic Primary School (Figures 8, 22-25) as an item of local heritage significance on its LEP.
- That further research should be undertaken by Woollahra Council and / or McAuley Catholic School owners to establish the history, significance and (if appropriate) whereabouts of potential moveable heritage elements associated with the school including: the full-size plaster cast statue of St Joseph within the college building (Figure 26); the half-size statue of a woman saint near the entrance to Magdalene Hall (Figure 27); the painting of 'Fatima' presented to the school by John Coburn in 1953 (Figure 9) and the reliquary with St Teresa's

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ashes presented to the college in 1959. If appropriate they should be included in any statutory heritage listing as associated moveable heritage/ landscape elements.

- During the heritage listing process, consideration should be given to developing interpretation measures for explaining the heritage significance of the place.
- That all works to heritage places should follow the Australia ICOMOS *Burra Charter* approach to heritage conservation: minimising impacts to the heritage significance of the place by doing 'as much as necessary and as little as possible', under the advice of experienced heritage professionals.
- Although Artefact does not consider the no.8 Carlisle Street Federation bungalow at McAuley Catholic Primary School to reach the threshold of local heritage significance, Artefact recommends that the owner continue to care for and conserve the many intact historic elements of significance such as mantelpieces and timber doors and window frames.

6.2.2 Aboriginal heritage advice

If future proposals include ground disturbing works, the due diligence recommends that a full archaeological investigation and cultural assessment be undertaken in compliance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010).

If redevelopment is proposed it is strongly recommended that consultation with Aboriginal people is undertaken to establish the social, cultural and historical significance of the study area through a process of engagement and dialogue that addresses the intangible values of the area.

6.2.1 Historical archaeology advice (HAA)

A baseline archaeological assessment should be commissioned for any proposed works at either school, since this high-level report does not include enough detail to meet the requirements of HAA reporting. Although no archaeological potential was identified at Rose Bay Public School, this would include a smaller scope for the baseline report, rather than no baseline report.

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8.0 APPENDICES

Appendix 1: Aboriginal Heritage Due Diligence Report

Appendix 2: Preliminary Historical Archaeological Review

Appendix 3: Heritage survey sheet for 'E Block', Rose Bay Public School

Appendix 4: Heritage survey sheet for 'B, C and D Block', Rose Bay Public School

Appendix 5: Heritage survey sheet for the former Christian Brothers College building, McAuley Catholic Primary School

Appendix 6: Heritage survey sheet for Magdalene Hall, McAuley Catholic Primary School

Appendix 7: Heritage survey sheet for the two Federation bungalows formerly 6 and 8 Carlisle Street, McAuley Catholic Primary School





artefact

29 September 2023

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Attention: Eleanor Banaag

Senior Strategic Heritage Officer
e: Eleanor.Banaag@woollahra.nsw.gov.au
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Dear Anne and Eleanor,

Re: Aboriginal Heritage Due Diligence Report – for Old School Hall at Rose Bay Public School and McAuley Catholic School and outbuildings

Artefact Heritage Services Pty Ltd (Artefact Heritage) have been engaged by the Woollahra Municipal Council (Council) to prepare an Aboriginal Due Diligence Report (Due Diligence) for the properties at:

- Old School Hall at Rose Bay Public School, Albemarle Ave, Rose Bay
- McAuley Catholic School and outbuildings, Carlisle Street, Rose Bay

This report has not been commissioned in response to proposed ground disturbing activities such as would usually trigger a Due Diligence. Rather this report provides information on potential Aboriginal heritage values that may assist Council in future scoping of activities at these properties.

This report outlines the results of an Aboriginal Heritage Due Diligence which meets the requirements of the Department of Environment, Climate Change and Water (DECCW) Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Due Diligence Code of Practice 2010a) and includes recommendations as to whether further archaeological investigation may be required.

This report has been prepared by Michael Lever (Heritage Consultant, Artefact Heritage) with management input and review provided by Ryan Taddeucci (Team Leader, Aboriginal Heritage, Artefact Heritage). If you have any queries regarding this due diligence, please do not hesitate to contact me.

Yours Sincerely

Michael Lever
Heritage Consultant
Artefact Heritage
Michael.lever@artefact.net.au / 0413 564 995

Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

Report summary

This Due Diligence and Aboriginal Heritage Values report has been prepared as part of an assessment of the significance of Old School Hall at Rose Bay Public School, Albemarle Ave and McAuley Catholic School and outbuildings, Carlisle Street, Rose Bay. This report may be of assistance if further assessment and approvals are required for future developments at the schools.

The purpose of Due Diligence is to provide a legal defence against harm to Aboriginal objects where they are not known to be present and is focused upon investigation of the landscape, while the provision of Aboriginal heritage values contributes to greater understanding of the cultural environment of the study area and surrounds which focuses on intangible values.

Therefore, these two aspects (Due Diligence and Cultural Values report) have been presented separately. Further, it is best practice to engage with Aboriginal community members to identify contemporary cultural values through direct dialogue. Such engagement with Aboriginal people was not within the scope of this report. This Cultural Values report therefore draws upon the previous cultural heritage study undertaken by Coast (2021), which did undertake consultation with the La Perouse LALC.

The Due Diligence found that there were no Aboriginal Heritage Information Management System (AHIMS) sites registered within the study area. However, the study area is located within a dune system, which while subject to historical disturbance, retains potential to contain Aboriginal objects. The proposal does not include ground disturbing activities and, therefore, no further archaeological investigation is recommended at this stage.

However, should future development proposals involve impact to the ground surface, full archaeological and cultural assessment would be required which complies with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010), and the Woollahra Local Government Area Aboriginal Heritage Study (Coast 2021). If Aboriginal objects or potential archaeological deposits were identified through such studies, changes in the proposed design to avoid harm should be considered. Where avoidance of harm to Aboriginal objects is not possible, further steps such as archaeological excavation and application for an Aboriginal Heritage Impact Permit (AHIP) may be required.

Woollahra Council Aboriginal Heritage Sensitivity Mapping

Criteria

Coast (2021) provides sensitivity mapping for the Woollahra LGA, in which land is divided into three categories of archaeological potential. These are:

- Areas of Aboriginal Heritage Sensitivity
- Areas of Potential Aboriginal Heritage Sensitivity
- Areas of No Sensitivity.

Actions required to assess potential Aboriginal heritage associated with each of these categories are:

- For an Area of Aboriginal Heritage Sensitivity, an Aboriginal Heritage Impact Assessment is required unless all proposed works, access and materials storage are to occur within an existing dwelling/structure.

Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

- For an Area of Potential Aboriginal Heritage Sensitivity, further information is needed to determine if an Aboriginal Heritage Impact Assessment is required.
- For an Area of No Sensitivity, no further assessment is required by Council.

Assessment

Online mapping provided by Woollahra Council (Woollahra Maps 2023) indicates the following archaeological ratings:

- Old School Hall at Rose Bay Public School – Potential Aboriginal Heritage Sensitivity
- McAuley Catholic School and outbuildings, Carlisle Street, Rose Bay - Potential Aboriginal Heritage Sensitivity

Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
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1.0 ABORIGINAL HERITAGE DUE DILIGENCE

1.1 Purpose

Due Diligence for this project has been undertaken accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (Department of Environment, Climate Change & Water [DECCW] 2010a; hereafter the Due Diligence Code of Practice). The Due Diligence Code of Practice sets out the matters which are to be addressed when assessing whether an activity will harm, or has a likelihood of harming, Aboriginal objects. Activities that would or are likely to harm Aboriginal objects require an Aboriginal Heritage Impact Permit (AHIP), which would need to be supported by additional Aboriginal cultural heritage assessment actions.

The Due Diligence Code of Practice sets out reasonable and practicable steps which must be followed in order to:

- Identify whether Aboriginal objects are, or are likely to be, present in an area
- Determine whether proposed activities are likely to harm Aboriginal objects, if they are present
- Determine whether an AHIP must be in place prior to the commencement of activities.

Consultation with the Aboriginal community is not a formal requirement of the Due Diligence process, however, consideration of undertaking some form of consultation should occur, particularly if it will assist in informing any decision-making. If an AHIP will be required, consultation must be undertaken in accordance with the requirements of Section 60 of the *National Parks and Wildlife Regulation 2019*, as described in the Aboriginal cultural heritage consultation requirements for proponents (DECCW 2010b).

Council has requested that this report identifies Aboriginal heritage values. Such values are not considered within a Due Diligence, but have been included in this report, as limited to the results of desktop research. Given the distinct nature of a Due Diligence as purely a legal defence, and on the other hand provision of Aboriginal heritage values as contributing to greater understanding of cultural landscape, the Due Diligence and Aboriginal heritage values sections in this report have been kept separate as far as practical.

1.2 What is due diligence

The *National Parks and Wildlife Act 1974* (NPW Act) establishes the strict liability offence of harming Aboriginal objects where they were not known to be present. The Due Diligence process was established to provide a defence to this offence. Therefore, Due Diligence is a legal defence against prosecution where Aboriginal objects are harmed when it was reasonably considered that they would not be present. In effect, following a due diligence process amounts to taking reasonable and practicable steps to protect Aboriginal objects.

The determination of whether Aboriginal objects are present or are likely to be present can be made by following the Due Diligence Code of Practice, in situations where it is appropriate and applicable to do so. Undertaking Due Diligence will allow the identification of where Aboriginal objects are, or are likely to be, whether the proposed activity is likely to harm those objects and determine whether an AHIP is required prior to the commencement of that activity.

Undertaking Due Diligence does not constitute consent to harm Aboriginal objects, nor are they a 'site clearance' mechanism to allow activities to occur in an area where Aboriginal objects are likely or known to be present. If it is known or considered likely that Aboriginal objects are present, a full assessment must be undertaken and an AHIP granted prior to the activity taking place.

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1.3 Appropriate use of due diligence

It is recommended that it will be appropriate to undertake a Due Diligence for these proposed works by following the flowchart on Page 1 of the Due Diligence Code of Practice (DECCW 2010), as shown in Table 1. Although there are no currently proposed ground disturbing works such as are assessed in a Due Diligence, nevertheless this Due Diligence has been prepared to inform future works that may involve ground disturbance. Responses (answers) in Table 1 relate to assumed future ground disturbing proposals.

Table 1: Determination of the suitability of employing a Due Diligence process for this activity

Item	Question	Answer
1.	Is the activity considered a Major Project under Part 4, Division 4.7 or Part 5, Division 5.2 of the EP&A Act?	No
2.	Is the activity exempt from the <i>National Parks and Wildlife Act 1974</i> or <i>National Parks and Wildlife Regulation 2019</i> ?	No
3.	Will the activity involve harm that is trivial or negligible	No
4.	Is the activity in an Aboriginal Place or there are known Aboriginal objects in the project area	No
5.	Is the activity a low impact activity in accordance with the National Parks and Wildlife Regulation 2019?	No
6.	Do you want to follow an industry specific Code of Practice	No
7.	Follow the Due Diligence Code of Practice	Yes

1.4 The study area

The study area is represented in Figure 1 and consists of two separate locations in Rose Bay, approximately 200 metres apart

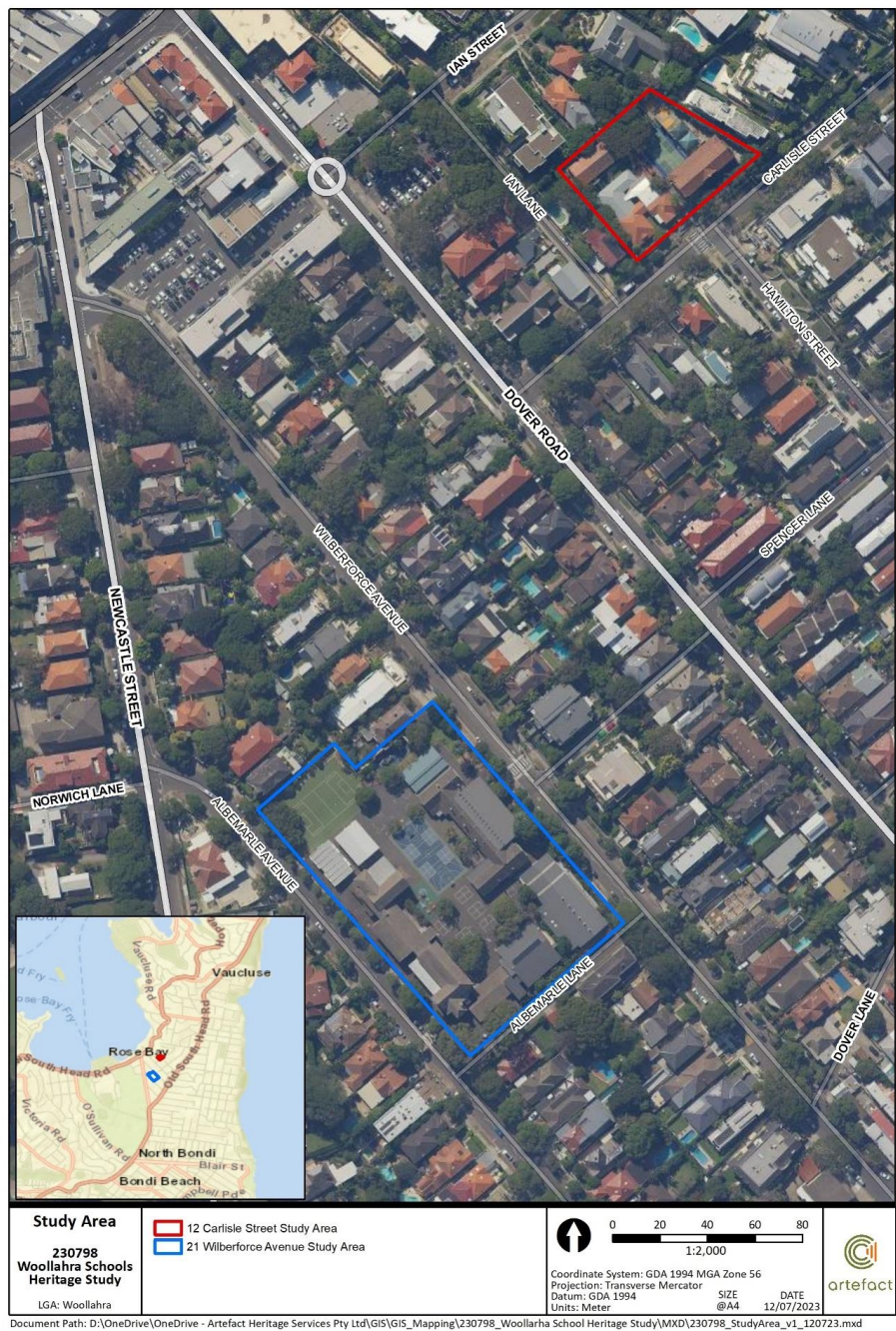
- Old School Hall, Rose Bay Public School at 21 Wilberforce Avenue, Rose Bay 2029 and comprises:
 - Lot 13-20, 46-54, 111-112, Section B, DP 4567
- McCauley Catholic School and outbuildings at 8-12 Carlisle Street, Rose Bay 2029 comprising:
 - Lot A, B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884

The study area lies within the Woollahra Municipal Council Local Government Area (LGA) and is within the lands of the La Perouse Local Aboriginal Land Council (LALC).

No works are currently proposed in the study area.

Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
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Figure 1: The study area



Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
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2.0 LEGISLATIVE CONTEXT

2.1 National Parks and Wildlife Act 1974

The *National Parks & Wildlife Act 1974* (the NPW Act) provides statutory protection for all Aboriginal 'objects' and 'Aboriginal Places' in NSW. The NPW Act defines an Aboriginal 'object' as:

any deposit, object or material evidence (not being a handicraft for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation before or concurrent with the occupation of that area by persons of non-Aboriginal European extraction, and includes Aboriginal remains.

An 'Aboriginal place' is a place gazetted by the Minister, under the Section 84 of the NPW Act:

The Minister may, by order published in the Gazette, declare any place specified or described in the order, being a place that, in the opinion of the Minister, is or was of special significance with respect to Aboriginal culture, to be an Aboriginal place for the purposes of this Act.

Aboriginal objects and places are afforded statutory protection in NSW whereby it is an offence to damage, deface or destroy Aboriginal objects or places without the prior consent of the Director-General of the National Parks and Wildlife Service (now Heritage NSW). Section 87(1) of the NPW Act provides that it is a defence to these provisions if the harm is authorised by an AHIP. Section 87(2) of the NPW Act provides that

It is a defence to a prosecution for an offence under section 86 (2) if the defendant shows that the defendant exercised due diligence to determine whether the act or omission constituting the alleged offence would harm an Aboriginal object and reasonably determined that no Aboriginal object would be harmed.

Due Diligence does not provide a defence to the offence of knowingly harming an Aboriginal object.

2.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) regulates environmental planning and assessment for NSW. Land use planning requires that environmental impacts are considered as part of the environmental approval assessment for any development. This includes impacts or likely impacts to Aboriginal cultural heritage.

There are several development approval mechanisms under the EP&A Act. Major Projects are those that are described as State Significant Development (SSD), considered under Part 4, Division 4.1 of the EP&A Act and State Significant Infrastructure (SSI), considered under Part 5.1 of the EP&A Act. The Department of Planning and Environment (DPE) is the determining authority for these projects. Both SSD and SSI were created as a result of the repeal of Part 3A of the EP&A Act in September 2011, however, many of the same conditions apply to these types of projects as did to Part 3A. In relation to the regulation of Aboriginal cultural heritage, for SSD and SSI projects, there is no requirement to obtain an AHIP for activities that will harm Aboriginal objects. The Due Diligence

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Code of Practice also specifies that it is not appropriate to undertake a Due Diligence process for Major Projects.

The other approval mechanisms are considered under Part 4, Division 4.3 and Part 5, Division 5.1 of the EP&A Act. Under these approval pathways, the local authority or a Joint Regional Planning Panel (JRPP) is the determining authority. In addition, certain NSW state agencies are self-determining authorities for their own projects. Under these approval mechanisms, the requirements of AHIP are applicable. It is appropriate to undertake a Due Diligence process for projects that are approved under these provisions.

2.2.1 Local Environmental Plan (LEP)

Local Government Areas (LGA) are required to prepare Local Environment Plans (LEPs) in accordance with the EP&A Act.

LEPs are an environmental planning instrument which controls development and sets out how land is to be used in an LGA. They are a form of delegated legislation. They apply either to all or part of a local government area and guide planning decisions for local government areas. They do this by allocating 'zones' to different parcels of land, such as rural, residential, industrial, public recreational, environmental conservation, and business zones. Each zone has a number of objectives, which indicate the principal purpose of the land, such as agriculture, residential or industry. Each zone also lists which developments are permitted with consent, permitted without consent, or prohibited. All land, whether privately owned, leased or publicly owned, is subject to the controls set out in the LEP. LEPs determine the form and location of new development and provide for the protection of open space and environmentally sensitive areas. LEPs typically have high level controls, like zoning, maximum height and floor space ratios.

The proposed project is within the Woollahra Municipal Council LGA. The LEP for the area is the Woollahra LEP 2014 (2015 EPI 20) In this LEP, Aboriginal heritage is protected under Schedule 5 – Environmental Heritage.

2.2.2 Development Control Plan (DCP)

A DCP is a document that provides detailed planning and design guidance to support the planning controls in an LEP. It is prepared by the relevant local authority and must be consistent with the provisions and objectives of an LEP.

A proposed project in the study area must comply with the Woollahra DCP 2015. The relevant provisions of the DCP with regard to Aboriginal cultural heritage is section C3.1.4.

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3.0 BACKGROUND

3.1 Environmental Setting

The study areas are located towards the base of the southern peninsula that terminates in the north at South Head and the entry to Port Jackson.

Rose Bay Public School is situated 400m south east of Rose Bay. It is located towards the base of a mild slope which levels some 100m to the east within the Royal Sydney Golf Club, the Woollahra Golf Course and various other sporting fields. No freshwater resources are currently mapped within 200m of Rose Bay Public School. The closest such resource is the canalised Rose Bay Creek / Rose Bay Side Drain, which flows 650m to the south west through Woollahra Park.

Although no current watercourses are mapped in proximity to the study area, the extent of former local swamps appear to have been large, and have been described as (Woollahra Municipal Council 2001):

Rose Bay Side Drain 'was, and still is, the largest watercourse in the Municipality, extending to Dover Heights, Bondi and a large part of Bellevue Hill. For most part (sic) it was reed swamp (present day West Bondi, Royal Sydney Golf Club and Woollahra Links) later drained for market gardens and encompassed both sides of South Head Old Road (sic) which ran along a sand ridge dividing the two swamp areas.

Soil mapping provides only approximate guidance to local soil deposits. Information available to this report indicates that The Old School Hall, Rose Bay Public School is located on Tuggerah (Aeolian) Soils, the landscape of which is described as 'gently undulating to rolling coastal dunefields... Quaternary (Holocene and Pleistocene) wind-blown, fine to medium grained, well sorted marine quartz sand'. These are chiefly located on Hawkesbury Sandstone (e-Spade 2023).

The McCauley Catholic School and outbuildings is situated approximately 300m south west of Rose Bay. It is located on the southern face of an at-times steep slope northwards, and is within the interface between the Tuggerah Soils listed above to the south west, and Newport (Aeolian) Soils to the north east. The Newport Soil landscape is described as 'gently undulating plains to rolling rises of Holocene sands... shallow windblown sands of the Newport Soil landscape' (e-Spade 2023). The geological substrate here too is also Hawkesbury Sandstone, and although there are no currently mapped waterways within 200m of McCauley Catholic School it is likely that water was once locally available through springs and seepage such as is found 500m to the north at the permanently flowing Emma's Well.

Vegetation in the study area would once have largely comprised Eastern Suburbs Banksia Scrub. This includes subcommunities such as Coastal sand mantle heath, where sands have been blown onto cliffs, and predominated by growth of large woody shrubs, including coast tea-tree (*Leptospermum laevigatum*), wallum banksia (*Banksia aemula*), scrub she-oak (*Allocasuarina distyla*) and heath-leaved banksia (*Banksia ericifolia*). Where sands are deeper, Coastal sandplain heath occurs, being a community of woody shrubs or trees such as stunted old-man banksia (*Banksia serrata*) and scrub she-oak (*Allocasuarina distyla*), Woody plants such as tea-trees, grevilleas, peas and wattles form a dense shrub layer and the ground layer is made up of sedges and herbs (NSW Department of Planning and Environment 2023).

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3.1 Aboriginal Heritage Information Management System (AHIMS) search

NOTE: The location of Aboriginal sites is considered culturally sensitive information. It is advised that this information, including the AHIMS data appearing on the heritage map for the proposal be removed from this report if it is to enter the public domain.

A search of the AHIMS database (Client ID 807119) was completed on 7 August 2023 for a search area measuring approximately 4 kilometres (km) x 4km surrounding a central point located between the two schools (Figure 2). The parameters of this search were:

GDA 1994 MGA 56	338120 – 342120 m E 6248719 – 6252719 m N
Buffer	0 m
Number of sites	56

The AHIMS search determined that there are 56 registered Aboriginal sites within the search area (Figure 2 Figure 3). There were no registered Aboriginal sites within the study area. The AHIMS database records sites using a list of twenty standard site types (OEH, 2012), of which ten were found within the extensive search summarised in Table 2. The distribution of recorded sites within the AHIMS extensive search area is shown in Figure 2. The closest AHIMS site identified in the search is an area of Potential Archaeological Deposit (PAD) (AHIMS ID 45-6-3745) located approximately 100m south west of Rose Bay Public School. Twenty-nine (52%) of the sites in the search results were 'Closed sites' denoting sites within rock shelters or caves.

Table 2: Frequency of site features in AHIMS search results

Site types	Frequency	Percentage
Potential Deposit (PAD)	23	50
Art (Pigment or Engraved)	14	25
Shell, Artefact	9	16
Artefact	3	5.3
Shell, Artefact, Art (Pigment or Engraved)	2	3.6
Art (Pigment or Engraved); Grinding Groove	1	1.8
Art (Pigment or Engraved); Potential Archaeological Deposit (PAD)	1	1.8
Shell, Artefact, Burial, Art (Pigment or Engraved)	1	1.8
Water Hole	1	1.8
Restricted site (destroyed)	1	1.8

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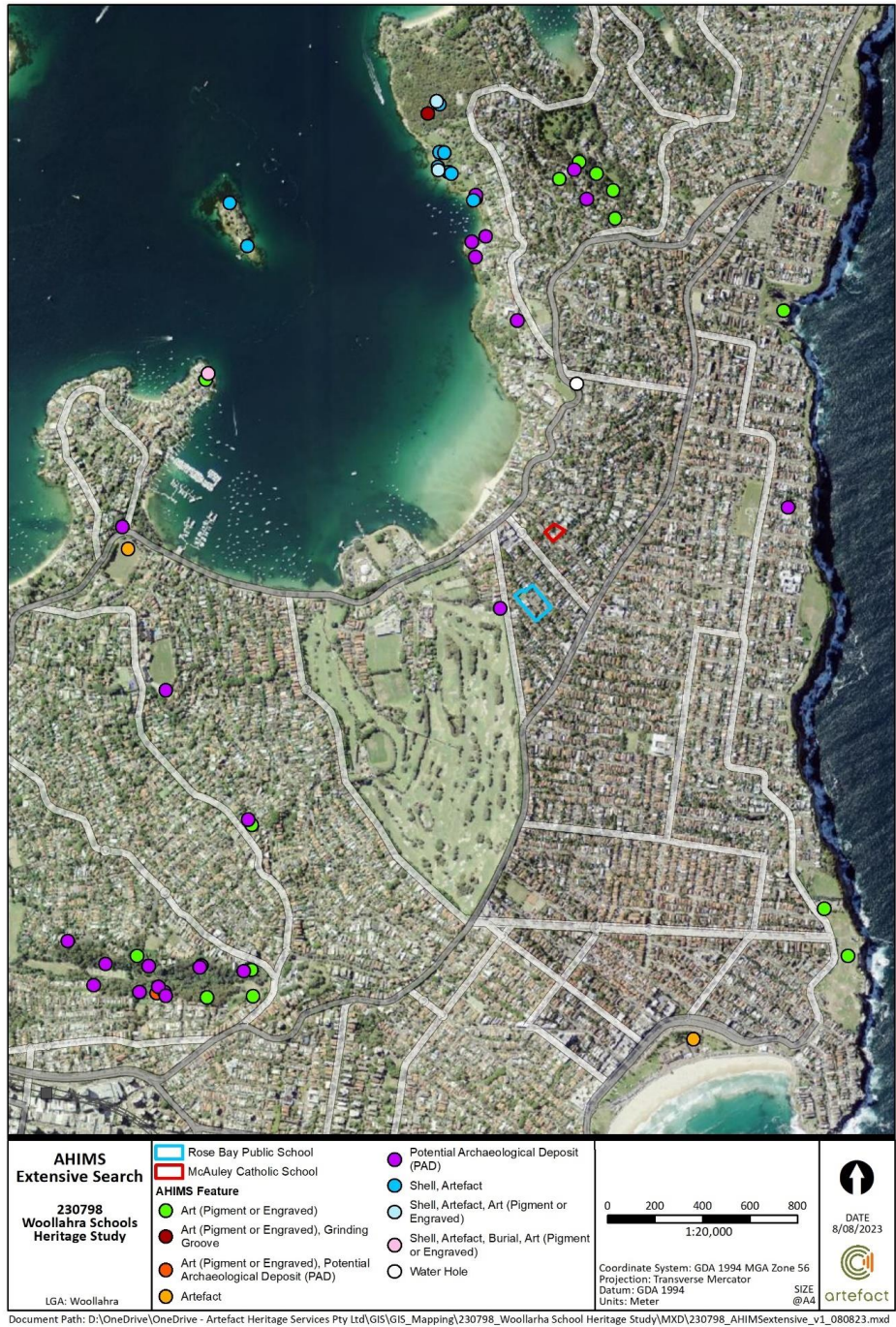
Site types	Frequency	Percentage
Total	56	100%

The nature and location of the registered sites reflects the past Aboriginal inhabitation from which they derive, but is also influenced by historical land-use, and the nature and extent of previous archaeological investigations. Certain site types, such as culturally modified trees, are particularly vulnerable to destruction through historical occupation, while others, such as stone artefacts, are more resilient.

Registered Aboriginal sites in the search area can be generally characterised as occurring in locations that have been subject to protection from impact due to specific historical factors. Such is the case for the 15 AHIMS sites in Cooper Park, located at nearest 1.8km from the study area and which include two art sites on rock and 13 potential rock shelters. Cooper Park is a steeply walled gully not conducive for development. Similar site density concentrations including middens are located along the foreshore such as at the public reserves of Neilsen Park and Strickland House which are at closest 1.4km from the study area. Locations of PAD are distributed more widely across the search area and have been identified in areas such as open parkland that have apparently not been subject to ground disturbance. The geological nature of the search area is one in which sandstone outcroppings frequently occur, and as a result shelters, artwork or grooves on such outcroppings may occur in any point in the landscape, such as is the case for AHIMS ID 45-6-3984, which is a rock shelter in a residential yard, or AHIMS ID 45-6-0691 which is a rock art site in the adjoining residence.

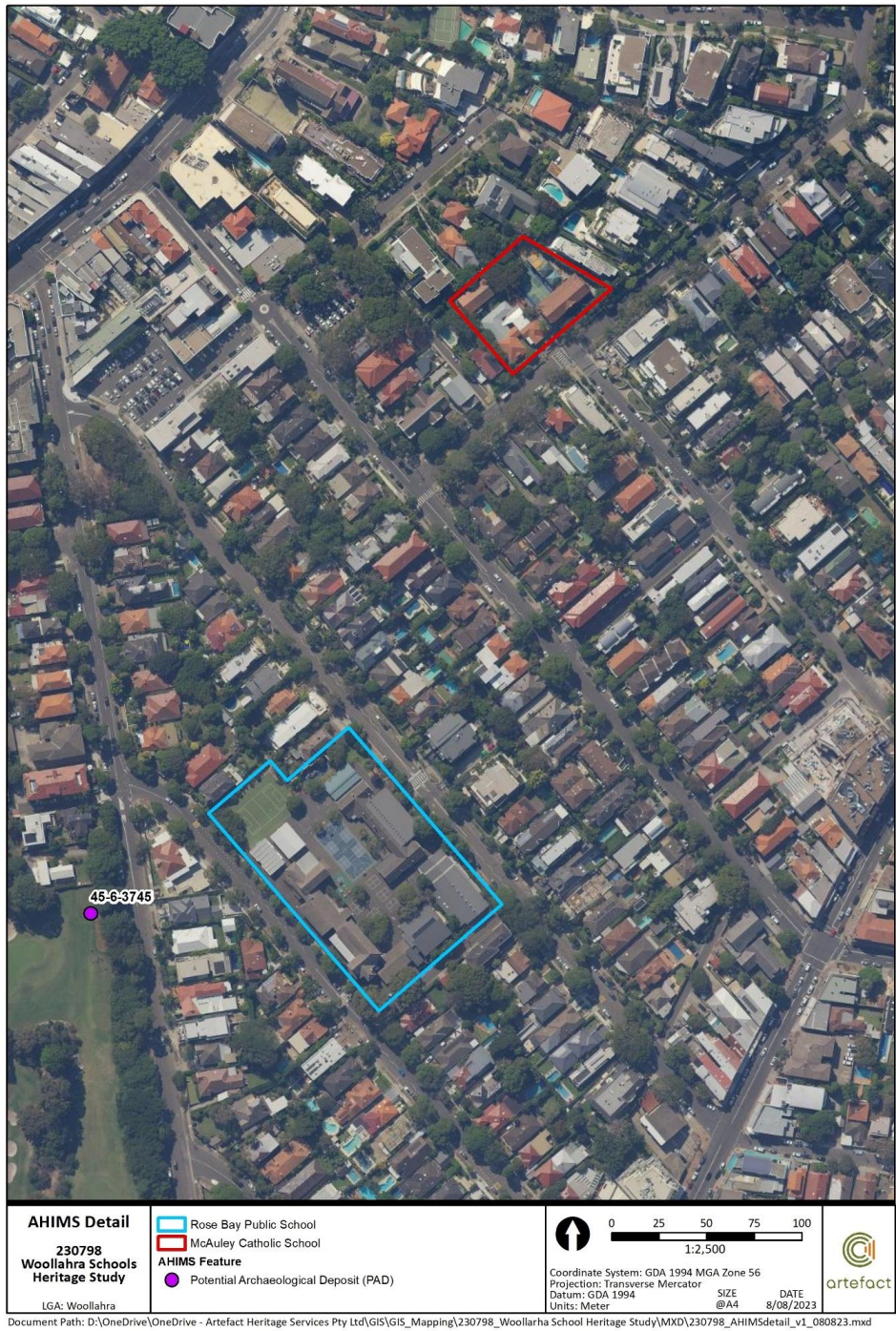
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Figure 2: AHIMS extensive search



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Figure 3: AHIMS sites near the study area



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3.2 Previous archaeological reporting

Coast History & Heritage (Coast) (2021) Woollahra Local Government Area Aboriginal Heritage Study. Report prepared for Woollahra Municipal Council.

Coast (2021) carried out a wide-ranging study of Aboriginal heritage values for the Woollahra LGA. Of most relevance to this study was the production of an Aboriginal heritage sensitivity map that divided the LGA into areas of Aboriginal Heritage Sensitivity, Potential Aboriginal Heritage Sensitivity and No Sensitivity (Coast 2021, p. 84). The study area is within an area of Potential Aboriginal Heritage Sensitivity (see Figure 18).

JMCHM (2009) Archaeological Subsurface Investigations at the Royal Sydney Golf Club Rose Bay. Report for the Royal Sydney Golf Club.

This report studied a combined area of 70m x 15m at the northern lawn and bowling green of the Royal Sydney Golf Club (RSGC) located between 400m and 600m southwest of the study area. During monitoring of mechanical excavation at the northern lawn, at least two sets of human remains were identified. These were confirmed to be Aboriginal ancestral remains.

In addition to ancestral remains, over 5,000 stone artefacts were recovered from hand excavated test pits on the northern lawn. The highest density of artefacts was within the dark grey sand that had once constituted the dune surface, but which had since been redeposited. Artefacts were found throughout the soil profile and to 1m depth. The most prevalent material in the assemblage was quartz, with other materials including silcrete, tuff, petrified wood and basalt. The high proportion of quartz in the assemblage may indicate a relatively recent time of deposition – from the mid-late Holocene (5,000 BP) onwards (McDonald, 2008, pp. 36-38). The presence of European grave goods and dental caries in one of the burials indicated that the individual had lived after 1788, and likely before 1830 (JMCHM, 2009).

The findings of the JMCHM (2009) indicate that Aboriginal archaeological sites may be present within disturbed sands of the local soil landscape.

Artefact Heritage (2013) Due Diligence Aboriginal heritage assessment for the proposed commercial and residential re-development of 11-13 Hall Street, Bondi.

This assessment was carried out for an already intensely developed piece of land on dune sands approximately 1.7km to 1.9km south of the study area (Artefact Heritage, 2013). The report recommended that further archaeological investigation was required prior to the works proceeding.

Unearthed Archaeology (2019) Report to Cranbrook School and the Department of Planning and Environment.

The report by Unearthed Archaeology (2019) was carried out in response to a proposal for the construction of a large underground carpark, a gym and associated above ground structures on the site of the Cranbrook school oval, situated between 1.7km and 1.9km west of the study area.. Recommendations were made for a two-stage program of archaeological test and salvage excavation.

Extent Heritage (2019) The Scots College, Bellevue Hill, NSW – Aboriginal Heritage Due Diligence Assessment. Report to The Scots College, Bellevue Hill

The playing fields assessed by Extent (2019) at Scots College are located between 1.5km and 1.7km southwest of the study area. Extent found that although the playing fields had clearly been subject to significant ground disturbance, including the bulk excavation of soils, nevertheless these soils had been locally redeposited on parts of the playing fields and therefore the location should still

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be considered sensitive for Aboriginal archaeological material and ancestral remains. Extent (2019) recommended that an ACHAR be undertaken, including archaeological test excavation to formally test the archaeological potential of the playing fields.

Conclusions

The studies cited above, frequently based on findings of JMCHM (2009), find that the surrounds of the study area are of Aboriginal heritage sensitivity. This has been incorporated formally into Coast (2021) which maps the study area as within a zone of Potential Aboriginal Heritage Sensitivity (Figure 18). This sensitivity is considered by these reports to continue even when local soils have been subject to disturbance. Subject to findings of the degree of soil disturbance within the study area, the study area is considered to be an area of Aboriginal heritage sensitivity.

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4.0 VISUAL INSPECTION

4.1 Old School Hall Rose Bay Public School

The Old School Hall Rose Bay Public School was inspected on 17 August 2023 by John Sokalik (Senior Heritage Advisor, Artefact Heritage). The study area was extensively developed through construction of buildings ranging from substantial brick structures to light 'temporary' classrooms of timber, metal and cladding. Much of the ground surface in the study area was tarmacked and level (Figure 4 and Figure 5) with potential for such paving surfaces to overlie and cap relatively undisturbed natural soils. This is also the case for the tennis courts in the north west corner of the study area. In the northeast of the study area an open lawn is present (Figure 6). Here too, the potential exists for the presence of undisturbed natural soils.

The study area has in parts been subject to varying levels of ground disturbance through the construction of substantial brick infrastructure. However, the construction of lightweight 'temporary' classrooms, of playground and tennis surfaces, and an open lawn may not have entailed significant ground disturbance to an extent that would remove Aboriginal archaeological objects.

Figure 4: Brick structures, view north west over playground



Figure 5: Lightweight classrooms. View south west



Figure 6: Open lawn in north east of study area. View north east



4.2 McCauley Catholic School and outbuildings

The McCauley Catholic School was inspected on 17 August 2023 by John Sokalik (Senior Heritage Advisor, Artefact Heritage). The school sits on a rolling dune formation, descending here to the southwest (Figure 7 and Figure 8). The adjacent street (Carlisle Street) cuts into the undulating dune

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landform on which the school sits (Figure 9). This may imply the potential that preserved dune soil surfaces are present beneath the less disturbed elements of the school soils. Much of the school has been subject to varying levels of ground disturbance as evidenced by the substantial brick buildings, however the school playground is capped by concrete which may have acted to preserve underlying natural soils (Figure 10). Isolated grassed garden areas are present around the perimeter of the school (Figure 11 and Figure 12) and these display little evidence of ground disturbance. Although some evidence of ground disturbance is apparent in a planting area adjacent to a driveway (Figure 13), the extent of this disturbance (as for the grassed and concreted areas) is difficult to gauge without archaeological investigation.

Figure 7: View of school on dune slope, view north east



Figure 8: View south west down dune slope



Figure 9: View of streetside retaining wall height



Figure 10: View of paved playground surfaces

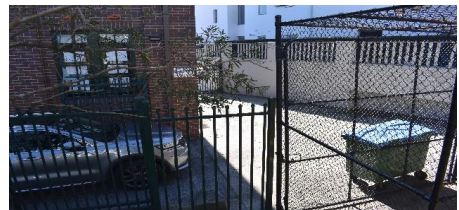


Figure 11: Grassed garden areas



Figure 12: Grassed garden areas



Figure 13: Planting area on sandy soils



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5.0 ABORIGINAL ARCHAEOLOGICAL POTENTIAL OF THE STUDY AREA

Archaeological potential is closely related to levels of ground disturbance. However, other factors are also taken into account when assessing archaeological potential, such as whether the area is within a sensitive landform unit.

5.1 Archaeological sensitive landforms

Particular landforms in NSW are known to have been favoured locations for repeated or long-term occupation and, hence, more likely to retain archaeological evidence of past Aboriginal use. The Due Diligence Code of Practice identifies five landscape features that indicate the likely existence of Aboriginal objects these include:

-
- *Within 200m of water, or*
 - *Located within a sand dune system, or*
 - *Located on a ridge top, ridge line, or headland, or*
 - *Located within 200m below of a cliff face, or*
 - *Within 20m of or in a cave, rock shelter, or cave mouth (Environment 2010)*
-
- The study area is not within 200m of currently mapped waterways (however, prior to development of the area, streams and swamps are likely to have existed in the locality).
 - Soil mapping provides only approximate guidance to local soil deposits. Information available to this report indicates that both parts of the study area have potential to be is located within a sand dune system (e-SPADE 2023).
 - The Old School Hall, Rose Bay Public School, 21 Wilberforce Avenue, is located on Tuggerah (Aeolian) Soils, the landscape of which is described as 'gently undulating to rolling coastal dunefields... Quaternary (Holocene and Pleistocene) wind-blown, fine to medium grained, well sorted marine quartz sand' (e-Spade 2023).
 - The McCauley Catholic School and outbuildings, 8-12 Carlisle Street, is situated at the interface between the Tuggerah Soils listed above to the south west and Newport (Aeolian) Soils to the north east. Newport Soil landscape is described as 'gently undulating plains to rolling rises of Holocene sands... shallow windblown sands of the Newport Soil landscape' (e-Spade 2023).
 - Based on topographic mapping the study area is not located on a ridge top, ridge line, or headland
 - Based on topographic mapping the study area is not located within 200m below of a cliff face
 - The study area is not within 20m of or in a cave, rock shelter, or cave mouth

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5.2 Ground disturbance

Archaeological potential is closely related to levels of ground disturbance. However, other factors are also taken into account when assessing archaeological potential, such as whether artefacts were located on the surface, and whether the area is within a sensitive landform unit according to the predictive statements. The Due Diligence Code of Practice defines disturbed land:

Sec 7.5 (4) For the purposes of this clause, land is disturbed if it has been the subject of human activity that has changed the lands surface, being changes that remain clear and observable.

This includes disturbed land via:

(a) soil ploughing

(b) construction of rural infrastructure

(c) clearing of vegetation
(d) construction of buildings and the erection of other structures

(e) construction of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure)

The study area has been subject to ground disturbance, however given the results of Aboriginal heritage sensitivity modelling (Coast 2021) and findings of archaeological test and salvage excavation between 400m to 600m to the west (JMCHM 2009), the possibility exists for Aboriginal archaeological objects and remains to be present within study area either in deeper undisturbed dune soils, or within redeposited soils.

The high number of rock-based AHIMS sites such as engravings in the search area must be taken into account, as such sites may survive beneath disturbed and redeposited soils or current built infrastructure.

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6.0 THE DUE DILIGENCE PROCESS

The Due Diligence Code of Practice provides a series of questions that must be answered to determine the outcome of the due diligence process. These questions are addressed in Table 3.

Table 3: Due Diligence questions and responses

Question	Answer	Comment
Will the activity disturb the ground surface or any culturally modified trees	N	No current ground disturbing works are proposed. This report has been produced to inform potential constraints on future scope of activities in the study area.
Are there any: <ul style="list-style-type: none">Confirmed AHIMS recordsOther sources of informationLandscape features	Y	<ul style="list-style-type: none">Coast (2021) rates the study area as of Potential Aboriginal Heritage Sensitivity.JMCHM (2009) found significant levels of Aboriginal archaeological sites including burials and artefactual objects within a study area 400m to 600m to the south west.The study area is located on a sand dune system (Tuggerah and Newport Soils).
Can harm to Aboriginal objects be avoided	Y	No current ground impacting activities are proposed that would harm Aboriginal objects
Does a desktop assessment and visual inspection confirm the presence of Aboriginal objects, or that they are likely to be there	Y	Given desktop assessment and visual inspection of the study area, it is likely that Aboriginal objects will be present in the study area
Is further assessment required	Not at this stage	<p>There is no current proposed development that would trigger further assessment of the study area.</p> <p>In the event of future development proposal/s entailing ground disturbance, further assessment of the study area would be required.</p>

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7.0 CONCLUSIONS OF DUE DILIGENCE

The following conclusions and recommendations regarding Aboriginal heritage are based on consideration of:

- Statutory requirements under the *National Parks and Wildlife Act 1974*
- DECCW Due Diligence Code of Practice
- The results of the AHIMS search and visual inspection
- Analysis of previous archaeological reporting
- The likely impacts of the proposed development

It was found that:

- No registered AHIMS sites are located within the study area
- The study area is within a sand dune system, a landscape feature identified by the Due Diligence Code of Practice as one that indicates the likely existence of Aboriginal objects
- The study area has been subject to generalised ground disturbance, however, despite such disturbance, the study area demonstrates Aboriginal archaeological potential

As no impacts are proposed at this stage, no further archaeological investigations are necessary. However, if future development proposal/s in the study area are proposed, the following recommendations must apply:

- There is a likelihood that Aboriginal objects are located within the study area. A full archaeological and cultural assessment must be undertaken to identify if Aboriginal objects are located within the study area and if they will be harmed by the proposed development.
- Such assessment will identify the requirement for archaeological test excavation.
- That assessment must comply with the requirements of the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010) by completing:
 - Review of existing knowledge: Review of previous archaeological works completed within the local and regional area.
 - Review of the landscape context: Desktop assessment of the archaeological implications of the landscape features (soil landscapes, historic land use, geomorphic character, and natural resources) relevant to the study area.
 - Summary and discussion of the local and regional archaeological character of Aboriginal land use and its material traces based on the finds of the previous two steps.
 - Development of a predictive model for the nature and distribution of archaeological evidence of Aboriginal land use based on the previous three steps.
 - Archaeological survey to test the prediction developed in the previous step. Survey of the study area would include the involvement of a site officer representing the La

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- Perouse Local Aboriginal Land Council (LALC). It is anticipated that the La Perouse LALC will prepare a brief report to be appended to and summarised within the report.
- Discussion of the results of the archaeological survey and re-evaluation of the regional and local archaeological character.
 - Assessment of likely impacts to Aboriginal objects and Potential Archaeological Deposits (PADs) based on the current design plans.
 - Assess likely impacts and provide recommendations for any practical measures that may be required to protect and conserve identified Aboriginal objects and places identified within the study area.
- If the proposed project cannot avoid harming Aboriginal objects, an AHIP must be in place before any works proceed. All works must comply with the conditions of any AHIP issued.
 - Assessment of likely impacts to Aboriginal objects and Potential Archaeological Deposits (PADs) based on the current design plans.
 - Assess likely impacts and provide recommendations for any practical measures that may be required to protect and conserve identified Aboriginal objects and places identified within the study area.
 - If the proposed project cannot avoid harming Aboriginal objects, an AHIP must be in place before any works proceed. All works must comply with the conditions of any AHIP issued.

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8.0 CULTURAL VALUES AND ABORIGINAL PRESENCE IN THE AREA

A number of quotes used in this report come from documents written in the nineteenth and twentieth centuries by European observers. They have been included because they provide information on the lives of Aboriginal people in the region, through the language used and views expressed by these writers can be offensive and distressing.

It is best practice to engage with Aboriginal community members to identify contemporary values as by speaking directly to Aboriginal people so that their views can be presented. As direct engagement with Aboriginal people is beyond the scope of this report, historical information and the previous cultural heritage study undertaken by Coast (2021), which did undertake consultation with the La Perouse LALC has been utilised.

This section addresses the history of Aboriginal presence in Rose Bay and Woollahra before setting out a definition of cultural values and the identification of cultural values (as drawn from a desktop analysis) in the Rose Bay area.

8.1 Aboriginal presence in Rose Bay and Woollahra

By the early 1800s Aboriginal people had been forced away from the growing township of Sydney but they still continued to visit and camp for periods. Some, such as Bungaree (Boongarie) a Garigal man from Broken Bay, became a mediator between the colonists and Aboriginal people, often working as a guide with various colonial expeditions including Matthew Flinders circumnavigation of the continent in 1803. Bungaree came to live in Sydney in the 1810s when he married Matora, whose family appears to have been from Port Jackson. In 1815, Governor Macquarie made Bun'aree 'Chief of the Broken Bay Tribe' and set aside land at Georges Head (Mosman) on the north side of Sydney Harbour. He allocated Bungaree and his family huts, farming equipment and a boat for fishing.

Other camps were informal, such as the one at Point Piper. Captain John Piper's estate bordered a small creek where, from at least 1819, a group of Aboriginal people were camped. In 1822 Piper supported them by writing a petition to the new Governor Sir Thomas Brisbane:

Petition of the Natives at Point Piper

To Governor Brisbane &c. &c.

*Point Piper
from John Piper, July 1822*

To His Excellency Sir Thomas Brisbane etc. The Humble Petition of the under mentioned Black Natives of New South Wales, Humbly Sheweth, that Petitioners have no other residence but their natural woods near Sydney, and at this ... season of the year are almost in a state of nudity, suffering Cold and hunger in the extreme.— In order to supplicate your Excellency for relief They solicited a White Man to put their unfortunate situation in writing for your Excellency's humane consideration, and as your Excellency has extended your benevolence to several of their suffering brethren, they humbly hope your Excellency will allow them some sort of covering from His Majestys store. and Petitioner will ever pray.

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Harry, Balmain, Kran^kie (1st), Kran^kie (2nd), Punch, Maria, Peggy (Colonial Secretary Reel 6095; State Records New South Wales, 4/1753:159).

The camp seems to have lasted for several years.

Yarranabbe Road, Darling Point and Yarranabbe Park at Rushcutters Bay commemorate another group led by a Burramattagal (Parramatta) man Yerinibe (or Yeranabe) who was noted as the 'King' of the Darling 'oint 'tribe' in the 1830s.

Another formal settlement for Aboriginal people living in Sydney was established at Elizabeth Bay in the early 1820s. Governor Macquarie had huts built and provided a fishing boat and tackle for 42 'settlers' at the 'Native Village' (Vincent Smith 2011a). And according to Obed West, recalling Sydney in the 1880s, the land running down to Rushcutters Bay (Barcom Glen) was 'a great camping place for the blacks' and West recalled in the 1830s and 1840s watching 'them in their canoes in the bay, the gins fishing with the line while their sable lords used their spears to get the fish that swam beneath them' (Sydney Morning Herald, 12 October 1882, p. 9).

At Double Bay, in 1845 a French missionary described a 'tribe' of around 20 Aboriginal men, women and children led by a man named Tamara 'in their camp under a rock'. Several images were painted of this group, with George French Angas' portrait of Tamara and Henry Campbell's scene (Figure 14) the most well-known. Angas noted that Tamara 'was honoured by blacks and whites alike for his skill in shaping returning boom'rangs' (Vincent Smith 2011a). In one portrait a man was named as 'Bele of the tribe of 'amara'. Tamara probably came from the south coast of New South Wales. In 1827 he was registered in Sydney as Thomas Tamara, father of 'Gertrude Tamara,' whose mother was 'Narney' or Nanny Nelolla. Others mentioned at Double Bay were 'Old Wingle' (from Port Stephens), his wife Kitty, a man known as 'Bondi Charley' and Jack Harris (Vincent Smith 2011a).

Figure 14. Henry Campbell, 'Scene on Double Bay Sydney N.S.W. 1840-1842', SLNSW, PXC 291.34



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In many ways, Sydney was still very much an Aboriginal place for a long period during the 19th century. During the 1830s to 1860s with a number of camps around Sydney Harbour and in the broader area, hundreds of Aboriginal people were a regular sight paddling their nawi (bark canoes), guiding foreign visitors, selling fish to people and travelling the roads and tracks. The coves and creeks around the more rugged areas of today's eastern suburbs were still very much undeveloped bushland, offering fishing and other resources.

Rose Bay became an important location for the Sydney people – in 1829 the Sydney Gazette reported:

'Several tribes of black natives, consisting of about one hundred men, women, and children, have formed an encampment on the South Head-road, contiguous to the house of Mr. Robert Cooper.'

(Sydney Gazette, 27 November 1830, p. 3; Sydney Gazette, 26 September 1829, p. 2)

On the death of Bungaree in November 1830 the Sydney Gazette wrote that he was 'in the midst of his own tribe and that of Darling Harbour, by all of whom he was greatly beloved'. He was buried 'beside his dead Queen' (Matora) in a wooden coffin at Rose Bay, near the present day Rose Bay Police Station (once a gatehouse for Cooper's mansion 'Woollahra House').

Figure 15. 'The mendicant Blackfellow of Rose Bay, Sydney', in 'Views in Victoria, New South Wales and Tasmania', 1853 by John W. Hardwick, SLNSW PXA 6925.3. Identified as William Warrell of Rose Bay settlement (1853) by Coast (2021: 59).



A man nicknamed 'Ricketty Dick', apparently crippled by arthritis, camped in front of the paling fence (Figure 15) in front of Cooper's house, asking travellers on the South Head Road for a 'toll' of sixpence, one shilling or some tobacco. William Worrall (also Bill or Billy Warrall) was from the

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Illawarra area. Only a few names of the 100 people at Rose Bay are known. Others identified with the 'Sydney tribe' were Cora Gooseberry and Bowen Bungaree.

People were not just camped in the area but still conducting ceremonies, combats and making rock engravings, right up to the 1870s. A man known as Freddy (apparently the son of 'Krankie') made engravings at Point Piper. By the 1870s this family had moved away from the growing eastern suburbs to Bellevue Hill opposite Robert Town's property 'Cranbrook' where 'King Pankey' ('Krankie or Cranky) and his 'Queen Rachael' lived. On the grounds of Woollahra House (built on the site of John Piper's Henrietta Villa) the visiting English writer Anthony Trollope was shown a place where, according to Trollope, 'the blacks in the old days, when they were happy and undisturbed, used to collect themselves for festive, political and warlike purposes' (Trollope 1876, p. 228; Vincent Smith 2011a).

Figure 16. 'Piper (The native who accompanied Major Mitchell in his expedition to the interior)', lithograph by William Fernyhough, 1836 Mitchel Library, State Library NSW, ML F83/24 <https://collection.sl.nsw.gov.au/record/74VvNvQXayg>



While many people had moved to camps on the edges of the harbour, the burgeoning metropolis also offered opportunity. There was a diverse presence of Aboriginal people in the heart of Sydney during the mid-nineteenth century. One 'well-known native' was Piper, who 'accompanied Major

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Mitchell in his expedition into the interior' in 1836. On the return of Mitchell's expedition to Sydney, Piper was 'to be seen strutting about Sydney with his red coat and cocked hat with long white feathers'. According to the artist William Fernyhough, Piper 'rendered himself notorious from having shot dead the chief, who with his tribe followed the Major's party for a very considerable dis-ance - watching, it is supposed, a proper opportunity for plunder and murder' (The Sydney Times, 13 January 1838: 3; Sydney Gazette, 20 December 1836: 2).

Perhaps it was Piper who attended the 'great concourse of persons' at the signing of a proclamation of fealty to 'the High and Mighty Princess Alexandrina Victoria' at Government House in October 1837;

Shortly after el'ven o'clock on Friday, the civil officers, and other inhabitants of Sydney, began to assemble at Government House, and the 50th regiment, with detachments of the 4th and 80th regiments, were drawn up on the lawn. The Royal standard was hoisted half-mast high in the front of Government House and at Dawes' Battery.

According to the *Sydney Herald*, the proclamation was signed in a huge display of colonial pomp and ceremony by 'the Governor, the judges, and other officers and gentlemen, and among them by a native black' (Sydney Herald, 30 October 1837: 2).

Or perhaps it was 'Bowen', or Bowen Bungaree, the son of the well-known Sydney identity Bungaree. Like his father, Bowen was an outstanding figure in colonial Sydney. Bowen (Boin, Bowen Toura, 'Black Bowen') was a Garigal man from Broken Bay, born around 1804, the eldest son of Bungaree and his first wife Matora.

Bowen is attributed to be the first documented Aboriginal artist on paper with the sketch 'Representation of a woman by a native of NSW', in 1823. The image is in Surveyor General John Oxley's note books from November 1823, when he was in Moreton Bay (Queensland). Bowen had taken up a similar role to his father Bungaree and sailed from Sydney with Oxley on the cutter HMS *Mermaid*. Bowen has been noted as a 'fisherman, sailor, interpreter, guide, go-between and tracker' (Vincent Smith 2011b; SLNSW, -PO 1 - 13890).

Bowen was well-known in the Pittwater region, tracking escaped convicts and bushrangers. A report in the *Sydney Mail* in 1861 noted that in about 1829 Bowen had shot and killed a bushranger named Casey. Bowen, who had apparently 'been given a rifle by the Governor, was very proud of this and took it with him everywhere'. Like his father, who often wore a military jacket and cocked hat, Bowen liked to wear European clothing, especially a dress coat with a swallow tail, but wore his 'hair 'knotted up behind, and three feathers stuck in it' (Sydney Mail, 10 August 1861: 2).

Bowen and his wife Maria often spent time in the Sydney area. They had two children baptised as Mark and Theela (Theeda) at St. Mary's, Sydney. In 1834 members of Bowen's 'tribe' were listed as Maria, Jane, Bob, Yama, Tobin (Toby, Bowen's brother) and Dinah. As one news report wrote, Toby was known as 'Toby, the Prince of Broken Bay' and had 'five other aliases'. In 1837, when he was sentenced for public drunkenness, Tobin could not pay the 5 shillings and was sentenced to an hour in the stocks.

In another instance in 1837, Bowen Bungaree was charged with 'creating an uproar in George Street'. This time the newspaper listed 'Bungarry, Tommy, Joey, Harry, and Gooseberry, Maria, Tomboy, and Mary, four gentlemen and ladies of the aboriginal tribe'. According to the *Gazette*, 'through the instrumentality of Mrs. Gooseberry, they all pleaded guilty to the charge of drunkenness and were each ordered to take a turn in the stocks, and at the same time informed that if they continued such a course of conduct, they would be sent to the Tread Mill'. The *Sydney Herald*

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reported that 'Colonel Wilson desired the constables to take the men to C'rters' Barracks to look at the treadmill and told them that if they committed any more disorders in the streets, he would sentence them to be worked on the treadmill for a month.' In another report, it was noted that a party of constables had 'stood by laughing and joking at their tricks, instead of taking them into custody' (Sydney Gazette, 10 June 1837: 3; Sydney Gazette, 6 July 1837: 3; Sydney Herald, 6 July 1837: 2; Bent's News and Tasmanian Three-Penny Register, 27 May 1837: 2).

While prominent for their public 'disorder', the 'Broken Bay tribe' was also well-known for giving exhibitions of boomerang throwing in Hyde Park and often camped in the Domain. Bowen died in 1853 at the reputed age of 56. In 1861, an 'old timer' Nat Farrell claimed that Bowen had been ambushed, shot and killed by bushrangers in the Pittwater area while sitting at a campfire (Sydney Mail, 10 August 1861: 2; Vincent Smith 2011b).

Cora Gooseberry outlived Bungaree for 20 years. Her Aboriginal name was recorded as 'Carra or Kaaroo' and Europeanised to 'Cora'. She was known as 'Queen of Sydney and Botany' and 'Queen of Sydney to South Head'. She was often seen wrapped in a government issued blanket, her head covered with a scarf and a clay pipe in her mouth, as depicted in portraits by Charles Rodius and W H Fernyhough in the 1830s. Cora found a sympathetic hotel owner Edward Borton and with her family and other Aboriginal people often camped on the footpath outside the 'Cricketer's Arms' on the corner of Pitt and Market Streets. Borton later owned the 'Sydney Arms' Hotel in Castlereagh Street where he allowed Cora to sleep at nights, and where she was eventually found dead at the age of 75. Borton paid for a gravestone and her burial in the Presbyterian section of the Devonshire Street Cemetery (now covered by Central Railway). Her gravestone was transferred to the Pioneers Cemetery at Botany (Vincent Smith 2005).

Figure 17. Pencil sketch by Charles Rodius of Cora Goosberry in April 1844 (Mitchell Library, State Library o– NSW - PXA 1005)



However other people who had survived the first 50 years of British occupation were far less celebrated – indeed pressure was growing for them to be removed from Sydney altogether. In October 1836, two Aboriginal men 'Warro and Yarro' were charged with being drunk and 'annoying the public'. At this time, the use of what was a punishment more familiar to Medieval Europe than colonial Sydney was still in use – the stocks. The two men were offered a fine of 5 shillings or an

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hour in the stocks. The two men chose the stocks and were apparently 'highly amused at their situation' (Sydney Monitor, 10 October 1836: 2).

In late 1836, among the 'number of blacks at the King's Wharf' were reported 'Tommy' and 'Jack the Waterman'. Tommy and 'Jackey' as he was called in another news report, were with 'twenty or thirty' other Aboriginal people at Grose's wharf at Cockle Bay in Darling Harbour. Other reports at the time named 'Doctor Whitford', 'Ugly Jack', 'Toby', and 'Black Billy' as well as Morgan Potter, Tobin and Cora Gooseberry. These instances of disorderly conduct gave the newspapers reason to suggest to the authorities this group of people who were still trying to remain in and around the centre of Sydney, should be banned from entering the town' (Sydney Monitor, 14 November 1836: 2; The Sydney Herald, 14 November 1836, p. 2; Sydney Gazette, 19 November 1836: 3; *Tobin and Cora Gooseberry were brought before a magistrate in December 1836* – Sydney Gazette, 17 December 1836: 2; Sydney Monitor, 19 December 1836: 2; Sydney Gazette, 18 April 1837: 3; Australian, 28 March 1837, p. 2).

The *Sydney Gazette* worried about the 'impropriety of allowing these natives to prowl about the streets when in a drunken state' and noted a favourite 'corner' to congregate was at the intersection of Clarence and Market streets. Another was the 'junction of Pitt and King streets', according to the newspaper 'a favourite resort of the aborigines when they honor [sic] Sydney with a visit.' *The Sydney Monitor* called them 'very troublesome' and suggested they were trading goods to obtain alcoholic spirits. Apparently, they were offering colonists 'fish, wild flowers, birds' etc.' in exchange for rum (Sydney Gazette, 1 December 1836: 2; Sydney Gazette, 18 April 1837: 2; Sydney Monitor, 25 November 1836: 2).

In fact, many Aboriginal people came into Sydney from other areas. One report from 1838 noted 'sundry' Aboriginal people performing a corroboree in George Street. Bridget Riley was charged and 'ordered to betake herself' to Broken Bay, where she said she came from. In March, a group of people from the Illawarra arrived in Sydney, apparently 'to fight the Broken Bay tribe'. The Sydney Monitor newspaper suggested 'their fights are now practiced as much to please the whites as the blacks' and the paper called 'the attention of the Police to the subject', who were widely criticised for the 'sufferance which is given to the aboriginals'. The Sydney Gazette newspaper suggested they should be 'thrown back upon their native wilds' (Sydney Gazette, 13 January 1838: 3; Sydney Gazette, 2 February 1837: 2; Sydney Monitor, 6 February 1837: 2; Sydney Monitor, 3 March 1837: 2; Sydney Gazette, 4 March 1837: 2; Sydney Gazette, 14 March 1837: 3; The Sydney Herald, 14 December 1837, p. 2).

South Australia passed a law against providing alcohol to Aboriginal people and the cry went up in the Sydney newspapers to do the same. They were reported to be 'infesting the streets of Sydney' and congregating 'at the lower end of George Street', drinking rum and 'quarrelling with waddles, spears, etc.' It was also noted how the 'abandoned portion of the population' were encouraging them with the 'most infamous language'. A more considered account appeared in the Sydney Gazette in March 1838 – it noted that the placing of three Aboriginal men in the stocks for drinking 'bull' or rum was a 'variety to the troop of white blackguards who regularly grace the drunken list at the Police Office' (The Australian, 7 March 1837, p. 2; The Sydney Gazette, 2 March 1837, p. 3; The Sydney Gazette 14 March 1837, p. 3; The Sydney Herald, 14 December 1837: 2).

Other Aboriginal people were working in the city. In early 1838, *The Sydney Monitor* noted that 'a dray loaded with wool was seen proceeding the other day, down George street, in charge of a black native, who appeared to understand his business equally as well as the best European driver, and smacked his whip with as becoming a grace' (The Sydney Monitor, 26 January 1838: 2).

While Cora had lived at Camp Cove in 1845 (Coast 2021: 55) and people remained there in the 1870s and 1880s people were camped at Ben Buckler, Bondi Beach. James Friday and Johnny Baswick and others were noted fishing off the rocks there in 1873. Around 1874, 'Bankie (obviously

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Krankie/Cranky) and Rachael were recalled in 1924 as camped at Ben Buckler and 'enjoying the ocean waves'. Along with Krankie and Rachael were their children 'Sandfy, Tilly and others' (Sydney Morning Herald, 16 December 1873: 6)¹ People living in this area engaged in commercial fishing to supplement their subsistence resources. Numerous burials in the vicinity suggest the area was used for generations (Coast 2021: 55).

From the 1850s Woollahra become more heavily populated and the land was subdivided. Several versions of the original of Seven Shillings Bay were told to Coast (2021: 57). In short, an Aboriginal couple, Gurray and Nancy were given seven shillings by the unsympathetic owner of Redleaf House, at Double Bay to remove themselves from the area. They moved a slight distance away, but returned as soon as the new owners moved in. This event is viewed now as an 'unsuccessful attempt to dislodge Aboriginal connections with a few coins' (Coast 2021: 57).

While there were altercations between Europeans and Aboriginal people during the second half of the nineteenth century, it was not until the 1890s that moves for relocate Aboriginal people occurred. Camps were recorded in a number of places: Rushcutters Bay, around Edgecliffe, Rushcutters Creek in Paddington. The latter area was still densely forested in the 1870s and Aboriginal people used the area for camping and ceremonies (Coast 2021: 58).

The Rose Bay settlement included Kate Sims between 1850s to 1930 whose descendants live in the La Perouse community today. The Rose Bay community remained until the end of the nineteenth century.

Coast (2021) argue that Aboriginal people in the Rose Bay settlement were able to stay there on their own terms and that:

They did so by cultivating strategic relationships with key Europeans in the area. William Warrell for example was well known to the Cooper family at Rose Bay, and the Wentworths and Hills at Vacluse and Point Piper. Other Aboriginal people worked for, and traded with the Wentworths at Vacluse House, and visited other residents like Richard Hill at Greycliffe House in Vacluse, Edward Smith Hill at the Woollahra House Stables building at Point Piper and William Bede Dalley at Clairvaux in Vacluse. (Coast 2021: 59)

They continued their traditional practices, fishing and trapping in the river.

The parliamentarian George Thornton was instrumental in a shift in approach by settlers towards Aboriginal people in the area. By 1870 he had formed the view that there were no Aboriginal people local to the area, and that they should be discouraged from the visiting the area. Further, any government assistance should be dispensed from 'home districts' (Coast 2021: 6). By the end of 1881 he had been appointed Protector of Aborigines with powers to distribute assistance to Aboriginal people. By 1883 the Aborigines Protection Board was created, with Richard Hill of Vacluse appointed Chair. The Board concentrated assistance to Aboriginal people at their fishing

¹ Also, RJ Stone, quoted in B Dowd, The Centenary of the Municipality of Waverly: 1859—1959, Council of the Municipality of Waverley, 1959: 138. In an unsourced reference, Smith notes an amateur stone tool collector [Archibald Liversidge](#), told a meeting of the [Royal Society of New South Wales](#) in 1894 that 'most of the implements from [Sans Souci](#) and Bondi were obtained by me from the few blacks who, some twenty years ago, used to camp at these places.' It is unclear whether these were being made in the 1870s or were found and given to the collector. Smith, http://dictionaryofsydney.org/entry/aboriginal_life_around_port_jackson_after_1822

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village in La Perouse. In the following years the Board monitored Aboriginal camps in the broader area and sent in police in response to any complaints by the settler residents. The combination of surveillance and targeted assistance (available at La Perouse only) drew people to La Perouse. The relocation was aided by the evangelical Christian Endeavour movement which established a mission at La Perouse by the mid-1890s. By this time there were few remaining Aboriginal camps in Woollahra (Coast 2021: 61).

It became less common to see Aboriginal people in the area, just at the time when interest was growing among Europeans in rock engravings and other traces of the Aboriginal past. The increasing dislocation of Aboriginal people from traditional Country and places of significance such as rock engravings, allowed a view to develop that Aboriginal culture was a thing of the past with no living continuity, and that this past could be interpreted by non-Aboriginal 'experts' (Coast 2021: 61 citing Byrne 1996: pp 88-93). We are still dealing with the legacy of this today, and this study has tried to redress that imbalance (Coast 2021:61).

The area was built over and evidence of Aboriginal peoples lives there were hidden. While Aboriginal people continued to visit this was no longer documented. When the Sydney Harbour Bridge opened in 1932 Aboriginal people set up a 'traditional camp' at Vacluse House as part of the celebrations and created replicas of the bridge, covered in shells. According to Coast (2021)

...dozens of Aboriginal people from La Perouse, probably among them descendants of others who have lived their [sic] in the past, were able to camp for several days on the property. (Coast 2021: 62 citing Irish & Ingrey 2011: 40-46).

While unable to live in the area, Aboriginal people, especially women, worked as domestic servants for householders in Woollahra (Coast 2021: 62). During the nineteenth century apprenticeships were organised through Ormond House in Paddington; but in the twentieth the Aborigines Protection Board removed children from their parents to train them, including for domestic service. Hundreds of Aboriginal girls worked as domestic servants across Sydney by the 1920s, but at least one, Lena Burgery (c1907-1968) was connected to the La Perouse community.

She worked for the Stephens family at Jersey Road in Paddington and was visited there by elders. This connection remains remembered and recognised (Michael Ingrey, pers comm 5/8/2015 cited in Coast 2021: 63).

Over recent decades, coastal Sydney descendants from the La Perouse community have re-engaged with the Woollahra area, researching its history and holding community events at places like Vacluse House and running tours at South Head. The Aboriginal heritage study has also provided an opportunity for some coastal Sydney people to walk the area, looking for Aboriginal heritage places and thinking about the past connections that continue to resonate across Woollahra (Coast 2021: 63).

8.2 Cultural Values in the Aboriginal Heritage Study (Coast 2021)

Rose Bay is included in the Woollahra Aboriginal Heritage Study undertaken by Coast (2021) which included close community consultation with La Perouse Local Aboriginal Land Council (LALC) and

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the Gujaga Foundation, a leading organisation focused on language, culture and research within the La Perouse community. In addition to community consultation extensive archival research was undertaken including museum collections and libraries.

While Woollahra LGA is located on the lands of the Gadigal and Birrabirragal, very few residents of the LGA identify as Aboriginal or Torres Strait Islander. With the development of the Aborigines Protection Board in the 1880s Aboriginal people left their shoreline camps and resettled (or were resettled) on the La Perouse Aboriginal reserve and mission. Segregation in country areas resulted in many Aboriginal moving into the city with communities forming in Redfern and surrounds by the early twentieth century. As a result, despite Aboriginal people living in other suburbs of Sydney, many have strong connections to the Woollahra area. (Coast 2021: 24).

Aboriginal families were made up of clans of between 25-60 people, tracing descent through the male line but connected by intermarriage as well as their place of birth and shared totems. People travelled extensively to maintain social and spiritual connections including trade networks. These clans and families were impacted by the smallpox epidemic which followed European arrival. While many people died, and the survivors came together in new grouping and it is these grouping which were then described by Europeans as 'The Sydney Tribe' or 'The Botany Tribe' (Coast 2012: 25). Today, many people with connections to the area live away from it, many in the La Perouse community and the landscape has been transformed. From the 1900s areas of Woollahra were subdivided for residential housing, and Rose Bay which had been market gardens and sand dunes was turned into a public golf course, and public parks including foreshore reclamation (Coast 2021: 42 and 45).

The significance of the area for these groups was recounted to Coast (2021: 25-26) as follows:

- Places of cultural significance - The traditional punishment ground at Rose Bay, with burials located there. The area was used to resolve disputes (referred to by contemporary information and described by David Collins in 1796:

we heard that a large party of natives belonging to different tribes, being assembled at Pan-nerrong (or, as it is named with us, Rose Bay), the spot which they had often chosen for shedding blood, after dancing and feasting over-night, early in the morning, Mo-roo-ber-ra, the brother, and Cole-be, another relation of Bone-da, seized upon a lad named Tar-ra-bil-long, and with a club each gave him a wound in his head, which laid the skull bare. Dar-ring-ha, the sister of Boneda, had her share in the bloody rite, and pushed at the unoffending boy with a doo-ull or short spear. (Collins 1798[1975], pp. 489-90 cited in Coast 2021: 77)

- All Aboriginal sites (including AHIMS), which need protection from further development
- Historical camps of ancestors in bays along the harbour
- Pathways (now often roads) which connect
- Places which retain Aboriginal names – with language revival (Dharawal Language Program) people are researching names to establish their meaning.
- People – for example: Kate Sims who lived at Rose Bay, Double Bay and Rushcutters Bay in late nineteenth century (and who is Chris Ingreys' great-great-grandmother).

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8.3 Identified Aboriginal cultural heritage values

As noted in Section 3.2 Coast (2021) identifies areas in the Woollahra LGA which were identified as having Aboriginal Heritage Sensitivity (depicted in pink Figure 18) and areas of Potential Aboriginal Heritage Sensitivity (depicted in green in Figure 18). These areas were mapped using Aboriginal sites information (compare see 3.1); a review of previous heritage investigations across Woollahra; review of historical lands use; current zonings and land use; predictive modelling; geological and geotechnical information.

Figure 18. Areas of Aboriginal Sensitivity according to Coast 2021.

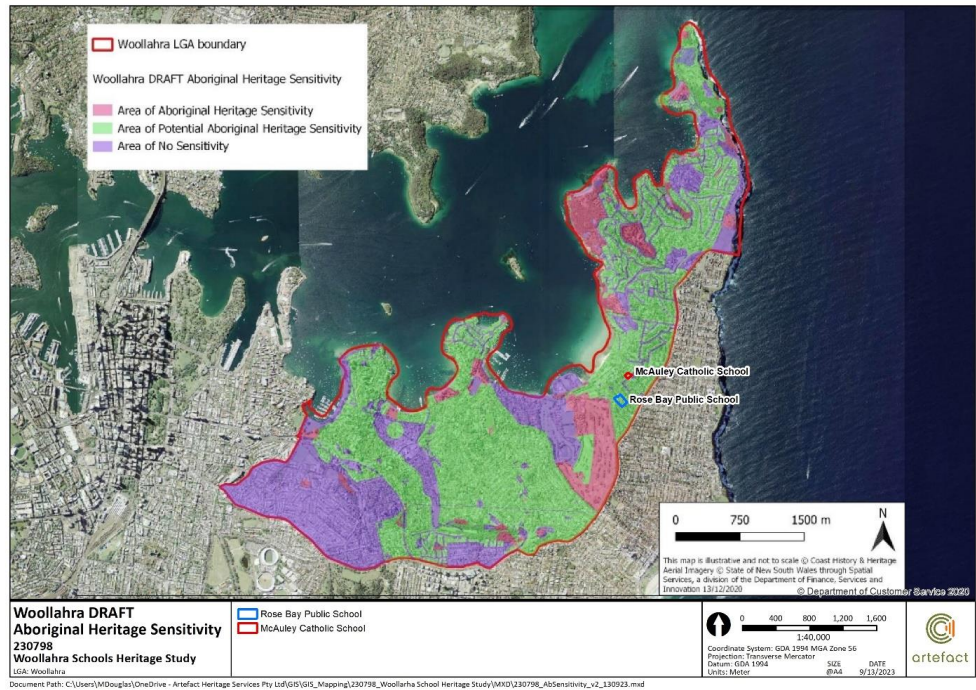


Table 4 provides a summary of the Aboriginal cultural heritage values associated with the Rose Bay and surrounding area as developed by Coast (2021: Appendix B).

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Table 4: Aboriginal Heritage Place list, not included in AHIMS.

Cultural heritage value	Place Name	Comment on location	Comment on presence on Sensitivity map	Source
Living place (historical camp)	Seven Shillings Beach, Double Bay			
	Camp Cove			
	Paddington, Rushcutters Bay			
	Rose Bay Camp, William W'rell's Camp	Documented historical Aboriginal place but precise location not known	Noted Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
	Double Bay Camp, Quamby			
	Rona, Double Bay			
	'amara's Camp			
	Vaocluse House			
	Gibsons Beach			
Living place (historical camp)	Darling Point			
	Mona Road Houses	Precise location not known and surviving physical remains considered unlikely	Not included on Aboriginal Heritage Sensitivity mapping	Coast 2021 Appendix B
	Parsley Bay Collins Hut	Insufficient information about place and/or location to allow mapping	Not included on Aboriginal Heritage Sensitivity mapping	Coast 2021 Appendix B
Living place (historical camp)	Woollahra House Stables	Noted on Aboriginal Heritage Sensitivity mapping for the surrounding area.	Documented historical Aboriginal place	Coast 2021 Appendix B

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Cultural heritage value	Place Name	Comment on location	Comment on presence on Sensitivity map	Source
Living place (possibly shelter)	The Grotto Rockshelter	Incorporated into Aboriginal Heritage Sensitivity mapping as a specific site	Historically documented Aboriginal site but precise location not known	Coast 2021 Appendix B
	Wiston Gardens shelter			
	Kendall St Shelter			
Living place (historical campsite)	Nielsen Park		General reference to Aboriginal occupation in existing heritage listing.	Coast 2021 Appendix B
	Strickland House			
	Milk Beach			
Resource Place	'ophia's Spring, Vaucluse Heights	Not included on Aboriginal Heritage Sensitivity mapping	Insufficient information about place and/or location to allow mapping	Coast 2021 Appendix B
	Rose Bay Weir			
Burial Place	Camp Cove burial 1	Documented historical Aboriginal place but precise location not known	Noted Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
	Camp Cove burial 2			
	Camp Cove burial ground			
	Rose Bay burial'Nancy's Burial			
Burial Place	Bu'garee's Grave	General location only	Noted Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
	'atora's Grave			
Burial Place	Rose Bay beach burial	Insufficient information about place and/or location to allow mapping	Not included on Aboriginal Heritage Sensitivity mapping	Coast 2021 Appendix B

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Cultural heritage value	Place Name	Comment on location	Comment on presence on Sensitivity map	Source
Ceremonial ground	Pannerong, Rose Bay Ceremonial Ground	Documented historical Aboriginal place but precise location not known	Noted Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
Visited Place (historical)	Greenwich Pier Hotel, Dunbar House	Documented historical Aboriginal place but precise location not known	Noted on Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
	Woollahra House			
	Clovelly, Watsons Bay			
	Leura			
Visited Place (historical)	Mr 'alley's House, Clairvaux	Precise location not known and surviving physical remains considered unlikely	Noted on Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
Art site (engraving)	Vaucluse Engravings Hopetoun Ave Shelter	Historically documented Aboriginal site but precise location not known	Noted on Aboriginal Heritage Sensitivity mapping for the surrounding area	Coast 2021 Appendix B
Material culture	Vaucluse, Sydney Harbour NP	Stone artefacts collected by amateur archaeologist from location not detailed on museum record.	Australian Museum	Coast 2021 Appendix B
Material culture	Cooper Park, Bellevue Hill	Water-worn pebble collected by amateur archaeologist from dredged material in Cooper Park. Examination by Coast	Australian Museum	Coast 2021 Appendix B

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Cultural heritage value	Place Name	Comment on location	Comment on presence on Sensitivity map	Source
		Archaeologist Rebecca Bryant suggests could be a stone artefact with flake scars but more detailed examination would be required to confirm		
Material culture	Steel Point Cave, Vaucluse	Four stone artefacts collected by amateur archaeologist from rockshelter within Nielsen Park	Australian Museum	Coast 2021 Appendix B

The themes of the cultural heritage values identified by Coast include the following:

- Living place (historical camp)
- Living place (possibly shelter)
- Resource Place
- Burial Place
- Ceremonial ground
- Visited Place (historical)
- Art site (engraving)
- Material culture

'Material Culture' is not an item of intangible heritage. However, the objects included under this heading connect contemporary Aboriginal communities to their ancestors through the artefacts that the latter handled and made. This connection is part of Aboriginal people's intangible heritage. Also, connection by descent to persons who lived in the area should be added to the list. The latter is part of the importance of the living places, resources places, and visiting places. The Art Sites and Ceremonial ground are both connections to people which used and made the artworks but also to the traditional knowledge these places manifest.

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Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

Woollahra Council Aboriginal Heritage Sensitivity, Online,
Mapping<https://woollahra.maps.arcgis.com/apps/instant/media/index.html?appid=79008395b7af44f182abd387148d3a4f>, viewed 28 September 2023

Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

APPENDIX 8.1A: AHIMS EXTENSIVE SEARCH

Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report



AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : 230798

Client Service ID : 807119

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-2151	Point Piper	GDA	56	338710	6251545	Closed site	Valid	Shell :-, Artefact :-, Burial :-, Art (Pigment or Engraved) :-	Burial/s,Shelter with Art,Shelter with Midden	1809,1911,104 834
Contact		Recorders		Val Attenbrow,W Thorpe						
45-6-0688	Rose Bay	GDA	56	338700	6251520	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	104834
Contact		Recorders		Unknown Author						
45-6-0690	Cooper Park,Bellevue Hill;	GDA	56	338900	6248920	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
Contact		Recorders		Unknown Author						
45-6-0691	Woollahra,Bellevue Hill;	GDA	56	338894	6249642	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
Contact		Recorders		Unknown Author						
45-6-0001	Cabarita Park 1;Vaucluse;Milk Beach;	GDA	56	339681	6252402	Open site	Valid	Shell :-, Artefact :-, Art (Pigment or Engraved) :-	Midden,Rock Engraving	
Contact		Recorders		Elizabeth Rich,Michael Guider,W Newell						
45-6-1469	Vaucluse Park	GDA	56	340416	6252317	Closed site	Valid	Art (Pigment or Engraved) :-	Shelter with Art	
Contact		Recorders		Michael Guider,Mr.Paul Irish						
45-6-1405	Bellevue Hill;Cooper Park;	GDA	56	338705	6248915	Closed site	Valid	Art (Pigment or Engraved) :-	Shelter with Art	
Contact		Recorders		W Newell						
45-6-2089	Mt Trefle 2;	GDA	56	339685	6252680	Closed site	Valid	Shell :-, Artefact :-	Shelter with Midden	1809
Contact		Recorders		Michael Guider						
45-6-0560	Mt. Trefle Nelson Park Point 1 Mt. Trefle Midden Mt. Trefle Cave	GDA	56	339674	6252694	Closed site	Valid	Shell :-, Artefact :-, Art (Pigment or Engraved) :-	Shelter with Art,Shelter with Midden	1910,1911,229 3,2864
Contact		Recorders		Val Attenbrow,Michael Guider,W Newell,W Stanley						
45-6-2169	Bondi Beach;	AGD	56	340650	6248550	Open site	Valid	Artefact :-	Open Camp Site	187
Contact		Recorders		Michael Guider						
45-6-2178	Shark Island 2;	GDA	56	338802	6252265	Open site	Valid	Shell :-, Artefact :-	Shelter with Midden	4646,4968
Contact		Recorders		Michael Guider,GML Heritage Pty Ltd - Surry Hills,Doctor.Tim Owen						
45-6-2179	Shark Island 1;	GDA	56	338876	6252082	Open site	Valid	Shell :-, Artefact :-	Midden	
Contact		Recorders		Michael Guider,GML Heritage Pty Ltd - Surry Hills,Doctor.Tim Owen						
45-6-1330	Vaucluse Vaucluse House	GDA	56	340272	6252438	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
Contact		Recorders		Unknown Author,Mr.Paul Irish						


Report generated by AHIMS Web Service on 07/08/2023 for Michael Lever for the following area at Datum :GDA, Zone : 56, Eastings : 338120.0 - 342120.0, Northings : 6248719.0 - 6252719.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 56

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Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

<div>  <div> AHIMS Web Services (AWS) Extensive search - Site list report </div> <div> Your Ref/PO Number : 230798 Client Service ID : 807119 </div> </div>										
SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-0718	Bondi-Hugh Bamford Park;	AGD	56	341200	6249100	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	Contact	Recorders	Permits							
45-6-0719	Bondi Golf Links;North Bondi;	AGD	56	341300	6248900	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	Contact	Recorders	Permits							
45-6-0734	Bellevue Hill;Cooper Park,;	GDA	56	338893	6249031	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	Contact	Recorders	Permits							
45-6-1761	Hermit Bay;	GDA	56	339828	6252276	Open site	Valid	Shell :-, Artefact :-	Midden	
	Contact	Recorders	Permits							
45-6-1621	Vauchuse;Hermitage Reserve,;	GDA	56	339636	6252641	Open site	Valid	Art (Pigment or Engraved) :-, Grinding Groove :-	Axe Grinding Groove,Rock Engraving	768
	Contact	Recorders	Permits							
45-6-1626	Milk Beach 3;	GDA	56	339679	6252416	Open site	Valid	Shell :-, Artefact :-	Midden	768
	Contact	Recorders	Permits							
45-6-1627	Milk Beach 2;	GDA	56	339723	6252394	Open site	Valid	Shell :-, Artefact :-	Midden	768
	Contact	Recorders	Permits							
45-6-1628	Milk Beach 1;	GDA	56	339838	6252286	Closed site	Valid	Artefact :-	Shelter with Deposit	768
	Contact	Recorders	Permits							
45-6-1629	Vauchuse;Hermitage Reserve,;	GDA	56	339735	6252388	Open site	Valid	Shell :-, Artefact :-	Midden	
	Contact	Recorders	Permits							
45-6-1515	Diamond Bay (Vauchuse South)	AGD	56	341030	6251620	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	97439
	Contact	Recorders	Permits							
45-6-1651	Milk Beach 5;Hermitage Reserve,;	GDA	56	339685	6252479	Closed site	Valid	Shell :-, Artefact :-	Shelter with Midden	
	Contact	Recorders	Permits							
45-6-1652	Milk Beach 4	GDA	56	339705	6252477	Open site	Valid	Shell :-, Artefact :-	Midden	1888
	Contact	Recorders	Permits							
45-6-0903	Vauchliffe; Radcliffe Residence	GDA	56	340190	6252365	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	Contact	Recorders	Permits							
45-6-1588	31 Oloia Ave	GDA	56	340425	6252200	Closed site	Valid	Art (Pigment or Engraved) :-	Shelter with Art	
	Contact	Recorders	Permits							
45-6-2650	Emmas Well	GDA	56	340262	6251501	Open site	Valid	Water Hole :-		
	Contact	Recorders	Permits							


Report generated by AHIMS Web Service on 07/08/2023 for Michael Lever for the following area at Datum :GDA, Zone : 56, Eastings : 338120.0 - 342120.0, Northings : 6248719.0 - 6252719.0

with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 56

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Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

		AHIMS Web Services (AWS) Extensive search - Site list report				Your Ref/PO Number : 230798 Client Service ID : 807119				
SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-2665	Restriction applied. Please contact ahims@environment.nsw.gov.au. <u>Contact</u>					Open site	Destroyed			102152
45-6-2797	28 Carrara Road Archaeological Deposit (formerly PAD) <u>Contact</u>	<u>Recorders</u>	AGD	56	339733	6252108	Open site	Destroyed	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	1731,3167,3192,3202,4814
45-6-2895	Dover Heights PAD <u>Contact</u>	<u>Recorders</u>	GDA	56	341152	6250980	Open site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	2479,2601
45-6-3624	The Wanderers Cave <u>Contact</u>	<u>Recorders</u>	GDA	56	340305	6252280	Closed site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	
45-6-3745	RSGC Area of Sensitivity <u>Contact</u>	<u>Recorders</u>	GDA	56	339940	6250555	Open site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	
45-6-3754	KRRI Rockshelter <u>Contact</u>	<u>Recorders</u>	GDA	56	340012	6251770	Closed site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	4591,5104
45-6-3763	Scots College PAD <u>Contact</u>	<u>Recorders</u>	GDA	56	338533	6250211	Open site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	104342
45-6-3825	Cranbrook Oval <u>Contact</u>	<u>Recorders</u>	GDA	56	338374	6250807	Open site	Valid	Artefact :- <u>Permits</u>	104834
45-6-3948	Woollahra Possible Shelter WAH128 <u>Contact</u>	<u>Recorders</u>	GDA	56	338682	6249049	Closed site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	
45-6-3949	Woollahra Possible Shelter WAH127 <u>Contact</u>	<u>Recorders</u>	GDA	56	338674	6249042	Closed site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	
45-6-3950	Woollahra Possible Shelter WAH126 <u>Contact</u>	<u>Recorders</u>	GDA	56	338861	6249025	Closed site	Valid	Potential Archaeological Deposit (PAD) :- <u>Permits</u>	
	<u>Contact</u>	<u>Recorders</u>					Mr.Paul Irish,Coast History & Heritage		<u>Permits</u>	

Report generated by AHIMS Web Service on 07/08/2023 for Michael Lever for the following area at Datum :GDA, Zone : 56, Eastings : 338120.0 - 342120.0, Northings : 6248719.0 - 6252719.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 56
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Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report



AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : 230798

Client Service ID : 807119

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-3952	Woollahra Possible Shelter WAH117	GDA	56	339836	6252036	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3953	Woollahra Possible Shelter WAH118	GDA	56	339820	6252101	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3962	Woollahra Possible Shelter WAH136	GDA	56	338525	6248937	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3963	Woollahra Possible Shelter WAH132	GDA	56	338468	6249048	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3964	Woollahra Possible Shelter WAH124	GDA	56	340345	6252389	Closed site	Valid	Art (Pigment or Engraved) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3968	Woollahra Possible Shelter WAH120	GDA	56	340253	6252404	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3969	Woollahra Possible Shelter WAH119	GDA	56	339880	6252123	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3970	Cooper Park North Shelter WAH142	GDA	56	338410	6249090	Closed site	Valid	Art (Pigment or Engraved) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3972	Woollahra Possible Shelter WAH135	GDA	56	338500	6248960	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3973	Woollahra Possible Shelter WAH134	GDA	56	338421	6248937	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		
45-6-3974	Woollahra Possible Shelter WAH133	GDA	56	338228	6248966	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact			Recorders	Mr.Paul Irish,Coast History & Heritage			Permits		

Report generated by AHIMS Web Service on 07/08/2023 for Michael Lever for the following area at Datum :GDA, Zone : 56, Eastings : 338120.0 - 342120.0, Northings : 6248719.0 - 6252719.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 56

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Old School Hall at Rose Bay Public School & McAuley Catholic School and outbuildings
Aboriginal Heritage Due Diligence Report

<div>  <div> AHIMS Web Services (AWS) Extensive search - Site list report </div> <div> Your Ref/PO Number : 230798 Client Service ID : 807119 </div> </div>										
SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-3975	Woollahra Possible Shelter WAH131	GDA	56	338279	6249056	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact									
45-6-3977	Woollahra Possible Shelter WAH129	GDA	56	338120	6249152	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact									
45-6-3980	Woollahra Possible Shelter WAH137	GDA	56	338533	6248923	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact									
45-6-3998	PAD 590-592 NSHR	GDA	56	338350	6250900	Open site	Destroyed	Potential Archaeological Deposit (PAD) :-		
	Contact									
45-6-3984	Drumalbyn shelter	GDA	56	338880	6249665	Closed site	Valid	Potential Archaeological Deposit (PAD) :-		
	Contact									
45-6-3985	Cooper Park Shelter	GDA	56	338493	6248933	Closed site	Valid	Art (Pigment or Engraved) :- Potential Archaeological Deposit (PAD) :-		
	Contact									

** Site Status

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 07/08/2023 for Michael Lever for the following area at Datum : GDA, Zone : 56, Eastings : 338120.0 - 342120.0, Northings : 6248719.0 - 6252719.0
with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 56

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artefact

8 November 2023

Anne White
Manager Strategic Planning Place
Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028
e: anne.white@woollahra.nsw.gov.au
t: 9391 7086

Attention: Eleanor Banaag
Senior Strategic Heritage Officer
e: Eleanor.Banaag@woollahra.nsw.gov.au
t: 9391 7084

Dear Anne and Eleanor,

Re: Rose Bay schools preliminary historical archaeological review

Introduction

Artefact Heritage has been engaged by Woollahra Municipal Council to prepare a preliminary historical archaeological review for the study area of two schools in Rose Bay: The Old School Hall at Rose Bay Public School, Albemarle Ave, Rose Bay; and the McAuley Catholic Primary School and outbuildings, Carlisle Street, Rose Bay (approximately four buildings plus landscape context).

Both sites of interest are under investigation for the purposes of potential heritage listing.

Study area

The study area encompasses two schools within the Rose Bay area: Rose Bay Public School and McAuley Catholic Primary School (Figure 1).

Rose Bay Public is located at 21 Wilberforce Avenue, Rose Bay 2029 and comprises of Lot 13-20, 46-56 56 DP 4567 and 111-112 DP 1076937. It is bordered by three roads, Wilberforce Avenue running along a North-West to South-East orientation, Albemarle Lane running along a North-East to South-West and Albemarle Avenue running along a North-West to South-East orientation, the remaining side of the school grounds backs onto residential housing.

McAuley Catholic Primary School is located at 8-12 Carlisle Street, Rose Bay 2029 comprising of Lot A, B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884. It is bordered by Carlisle Street running in a North-East to South-West orientation with the remaining sides of the school grounds being bordered by residential properties (Figure 1). The two sites fall within the Woollahra Local Government Area and in the Parish of Alexandria.

Limitations

This preliminary historical archaeological review provides a preliminary assessment of the historical archaeological potential and significance within the study area, as illustrated in Figure 1. This letter

Rose Bay Schools
Historical Archaeological Assessment

report is a preliminary review only and does not represent an Historical Archaeological Assessment (HAA). Aboriginal heritage is addressed in a separate report for the project.

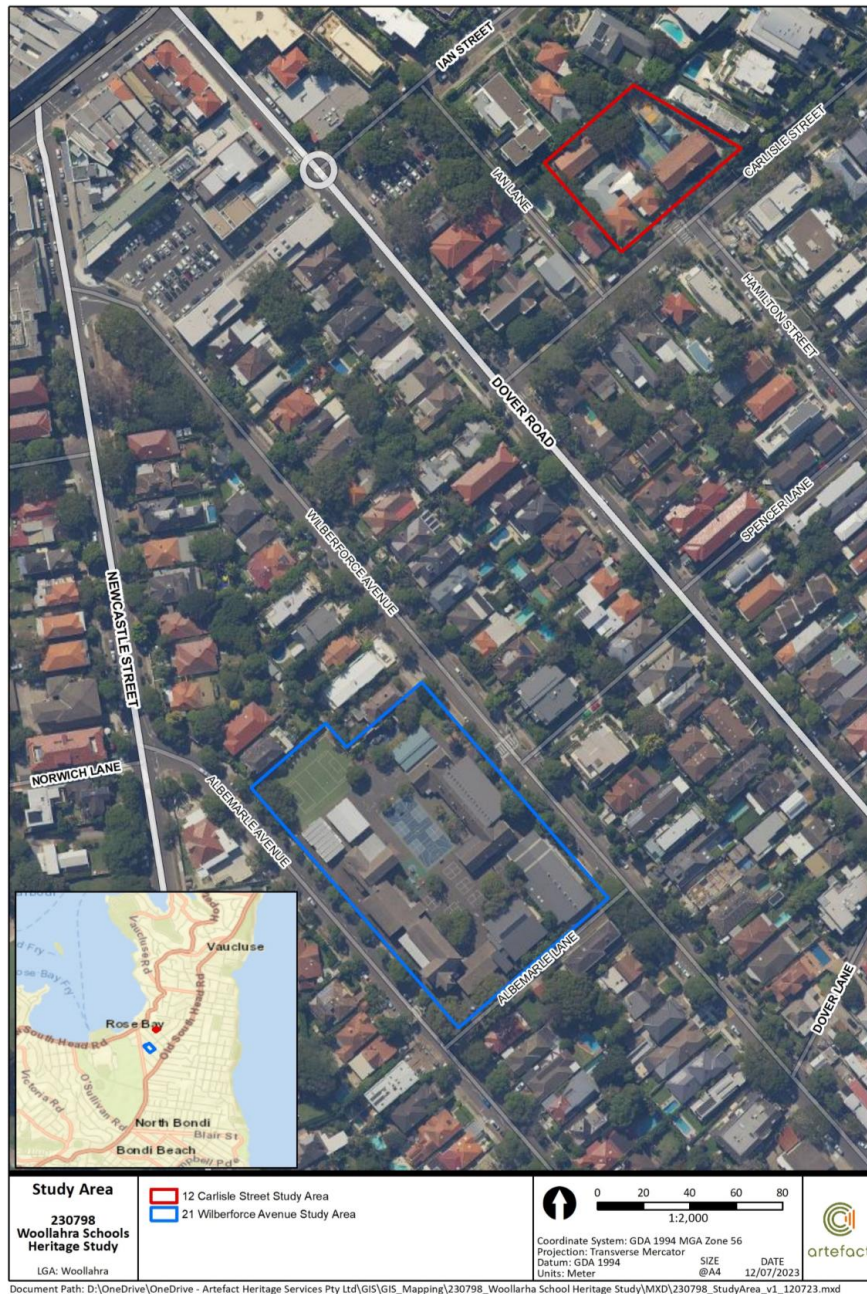


Figure 1: Location of study area boundaries: Rose Bay Public School (Blue) & McAuley Catholic School (Red) Source: Artefact, 2023

Rose Bay Schools
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Land use summary

This section of the report presents a summary of the historical occupation of the study area. The historical occupation of the study area has been divided into three phases of historic activity. An outline of these phases is presented below in Table 1.

Table 1: Historical land use within Rose Bay Public School and McAuley Catholic School

Phase	Discussion
Phase 1 Early land grants and occupation (1788-1830)	<p>The study area is located within the former Point Piper Estate, which was awarded to John Piper in 1813, making the estate one of the oldest grants in the local area. Piper's holdings spanned 1190 acres in Woollahra and 475 acres in Vaucluse. Piper's extravagant lifestyle soon sent him into debt, resulting in the sale of 1130 acres of his Point Piper estate to Daniel Cooper and Solomon Levey in late 1826.¹ In 1827, Piper sold another 190 acres of land at Point Piper to Daniel Cooper. A new grant titling Cooper and Levey to the land was issued in 1830, but Levey died in London only three years later. Daniel Cooper assumed sole ownership of the land title by 1847, and the land became known as the Cooper Estate. During this time Rose Bay was largely bushland and Cooper did not clear or develop his land. The New South Head Road, completed in 1831, was utilised as an access point to the main residential area while South Head Road became a trail for picnickers and scenic walks.²</p>
Phase 2 Development and subdivision (1831-c.1906)	<p>Following the construction of New South Head Road in 1831, land around the study area was gradually divided into estates for residential development.</p> <p>McAuley Catholic School is located in the former Carlisle Estate, a release of 45 "mansion sites" within the larger Cooper Freeholds (Figure 3). These blocks were auctioned in March 1888. Analysis of aerial imagery from 1930 shows that residential development had taken place within the Carlisle Estate where the main building of McAuley Catholic Primary School now stands.</p> <p>Rose Bay Public School is located immediately north of Section C of the former Rose Bay Estate (Figure 4). The present location of Rose Bay Public School does not appear to have been released for subdivision during this time. A land release advertisement from circa 1906 depicts a Public School "now being erected" on the current site of Rose Bay Public School. No development is known to have taken place in this area prior to the establishment of Rose Bay Public School, however a small outbuilding is visible on the land release advertisement in what is now the southeast corner of Rose Bay Public School.</p>

1 Woollahra Municipal Council. Captain John Piper'. Accessed at: [https://www.woollahra.nsw.gov.au/library/local_history/woollahra_plaque_scheme/plaques/captain_john_piper\(12/03/2020\)](https://www.woollahra.nsw.gov.au/library/local_history/woollahra_plaque_scheme/plaques/captain_john_piper(12/03/2020))

2 Wotherspoon, Dictionary of Sydney. 'The Road East'. Accessed at: https://dictionaryofsydney.org/entry/the_road_east (17/08/2023)

Rose Bay Schools
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Phase	Discussion
	<p>The Christian Brothers College was established in 1935 on the site of present-day McAuley Catholic School. The Christian Brothers College operated from 1935 to 1959. Aerial imagery from 1943 shows the existing main building having been constructed by this point, replacing the residential structures which were visible in 1930 (Figure 5).</p> <p>In 1967 McAuley Catholic Primary School was established within the former Christian Brothers College. Despite this change, the site itself does not appear to have undergone many, if any, modifications. Aerial images between in 1943 and the present day show that the McAuley School utilised the existing structures on the property and that the four buildings which comprise the school have not undergone substantial changes since the establishment of the Christian Brothers College.</p>
Phase 3 Educational establishments (c.1906-present)	<p>Analysis of aerial imagery from 1943 shows Rose Bay Public School encompassing a slightly larger plot than what was originally shown on the 1906 subdivision plan (Figure 6). In addition, an outbuilding shown on this plan appears to have been demolished by this with larger school buildings constructed in its place. Between 1943 and the present day, a number of small buildings have been constructed and demolished across the school. Demountable buildings were introduced in Sydney in 1966. Consequently, any structures visible prior to this time are likely to have been permanent structures with sub-surface foundations. From 1966 onwards, these structures may have been demountable structures.</p> <p>While modifications took place across the school grounds throughout the twentieth century, the original building is still visible in the 1930 aerial of the study area which has since undergone two extensions (Figure 7, Figure 8).</p>

Rose Bay Schools
Historical Archaeological Assessment



Figure 2: View of Rose Bay c.1840. Source: SLNSW

Rose Bay Schools
Historical Archaeological Assessment

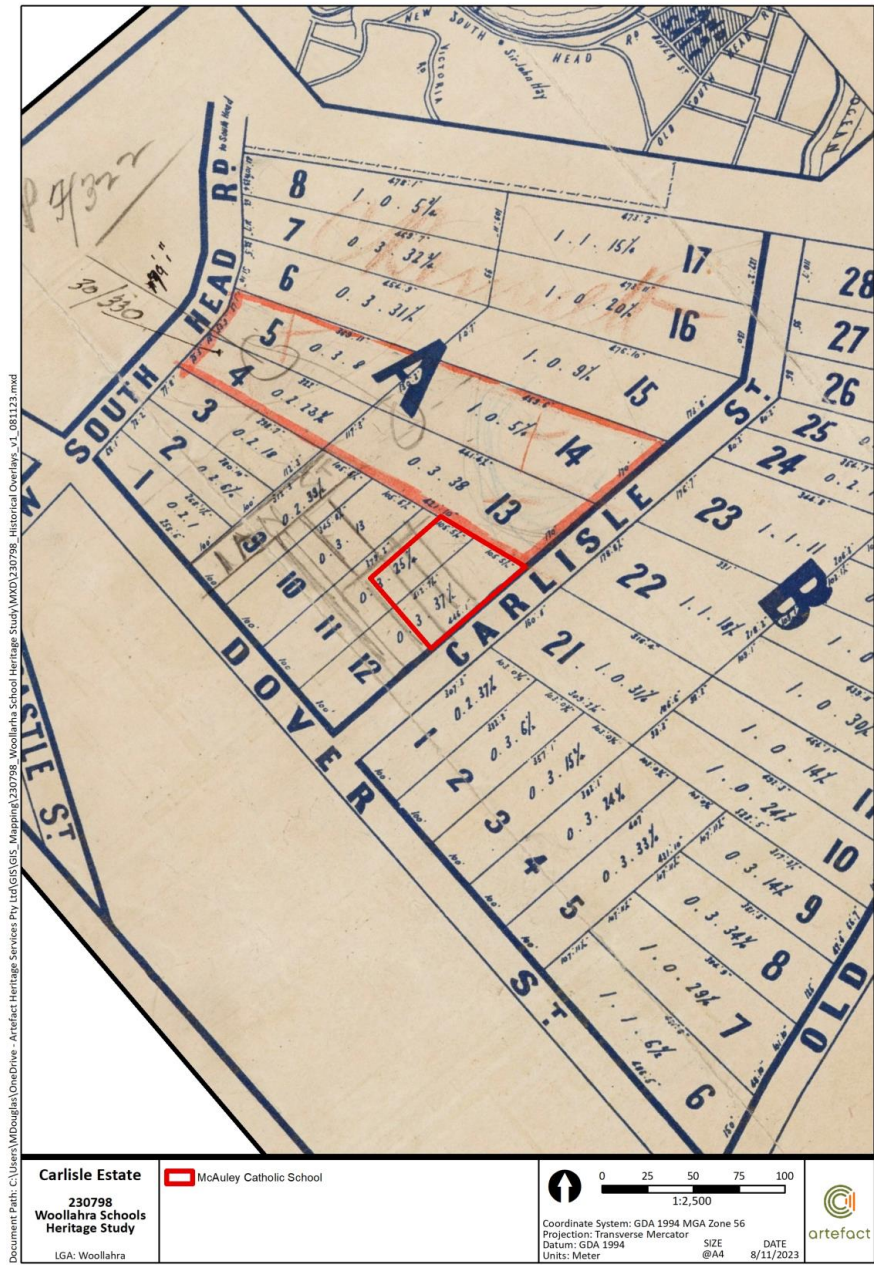


Figure 3: Land release advertisement for Carlisle Estate. The approximate location of McAuley Catholic Primary School is shown in green (NSW State Library Collection)

Rose Bay Schools
Historical Archaeological Assessment

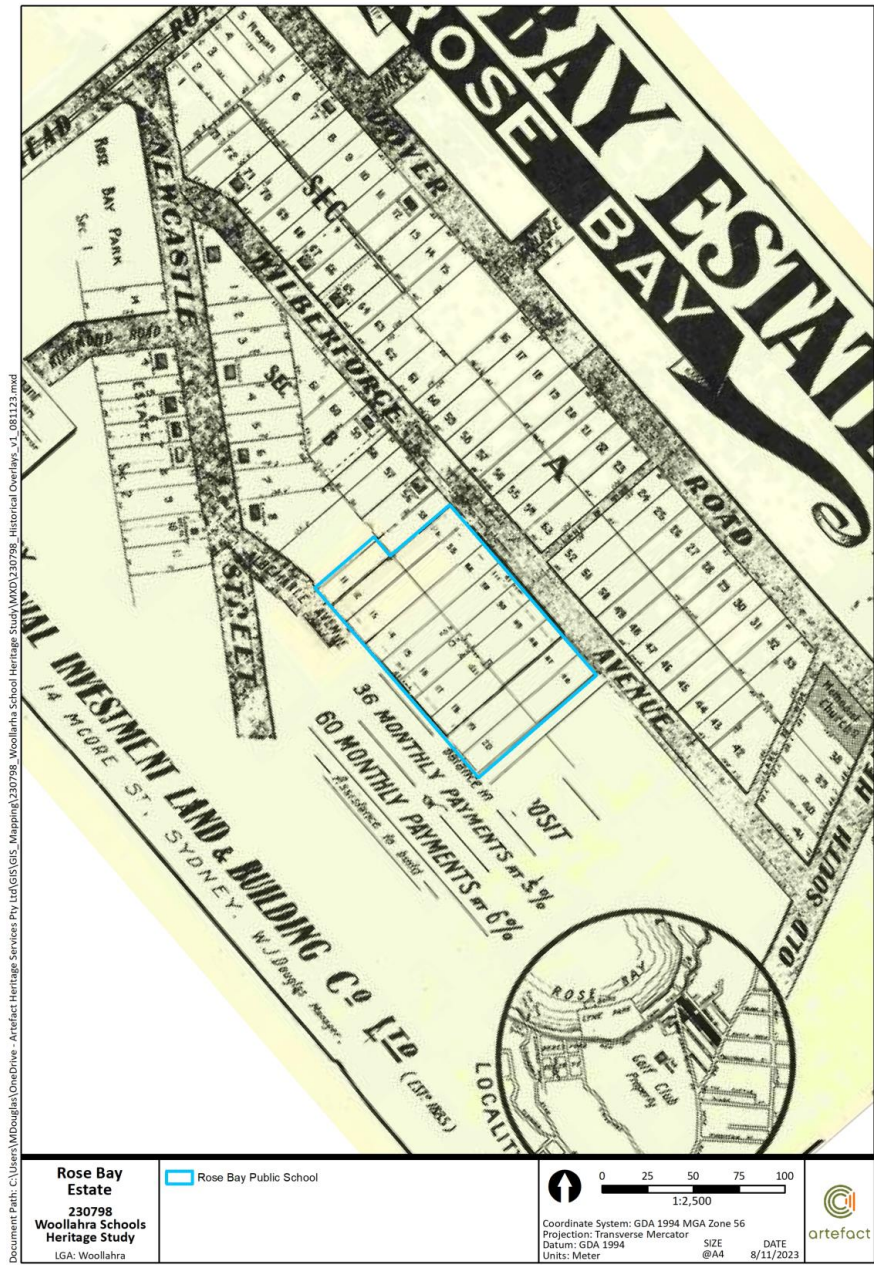


Figure 4: Land release advertisement for Rose Bay Estate. The approximate location of Rose Bay Public School is shown in red (NSW State Library Collection)

Rose Bay Schools
Historical Archaeological Assessment

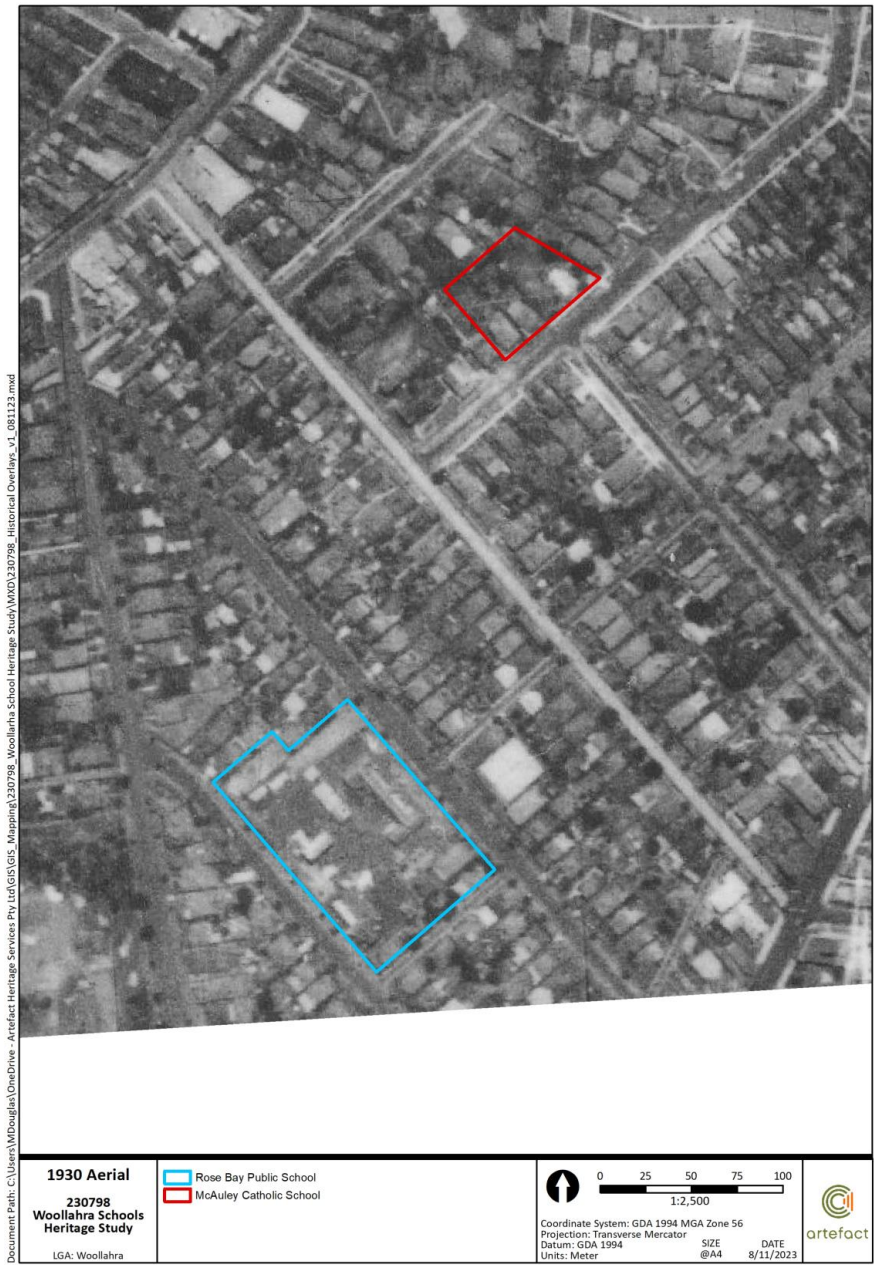


Figure 5: Aerial imagery from 1930. The approximate location of Rose Bay Public School is shown in blue and the location of McAuley Catholic School is shown in red (Historical Imagery Viewer)

Rose Bay Schools
Historical Archaeological Assessment

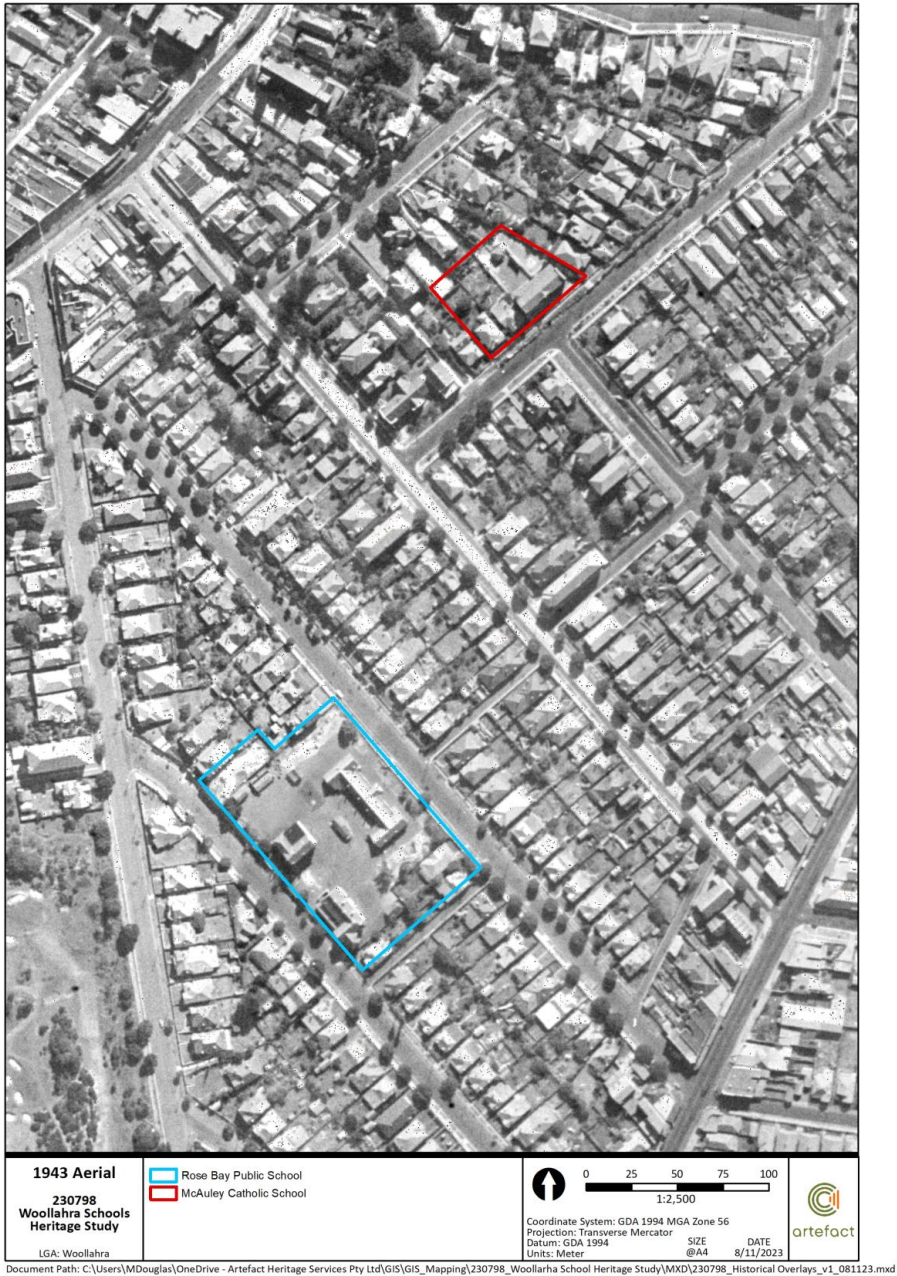


Figure 6: Aerial imagery from 1943. The approximate locations of both schools. Rose Bay Public School outlined in red and McAuley Catholic School in green (Historical Imagery Viewer)

Rose Bay Schools
Historical Archaeological Assessment

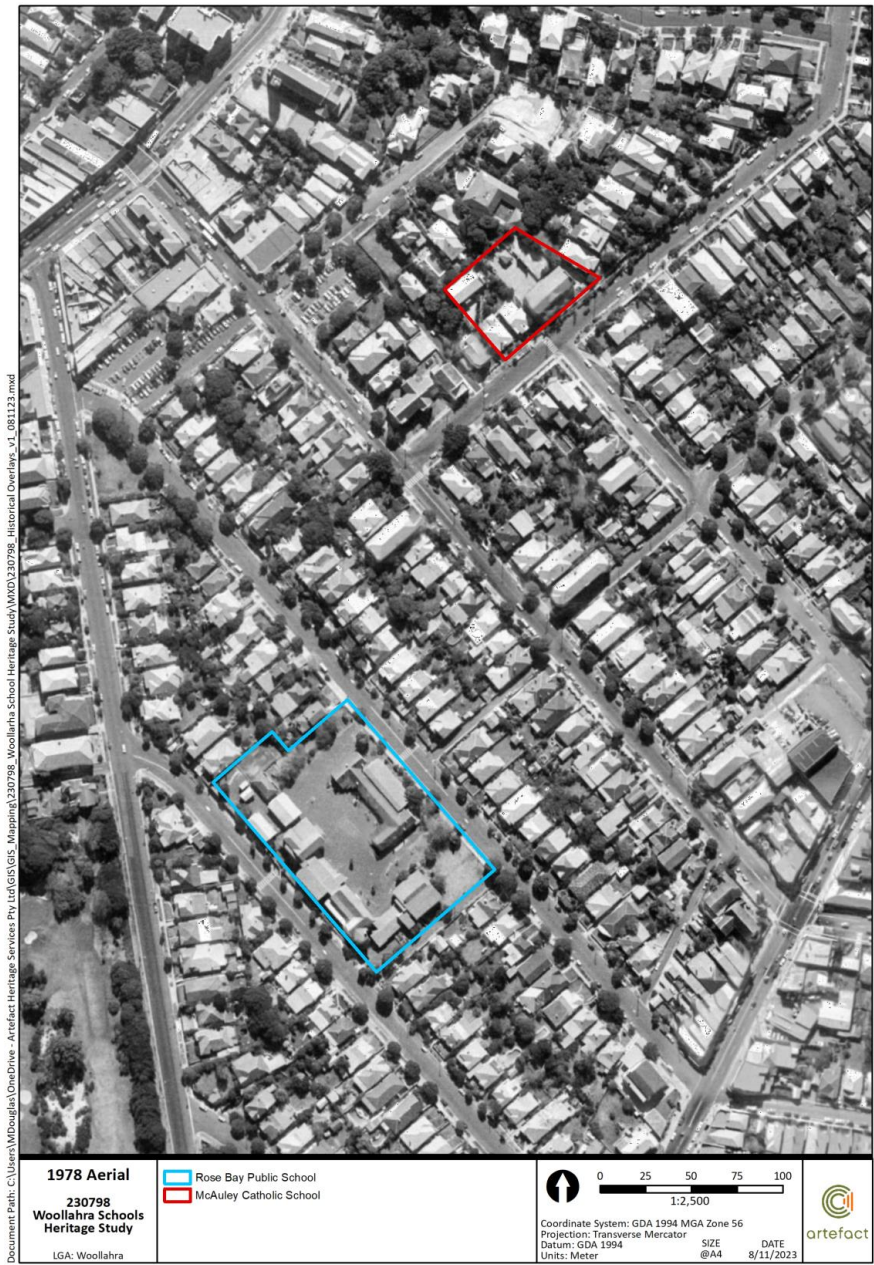


Figure 7: Aerial imagery from 1978. The locations of McAuley Catholic Primary School is shown in green and the location of Rose Bay Public School is shown in red (Historical Imagery Viewer)

Rose Bay Schools
Historical Archaeological Assessment



Figure 8: Aerial imagery from 2002. The location of McAuley Catholic Primary school is shown in green, and the location of Rose Bay Public School is shown in red (Historical Imagery Viewer)

Rose Bay Schools
Historical Archaeological Assessment

Site inspection

A site inspection was conducted on 17 August 2023 by John Sokalik (Senior Heritage Consultant) and Bronwyn Hanna (Senior Associate) of Artefact Heritage. The aim of the site inspection was to investigate and identify heritage items and heritage significant fabric in the study area and in the vicinity. The inspection was undertaken on foot and a photographic record was made.

Rose Bay Public School

Rose Bay Public School is located approximately 120 metres east of The Royal Sydney Golf Club on an elevated landscape and is surrounded by residential properties along the opposing streets. The site has been extensively developed through the construction of buildings ranging from substantial brick structures to light 'temporary' classrooms of timber, metal and cladding. The school grounds are located approximately 1-2 metres above the surrounding street levels (Figure 13) implying that the area has significantly been built up over time. Much of the ground surface in the study area is bituminised and level (Figure 9-Figure 12) and there is potential for such paving surfaces to overlie and cap relatively undisturbed fills. This is also the case for the tennis courts in the northwest corner of the study area. In the northeast of the study area an open lawn is present.

No evidence of potential archaeological deposits or former structures was identified during the inspection.

Rose Bay Schools
Historical Archaeological Assessment



Figure 9: Brick structures, view northwest over playground



Figure 10: Lightweight classrooms. View southwest.



Figure 11: Brick structures, view southwest over playground



Figure 12: Brick structures, view northeast over playground

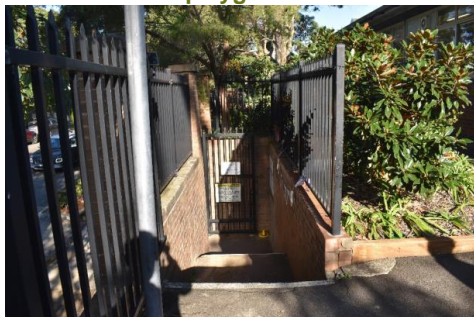


Figure 13: Stairway to Wilberforce Avenue. View southeast



Figure 14: Rose Bay Public School from Albemarle Avenue. View northeast

McCauley Catholic School

McCauley Catholic School is located approximately 200 metres northeast of Rose Bay Public School on a steep sloping landscape and is adjacent to residential properties to the north, east and west of the school. The school sits on a rolling dune formation, descending to the southwest (Figure 15- Figure 17). The adjacent street (Carlisle Street) has been at times substantially cut into the dune on which the school sits, implying the potential that preserved dune soil surfaces are present beneath the less disturbed elements of the school soils. Much of the school has been subject to significant ground disturbance as evidenced by the substantial brick buildings, however the school playground is capped by concrete which may have acted to preserve underlying historic fills and natural soils

Rose Bay Schools
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(Figure 19). Isolated grassed garden areas are present around the perimeter of the and these display little evidence of ground disturbance. Although some evidence of ground disturbance is apparent in a planting area adjacent to a driveway (Figure 20) the extent of this disturbance (as for the grassed and concreted areas) is difficult to gauge without archaeological investigation.

No evidence of potential archaeological deposits or former structures was identified during the inspection.



Figure 15: View of school on dune slope, view northeast



Figure 16: View southwest down dune slope



Figure 17: View northeast down dune slope



Figure 18: View of streetside retaining wall height. View northeast

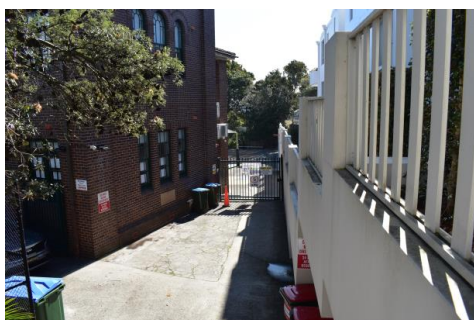


Figure 19: View of paved playground surfaces

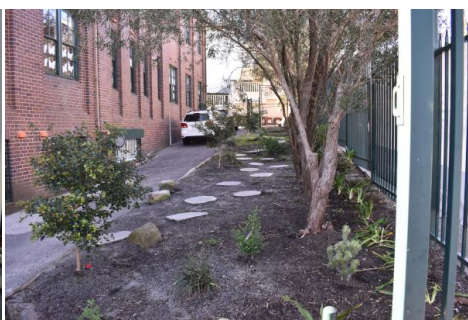


Figure 20: Planting area on sandy soils

Rose Bay Schools
Historical Archaeological Assessment

Archaeological potential and significance

This section discusses the study area's potential to contain historical archaeological resources, and whether any potential resources are likely to be of local or state significance.

The potential for the survival of archaeological remains is significantly affected by activities which may have caused ground disturbance. This assessment is therefore based on consideration of current ground conditions, and analysis of the historical development of the study area. Identified levels of archaeological potential are based on the definitions outlined below in Table 2.

Table 2: Definition of assessed archaeological potential

Grading	Definition
High Potential	Where there is evidence of multiple phases of historic development and structures, with minimal or localised twentieth-century development impacts, and where it is likely that archaeological resources would remain intact.
Moderate Potential	Where analysis has demonstrated known historical development with some previous impacts, but where it is likely that archaeological remains would survive with localised truncation and disturbance.
Low Potential	Where research has indicated little historical development, or where there have been substantial previous impacts which may not have removed deeper subsurface remains entirely.
Nil to Low Potential	Where there has only been low intensity historical activity, such as land clearance or informal land use, with little to no archaeological 'signature' expected; or where previous impacts were extensive, such as large-scale bulk excavation which would leave isolated and highly fragmented deposits.
Nil Potential	Where there is no evidence of historical development or use, or where previous impacts such as deep basement structures would have removed all archaeological potential.

The assessment of heritage significance is outlined through legislation in the *Heritage Act 1977* and implemented through the *NSW Heritage Manual*, the *Archaeological Assessment Guidelines*³ and the 2009 *Assessing Significance for Historical Archaeological Sites and 'Relics'*.⁴ The significance of an item or potential archaeological site can be assessed as being of local or state significance.

'*State heritage significance*', in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

³ NSW Heritage Office 1996; 25-27

⁴ NSW Heritage Branch, 2009.

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'Local heritage significance', in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.⁵

Rose Bay Public School

The archaeological potential and anticipated significance of any archaeological resources that may be present at Rose Bay Public School are presented below in Table 3.

Table 3: Archaeological potential and significance for Rose Bay Public School

Phase	Anticipated remains	Archaeological potential	Anticipated significance
Phase 1 Early land grants and occupation (1788-1830)	No evidence of historical activity	Nil	n/a
Phase 2 Development and subdivision (1831-c.1906)	Structural remains of former c.1906 outbuilding in the south east corner of the school and earlier lightweight school buildings such as footings and postholes	Low	Unlikely to reach the threshold of local significance
Phase 3 Educational establishments (c.1906-present)	Structural remains of former school buildings such as concrete pads, brick footings, former services.	Moderate	Unlikely to reach the threshold of local significance

McAuley Catholic Primary School

The archaeological potential and anticipated significance of any archaeological resources that may be present at McAuley Catholic Primary School are presented below in Table 4.

Table 4: Archaeological potential and significance for McAuley Catholic School

Phase	Anticipated remains	Archaeological potential	Anticipated significance
Phase 1 Early land grants and occupation (1788-1830)	No evidence of historical activity	Nil	n/a

⁵ This section is an extract based on the Heritage Office Assessing Significance for Historical Archaeological Sites and Relics 2009:6.

Rose Bay Schools
Historical Archaeological Assessment

Phase	Anticipated remains	Archaeological potential	Anticipated significance
Phase 2 Development and subdivision (1831-c.1906)	Evidence of subdivision and residential development took place between 1888 and c.1930. Archaeological evidence may include building footings, concrete pads, former services, rubbish pits and associated deposits.	Moderate (works) Low (relics)	May reach the threshold of local significance if significantly intact
Phase 3 Educational establishments (c.1906-present)	N/A (extant)	High	n/a

Summary of historical archaeological potential

There is no documented evidence to suggest that the study area underwent development during Phase 1. The study area is unlikely to contain an intact archaeological resource associated with this phase.

Subdivision plans indicate that land that would later be occupied by the Christian Brothers College (later McAuley Catholic School) went to auction c.1888. The site of Rose Bay Public School was undeveloped prior to construction of the site c.1906. The majority of these building remains extant.

Residences originally located within the McAuley Catholic School site were likely constructed soon after subdivision. By the late 19th century, these residences are likely to have been connected to the Bondi Ocean Outfall Sewer (BOOS). Due to main sewer connection and construction techniques utilised at the time, residential structures of this date are unlikely to be associated with artefact bearing deposits in the form of occupation deposits or rubbish pits. The study area has in part been subject to varying levels of ground disturbance through the construction of structures associated with the c.1935 Christian Brothers College. However, the installation of lightweight 'temporary' classrooms, of playground and tennis surfaces, are unlikely to have resulted in ground disturbance to an extent that archaeological remains associated with Phase 2 and Phase 3 development of both sites have been completely removed.

Archaeological remains associated with Phase 2 residential occupation at the McAuley Catholic School site have come potential to reach the threshold of local significance if significantly intact and associated with artefact bearing deposits. It is likely that both sites have archaeological structural remains associated with earlier lightweight school buildings, however, these remains are unlikely to reach the threshold of local significance.

Conclusions and recommendations

This assessment as identified that:

- McAuley Catholic School has **moderate** potential to contain historical archaeological 'works' and low potential for archaeological 'relics' associated with Phase 2 which may reach the threshold of local significance if considerably intact.

Rose Bay Schools
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- Rose Bay Public School has **moderate** potential to contain historical archaeological remains associated with former phases of school. These remains are unlikely to reach the local significance threshold.

Therefore, the following recommendation is made:

- An historical archaeological assessment must be prepared by a suitably qualified archaeologist if any works are to be undertaken within McAuley Catholic School.

Rose Bay Schools
Historical Archaeological Assessment

REFERENCES

Heritage Branch, Department of Planning, 2009. *Assessing Significance for Archaeological Sites and 'Relics'*.

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https://dictionaryofsydney.org/entry/the_road_east (12/03/2020)

HERITAGE SURVEY – E BLOCK, Rose Bay Public School

Name(s) of place: E Block building within Rose Bay Public School.

Address(es) of place: Rose Bay Public School, Albemarle Avenue, Rose Bay NSW 2029. The E Block building faces onto Wilberforce Ave.

LGA / Council: Municipality of Woollahra.

Heritage listings to date: None.

Aboriginal nation/ LALC: Gadigal. Located within the La Perouse Local Aboriginal Land Council area.

Latitude/ longitude: -33.872 / 151.271.

Owner of property: NSW Government (Department of Education).

Client seeking assessment and why: Woollahra Municipal Council responding to councillors' proposal that several schools be assessed for heritage listing on the Woollahra LEP (Council Agenda 8/4/2019).

Author of assessment: Bronwyn Hanna (Senior Associate) & Jordan Wilson-Aarsen (Heritage Consultant)

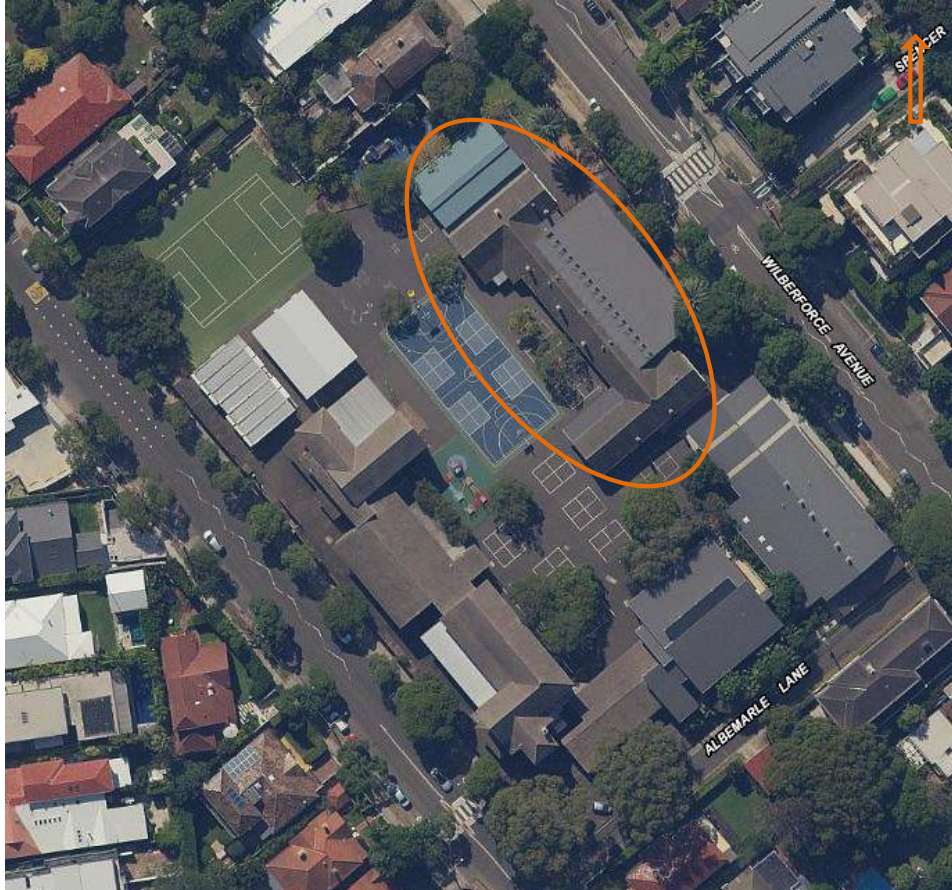
Date of assessment: October 2023.

Limitations: There has been no detailed stakeholder consultation. A brief site visit throughout the Rose Bay Public School buildings and grounds was undertaken on 17 August 2023.



E Block viewed from the playground side of the school with the remnant original part of the building dating from 1907 at left, the 1911 and 1916 additions in the centre, and the 1970s addition at the right (Artefact, 2023)

LOCATION:



Contemporary aerial view of Rose Bay Public School with location of E Block circled (Google maps with Artefact annotation, 2023)

DRAFT STATEMENT OF SIGNIFICANCE:

The E Block building at Rose Bay Public School has moderate local heritage significance under historical, associational, aesthetic, rarity and representative criteria.

The E Block building dates from 1907, and together with its subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on the Rose Bay Public School grounds. It has moderate local historical and possibly associational significance as well as considerable authenticity and integrity as a good quality, local community building which has been in public use for well over a century, and continues in its original function for classroom teaching. It may have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school. Further consultation with the local community may be required to establish a local level of social significance.

The E Block building at Rose Bay Public School has moderate local aesthetic, rarity and representative significance as a government-built, educational building dating from 1907 which retains many of the features of its original design and materials. These include the use of warm face brick work, barge board gabled facades, tall chimneys, wide eaves with exposed rafters, decorative

Artefact survey sheet 2023 – Rose Bay Public School – E Block 2

brick buttresses positioned between timber-framed sash windows, four panelled interior timber doors, high ceilings, plastered walls and painted timber panelling and built-in furniture.

The E Block building and its extensions were the first known structures built on this land so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

BRIEF TIMELINE HISTORY:

- The traditional Aboriginal owners of much of the Woollahra district were the Gadigal clan, while the harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan (Woollahra Municipal Council Library, 2023). La Perouse Local Aboriginal Land Council is the LALC for this area (Coast, 2021, p. 6).
- 1830. Land grant including this property to Daniel Cooper and Solomon Levey. The land appears to have eventually been used for small-scale farming and grazing.
- 1891-1904. In response to local appeals, the NSW Government established a public school for primary education of children in Rose Bay near the current premises—in a rented house on Old South Head Road. In 1897 this early version of the school was relocated nearby along the road to a 'commodious building' in an ostrich farm. The school's assistant teacher, Alice Stanford was acting in the 'unheard of position of female principal' for two years before the school relocated to its permanent premises in 1907 (RBPS, 1991, p. 9).
- 1905-1907. Following residential subdivision of the land between Wilberforce and Albemarle Avenues in Rose Bay, the NSW Government resumed approximately 0.8 hectares owned by the Intercolonial Investment Land & Building Co. Ltd for £1575 (RBPS, 1991, p. 10).
- 1907. The original school building constructed on the current premises of Rose Bay Public School came into use on 8 April 1907 (Jervis, 1960, p. 100). It was a small brick building but has been considerably extended and now comprises only the north-eastern corner of 'E Block' facing Wilberforce Street (diagram in RBPS, 1991, p. 16). Extensions to the building took place in 1911, 1916, 1920, 1929 and during the 1970s (RBPS, 1991, p. 16 diagram, Artefact analysis of historical aerial imagery).
- The architect responsible for the design of the building was probably James Sven Wigram, who was in charge of public school design within the Department of Public Works between 1904 and his retirement in 1908. This was a period of 'revolutionary' change in the design of pedagogy and school architecture following a NSW Legislative Council commission of inquiry into the public education system (Tonkin, 1975, p. 204; The Commissioners, 1903-1905). Few new school buildings were constructed in NSW during this period when the department's efforts were focused on adapting its huge existing portfolio of school buildings to the new requirements aiming for smaller classrooms, and more light and ventilation (Tonkin, 1975, p. 195).
- By 1909 there were 130 students in attendance at Rose Bay Public School (State Records, 1909). The Rose Bay Public School Centennial History, published in 1991, describes a long history of building additions, alterations and demolitions as the school adjusted to varying enrolments, peaking at 1000 students in 1930 (RBPS, 1991).
- 1922-1929. Further land was resumed for the school on the Albemarle Ave side. The building which would become known as D Block began in 1924 as the Infants' Department. It was positioned across the school grounds from the original building and facing Albemarle Ave. The building which would become known as B Block began in 1929 as the Boys' Department. It was also positioned facing Albemarle Ave (diagram in RBPS, 1991, p.16)
- During the 1970s as enrolments were increasing, the building linking B and D Blocks, now known as C Block was constructed (Artefact analysis of historical aerial imagery, RBPS, 1991, p. 30).
- 2005-2023. Several small buildings in the north-western corner of the grounds were removed and replaced with a sporting field. Two large new administration buildings known as A Block and J Block were constructed in the south eastern corner of the school.
- In 2022 the primary school had an enrolment of 469 students (RBPS, 2022).

Artefact survey sheet 2023 – Rose Bay Public School – E Block 3

DESCRIPTION:

The Rose Bay School Site

- The site of Rose Bay Public School comprises Lots 111 and 112, DP 1076937; Lots 13-20 & The cadastral description of Rose Bay Public School comprises Lots 111 and 112, DP 1076937; Lots 13-20 & Lots 46-54, DP 4567, Parish of Alexandria, County of Cumberland
- Rose Bay Public School is located approximately 6 km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, in one of the wealthiest local government areas in Australia.
- The school is positioned on an area of flat land near the Royal Sydney Golf Club, approximately 400 metres south-east of the harbour at Rose Bay and 1.2 km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road.
- The school is located within a residential area. It is bordered by public roads on three sides (Wilberforce Ave, Albemarle Ave, Albemarle Lane) and by residential housing on the south-eastern end.

E Block Building

- The E Block building is positioned on the north-eastern side of the school, facing Wilberforce Avenue.
- The north-eastern corner of E Block facing Wilberforce Street includes the first building erected on the school premises in 1907. The original, small, single-storey school building was constructed in warm-coloured face brick with a slate roof (State Records photo, 1909). The original building appears to have had a T-shaped plan with gabled facades facing east, west and south. The south facing façade was a blank wall without windows or buttresses, suggesting that an extension of the building in this direction was expected (and in fact soon occurred, within four years).
- Extensions to the building took place in 1911, 1916, 1920, 1929 and during the 1970s (RBPS, 1991, p. 16 diagram, Artefact analysis of historical aerial imagery).
- The early extensions in 1911 and 1916 were sympathetic to the original design and appear to have been constructed to match the original materials, form and detailing. The 1970s extensions to the Wilberforce Ave façade tended to have simpler, modern detailing.
- The early sections of the building built in 1907, 1911 and 1916 retains decorative brick buttresses positioned between windows and diagonally placed at the corners of the building.
- The approximate area of E Block is 760m², composed of:
 - South wing 25m x 8m
 - North wing 19m x 8m
 - Connecting area 34m x 12m
- The interiors of the building retain many historic features typical of good quality early-to-mid 20th century buildings, including high ceilings faced in timber boards, cornices, timber-paneled sections of walls, plastered walls with picture rails, built-in timber furniture, four-paneled timber doors.
- The window frames in the original 1907 section of the building appear to be the original timber including the sash frames and arrangement of glass panes. There are many other historic, timber-framed windows remaining in situ throughout the building.
- The original masonry chimney in the north-eastern section of the building dating from 1907 appears to be in situ. Two other early chimneys also remain in situ on the western façade facing the playground, associated with the 1911 and 1916 phases of the building. Fireplaces have been removed from the interiors but possibly remain marked in several rooms by corner niches.

Modifications/ condition:

- The building is well maintained internally and externally.
- The original slate roof has been replaced with a metal roof.
- Interior wall and ceiling surfaces are recently painted in a neutral colours and recent carpeting is in evidence.
- Air conditioning condenser units have been installed unsympathetically beside two original facades of the 1907 section of the building at ground level.

Artefact survey sheet 2023 – Rose Bay Public School – E Block 4

Architect identification and style analysis E Block building Rose Bay Public School:

- E Block building, dating from 1907, is understood to have been designed and constructed in stages by the NSW Government Architect or NSW Public Works. The architect responsible for the design of the building was probably James Sven Wigram, who was in charge of public school design within the Department of Public Works between 1904 and his retirement in 1908.
- The E Block building is designed in an amalgam of 'Federation' styles, predominantly 'Federation Queen Anne' and 'Federation Bungalow'.
- Aspects of the design which denote the 'Federation Queen Anne' include the use of warm face brick work, dominant roof with barge board gables facing the street, timber screening in the gables and other painted timber elements, slate roof, tall chimneys and double-hung sashes with multi-paned upper windows (Apperley et al., 1989, pp132-35)
- Aspects of the design which denote the 'Federation Bungalow' style include being predominantly single storey with large, simple roof planes incorporating awnings, having wide eaves with exposed rafters, tall chimneys, simple massing of the forms and the use of natural materials like brick, timber and slate (Apperley et al., 1989, pp140-43)

COMPARATIVE ANALYSIS

The original school building at Rise Bay Public School, now part of E Block, was one of few public school buildings built from scratch in NSW during 1904-1909, when the Department of Public Instruction's architecture branch was temporarily absorbed into the Department of Public Works, although James Sven Wigram remained in charge of design.

This comparative analysis focuses on the few new school buildings constructed during this 'revolutionary' period (1904-1908) as the NSW Government's the commission of inquiry into education brought out its reports. According to Peter Tonkin, this shift in design signalled a shift away from spending on 'external elaboration' to spending on 'the functional needs of users' (Tonkin, 1975, p203, see generally pp 195-205; TKD, 2018, pp 12-16, 97-101). New buildings at Birchgrove, Annandale North, Wickham, Drummoyne, Naremburn, Willoughby and Orange Grove Public Schools were constructed during this period, and all incorporated these new requirements to different degrees.

Similar to other public school buildings designed at this time, the original Rose Bay Public School is built in quality traditional materials such as brick and timber with a steep roofline and gables on the façade. Rose Bay differs from the others by being more modest in scale. Like buildings at Naremburn and Greenwich, the original building was more bungalow-like than institutional in its presentation. Its windows appear to be noticeably smaller than other school buildings designed at this time to meet the new requirements.

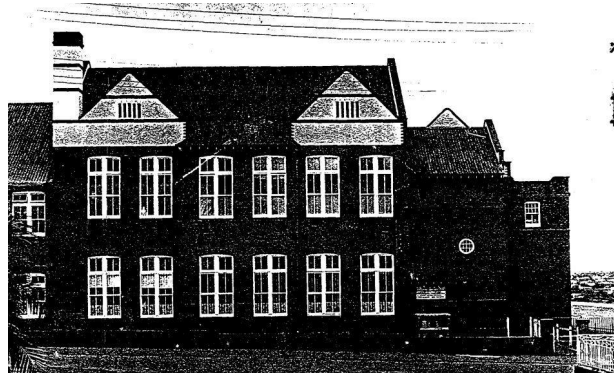
Rose Bay Public School original building, 1907. Now the north-eastern corner of E Block. The façade facing east towards Wilberforce Avenue is partly intact, seen at the right of the photo.



- Not heritage listed.

1909 photo of the original building at Rose Bay Public School
(State Records: FL1441588)

Birchgrove Public School, 1904.
Free of Romanesque design elements, simple brickwork, tall windows, open rafter eaves, improved ventilation (Tonkin, 1975, p. 181)



(Tonkin, 1975, p.180)

- LEP listed (Inner west #1847)
- S170 Register (Education)

Annanadale North Public School, 1907.
Smaller classrooms, moveable desks, classes on both sides of a corridor, thoughtful circulation, well lit and ventilated, 'noble' (Tonkin, 1975, pp 195-99)



(Tonkin, 1975, p200)

- S170 Register (Education)

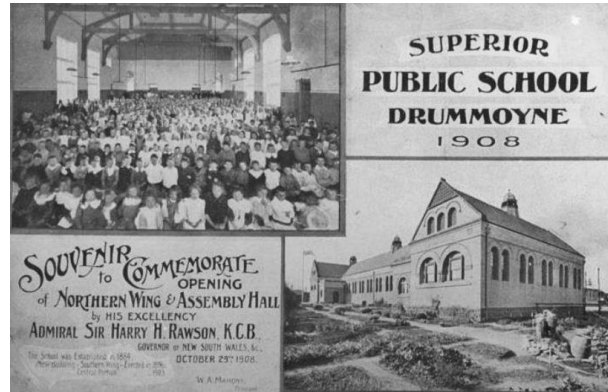
Wickham Public School, 1906 (closed 1989).
TDK suggests this is the 'first of the new breed of buildings incorporating commissioners' recommendations' – separate classrooms, separate facilities areas, ease of circulation, large windows, natural ventilation (TDK, 2019, pp 97-99)



The opening ceremony at Wickham Public School, 1906 (TKD, 2018, Government School Architecture in NSW, p. 98, photo from Newcastle University Library C918-0147).

- LEP-listed (Newcastle #1685) and nominated for SHR listing as a dominant, landmark building.

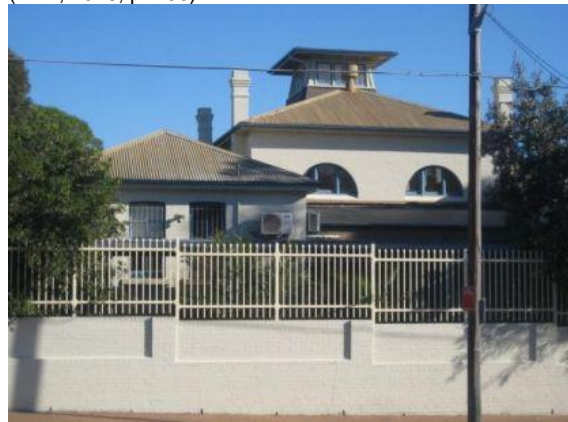
Drummoyne Public School additions including an assembly hall, 1908. This was possibly the first assembly hall built for a public school in NSW (TDK, 2018, p. 100). LEP listing mentions additions and Canary Island Palm trees.



(TDK, 2018, p. 106)

- LEP listed (Canada Bay #1405)
- S170 Register (Education)

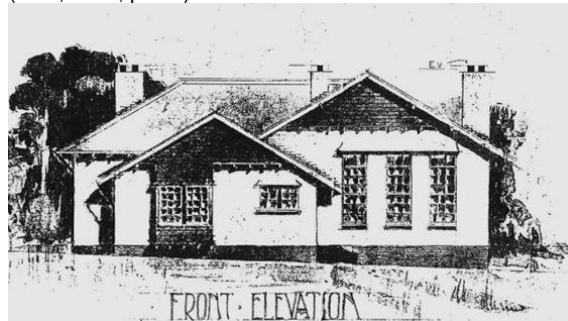
Naremburn Public School, 1908. School consisted of a modest central assembly hall surrounded by classrooms. A lantern above the hall provided light.



(TDK, 2018, p.104)

- S170 Register (Education)
- Possibly LEP-listed (Willoughby #1156)

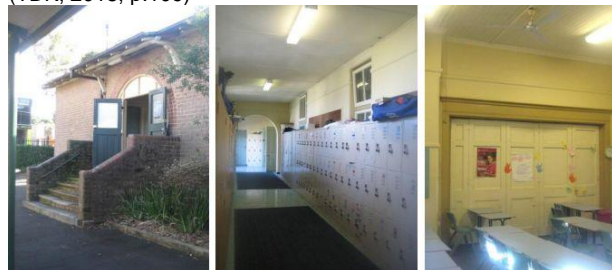
Naremburn Public School's Infants building, 1908. It contained four classrooms in an 'unusual' bungalow-style building (TDK, 2018, pp 100-103) – like the original building at Rose Bay.



(TDK, 2018, p.109)

- S170 Register (Education)
- Possibly LEP-listed (Willoughby #1156)

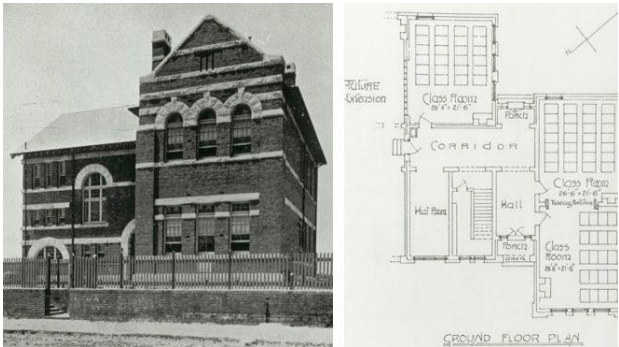
Willoughby Public's Infants building, 1909 (now incorporated into Willoughby Girls High School). Modest in scale, form and detailing, it provided good ventilation and heating (TDK, 2018, p. 101).



(TDK, 2018, p. 109)

- Not mentioned in the LEP heritage listing for Willoughby Girls High School.

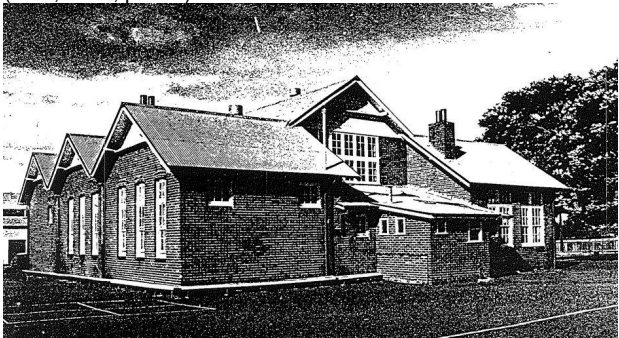
Greenwich Public School, 1909. Designed to be built in stages like Rose Bay Public. It incorporated Romaesque details in arched windows and rusticated stonework (TDK, 2018, p. 101).



(TDK, 2018, p. 101)

• S170
Register
(Education)

Infants building at Orange Grove Public (Lilyfield), 1909-10. Single storey, devoid of ornament, simple plan, well lit (Tonkin, 1975, p.228)



(Tonkin, 1975, p. 227)

• S170
Register
(Education)

ASSESSMENT OF SIGNIFICANCE UNDER THE NSW CRITERIA

NSW Heritage Council's assessment criteria applied to E Block

Criteria	Description
	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>
A – Historic Significance	<p>Moderate local historical significance.</p> <p>The north-eastern section of the E Block building at Rose Bay Public School dates from 1907, and together with subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on this school campus. It has moderate local historical significance as a good quality local community building which has been in public use for well over a century. It retains considerable authenticity and integrity in retaining many of the original qualities of its original design and materials, and because it is still being used in its original function for classroom teaching.</p>
	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>
B – Historical association	<p>Possible moderate local historical associations.</p> <p>The E Block building at Rose Bay Public School may have moderate associations with James Sven Wigram, the Chief Architect in charge of school buildings within the NSW Department of Public Works between 1904 and 1908.</p>

Criteria	Description
<i>C – Aesthetic/ Creative/ Technical Achievement</i>	<p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p> <p>Moderate aesthetic significance. The E Block building at Rose Bay Public School has moderate aesthetic significance as a good quality government-built educational building dating from 1907, which retains many of its early design features including the use of warm face brick work, decorative brick buttresses positioned between windows, barge board gables facing the street, tall chimneys, wide eaves with exposed rafters, large timber-framed rectangular sash windows, four panelled doors, high ceilings, plastered walls and painted timber elements throughout.</p>
<i>D – Social, cultural, and spiritual</i>	<p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p> <p>Potential for moderate social significance for alumni. The E Block building at Rose Bay Public School is likely to have social significance for school children, alumni, teachers and others who used the building when attending or working at the school but further consultation with the local community may be required to establish a local level of social significance.</p>
<i>E – Research Potential</i>	<p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p> <p>Low potential for historical archaeological remains of local significance. The E Block building at Rose Bay Public School is the first known building to be constructed on this land so there is low potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p>
<i>F – Rare</i>	<p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p> <p>High local rarity. The E Block building at Rose Bay Public School has high local rarity as one of very few public schools in NSW built from scratch between 1904 and 1908 to meet the new requirements of smaller classrooms and more light and ventilation, while the Department of Public Instruction 'revolutionised' its pedagogy and school room design in response to the government's commission of inquiry into education.</p>
<i>G - Representative</i>	<p><i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).</i></p> <p>Moderate local representativeness. The E Block building at Rose Bay Public School has moderate local significance for representing some principal characteristics of early 20th century NSW Government school building design including the use of good quality natural materials such as brick, slate and timber constructed with</p>

Artefact survey sheet 2023 – Rose Bay Public School – E Block 9

Criteria	Description
	good quality workmanship, and ongoing good quality extensions and maintenance to the building.

IMAGES:

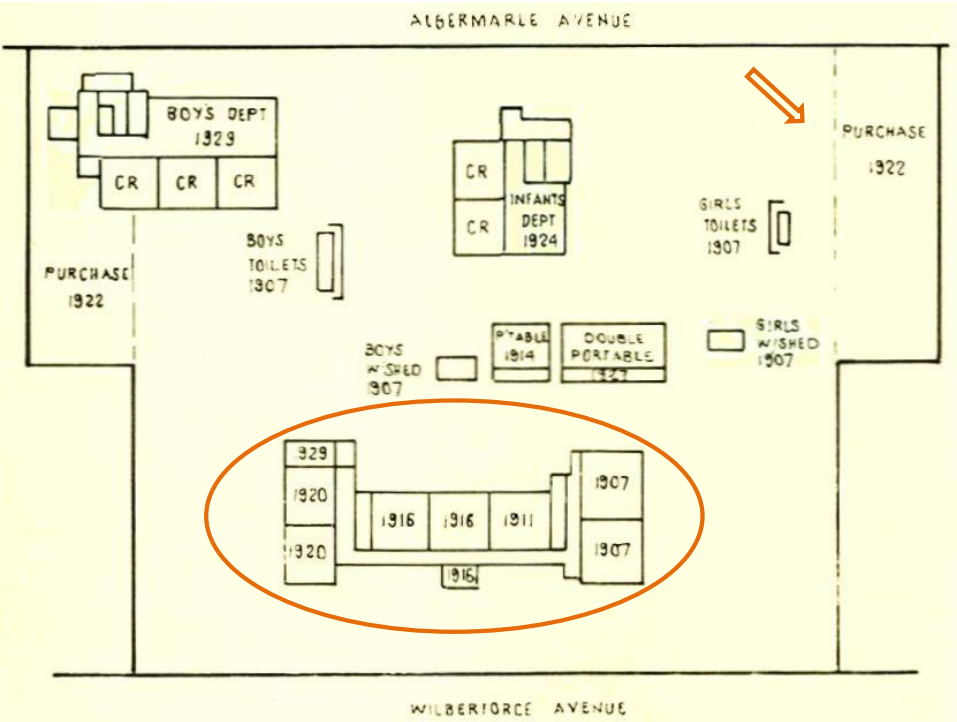


Diagram presenting early stages of building at Rose Bay Public School with E Block circled (no author attributed, RBPS, 1991, p. 16)



East facing façade towards Wilberforce Avenue on the north-eastern corner of E Block – remnant of the original building (Artefact, 2023)



The north facing façade of the northern-eastern end of E Block – remnant of the original building, now with adjacent covered lunch area (Artefact, 2023)



South western corner of E Block, viewed from playground and showing extension added 1970s (Artefact, 2023)

Artefact survey sheet 2023 – Rose Bay Public School – E Block 11



E Block viewed from playground with original section of building at left (Artefact, 2023)



E Block classroom with early cornices, timber wall paneling, windows and high ceilings (Artefact, 2023)



E Block interior classroom with historic window and plastered walls (Artefact, 2023)



E Block interior classroom in the most recent 1970s-built addition facing Wilberforce Ave with metal framed windows and lower ceilings (Artefact, 2023)



E Block classroom niche (wall inlet), possibly remnant fireplace (Artefact, 2023)



E Block toilets in modern, 1970s-built section of the building (Artefact, 2023)



E Block interior timber panel roofing and ceiling vent (Artefact, 2023)



E Block corridor with plastered walls, bright blue historic four-panelled door, rounded arch (Artefact, 2023)

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EXPLANATION OF GRADING OF SIGNIFICANCE TERMINOLOGY:

Grading of significance under the NSW Heritage Council criteria

Level	Justification	Status
Exceptional	Where an individual . . . element . . . is assessed as making a rare or outstanding contribution to the overall significance of the place . . . [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident, but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
High	Where an individual . . . element . . . is assessed as making considerable contribution to the overall significance of the place . . . and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
Moderate	Where an individual . . . element . . . is assessed as making a moderate contribution to the overall significance of the place . . . [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. . . . Elements . . . which were of some intrinsic quality, but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place.	Fulfil criteria for local or state listings.

Level	Justification	Status
	Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	
Little / Minor	Where an individual . . . element . . . is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfil criteria for local or state listings.
Intrusive	Where an individual . . . element . . . is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements or items. Demolition/removal of the element is recommended.	Does not fulfil criteria for local or state listings.

ABBREVIATIONS:

Artefact	Artefact Heritage Services Pty Ltd
<i>Burra Charter</i>	<i>Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance</i> (2013) guide to caring for heritage places in Australia, available online from Australia ICOMOS
CMP	Conservation Management Plan
DCP	Development Control Plan (a Council guideline for development which accompanies and elaborates on the Council's Local Environmental Plan)
DP	Deposited Plan
Heritage NSW	Heritage New South Wales (Office of the Heritage Council of New South Wales, previously also known as the NSW Heritage office, the Heritage Branch, the Heritage Division of the Office of Environment and Heritage—OEH)
ICOMOS	International Council of Monuments and Sites
km	Kilometre
LALC	Local Aboriginal Land Council
RBPS	Rose Bay Public School

HERITAGE SURVEY – B, C & D Blocks, Rose Bay Public School

Name(s) of place: B, C & D Block building within Rose Bay Public School.

Address(es) of place: Rose Bay Public School, Albemarle Ave, Rose Bay NSW 2029.

LGA / Council: Woollahra Municipal Council.

Heritage listings to date: None.

Aboriginal nation/ LALC: Gadigal. Located within the La Perouse Local Aboriginal Land Council area.

Latitude/ longitude: -33.872 / 151.271.

Owner of property: NSW Government (Department of Education).

Client seeking assessment and why: Woollahra Municipal Council responding to councillors' proposal that several schools be assessed for heritage listing on the Woollahra LEP (Council Agenda 8/4/2019).

Author of assessment: Bronwyn Hanna (Senior Associate) & Jordan Wilson-Aarsen (Heritage Consultant).

Date of assessment: October 2023.

Limitations: There has been no detailed stakeholder consultation. A brief site visit throughout the two historic buildings and grounds was undertaken on 17 August 2023.



B Block seen from Albemarle Ave (Artefact, 2023)



C Block seen from Albemarle Ave (Artefact, 2023)



D Block viewed from the playground (with C Block at left) (Artefact, 2023)

LOCATION:



Contemporary aerial view of Rose Bay Public School with location of A, B, C, D & E Blocks marked. The subject building comprising B, C and D Blocks is circled (Google maps with Artefact annotation, 2023)

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 2

DRAFT STATEMENT OF SIGNIFICANCE:

The B, C and D Block conglomerate of buildings at Rose Bay Public School has little heritage significance.

The D Block building dating from 1924 and the B Block building dating from 1929 demonstrate some of the early expansion of Rose Bay Public School to facilitate increasing student enrolments between the wars. The 1970s addition of the C Block building linking the two older buildings is evidence of another phase of the school's evolution but detrimentally impacted the original design of both earlier buildings. Collectively the three buildings demonstrate good quality government-built educational buildings constructed, maintained and adaptively reused throughout the 20th century but as a conglomerate they have little aesthetic, historic, rarity or representative significance. The E Block building at the school is earlier and more aesthetically distinctive, as well as less impacted by modern additions. The B, C & D Block buildings at Rose Bay Public School is likely to have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school but further consultation with the local community may be required to establish whether there is local social significance.

Before moving to the 1907 building in the permanent premises between Albemarle and Wilberforce Avenues, Rose Bay Public School was in rented premises on Old South Head Road, where assistant teacher Alice Stanford acted in the position of principal for two years at a time when female principals were said to be 'unheard of'. If Rose Bay Public School was the first, or one of the first public schools in NSW to have a woman principal, this would add to the school's historic and associational significance.

The conglomerate of B, C & D Block buildings at Rose Bay Public School were the first known buildings constructed on their part of the property so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

BRIEF TIMELINE HISTORY:

- The traditional Aboriginal owners of much of the Woollahra district were the Gadigal clan, while the harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan (Woollahra Municipal Council Library, 2023). La Perouse Local Aboriginal Land Council is the LALC for this area (Coast, 2021, p. 6).
- 1830. Land grant including this property to Daniel Cooper and Solomon Levey. The land appears to have been undeveloped then used for small-scale farming and grazing.
- 1891-1904. In response to local appeals, the NSW Government established a public school for primary education of children in Rose Bay near the current premises—in a rented house on Old South Head Road. In 1897 this early version of the school was relocated nearby along the road to a 'commodious building' in an ostrich farm. The school's assistant teacher, Alice Stanford was acting in the 'unheard of position of female principal' for two years before the school relocated to its permanent premises (RBPS, 1991, p. 9).
- 1905-1907. Following residential subdivision of the land between Wilberforce and Albemarle Avenues in Rose Bay, the NSW Government resumed approximately 0.8 hectares owned by the Intercolonial Investment Land & Building Co. Ltd for £1575 (RBPS, 1991, p. 10).
- 1907. The original school building constructed on the current premises of Rose Bay Public School came into use on 8 April 1907 (Jervis, 1960, p. 100). It was a small brick building but has been considerably extended and now comprises only the north-eastern corner of 'E Block' facing Wilberforce Street (diagram in RBPS, 1991, p. 16). Extensions to the building took place in 1911, 1916, 1920, 1929 and during the 1970s (RBPS, 1991, p. 16 diagram, Artefact analysis of historical aerial imagery).
- The architect responsible for the design of the original building was probably James Sven Wigram, who was in charge of public school design within the Department of Public Works between 1904 and his retirement in 1908. This was a period of 'revolutionary' change in the design of pedagogy and school architecture following a NSW Legislative Council commission of inquiry into the public education system (Tonkin, 1975, p. 204; The Commissioners, 1903-1905). Peter Tonkin's survey of public school buildings did not

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 3

mention Rose Bay Public but found only one other new school building constructed during this period (at Annandale North Public School), when the department's efforts were focused on adapting its huge existing portfolio of school buildings to the new requirements, including smaller classrooms, and more light and ventilation (Tonkin, 1975, p 195).

- By 1909 there were 130 students in attendance (State Records, 1909). The Rose Bay Public School Centennial History, published in 1991, describes a long history of building additions, alterations and demolitions as the school adjusted to varying enrolments, peaking at 1000 students in 1930 (RBPS, 1991).
- 1922-1929. Further land was resumed on the Albemarle Ave side of the school. The building which would become known as D Block began in 1924 as the Infants' Department. It was positioned across the school grounds from the original building and facing Albemarle Ave. The building which would become known as B Block began in 1929 as the Boys' Department. It was also positioned facing Albemarle Ave (diagram in RBPS, 1991, p.16). It was described in a newspaper article when completed in 1929: 'The new school for boys at Rose Bay is a modern two-storied building, built of brick on concrete foundations, and roofed with asbestos cement slates. The lower storey is faced with picked common bricks, and the upper storey finished roughcast, relieved with dark OK brick string course and sills. The building is the nucleus of a larger school, and is designed for future additions, one end being temporarily boarded to meet this contingency' (Sydney Morning Herald, Tuesday 19/11/1929, p. 5).
- During the 1970s as enrolments were increasing, the building linking B and D Blocks, now known as C Block was constructed (Artefact analysis of historical aerial imagery, RBPS, 1991, p. 30).
- 2005-2023. Several small buildings in the north-western corner of the grounds were removed and replaced with a sporting field. A large new administration building known as A Block was constructed in the south eastern corner of the school.
- In 2022 the primary school had an enrolment of 469 students (RBPS, 2022).

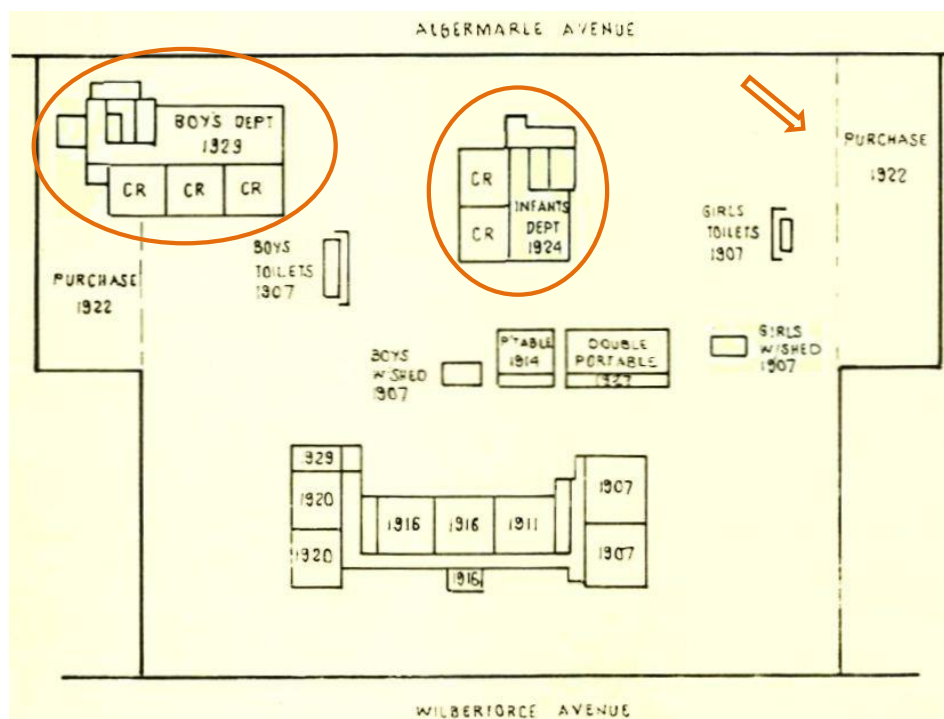


Diagram illustrating different stages of building at Rose Bay Public School, presented in the Rose Bay Public School Centennial History in 1991 with B & D Blocks circled in orange. C Block (built as a linking wing between B Block and D Block in the 1970s), is not included in this diagram (no author attributed, RBPS, 1991, p. 16).

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 4

DESCRIPTION:

The Rose Bay School Site

- The cadastral description of Rose Bay Public School comprises Lots 111 and 112, DP 1076937; Lots 13-20 & Lots 46-54, DP 4567, Parish of Alexandria, County of Cumberland
- Rose Bay Public School is located approximately 6 km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, in one of the wealthiest local government areas in Australia.
- The school is positioned approximately on an area of flat land near the Royal Sydney Golf Club, approximately 400 metres south-east of the harbour at Rose Bay and 1.2 km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road.
- The school is located within a residential area and bordered by roads on three sides (Wilberforce Ave, Albemarle Ave, Albemarle Lane) and by residential housing on the south-eastern end.
- The B, C & D Block buildings are positioned in the south-western area of the school grounds, facing Albemarle Avenue.

B, C & D Blocks

- The buildings known as B, C and D Blocks within Rose Bay Public School are a complex of three interconnected, two-storey school buildings of different ages, which face Albemarle Ave.
- Building B, built in 1929 is a traditional two-story school building constructed in brick and timber on concrete foundations, with high ceilings, regular rows of tall rectangular timber-framed windows, timber paneled soffits, exposed rafters and now with metal roofing. The ground floor exteriors are face brick but the first storey exteriors and gable facades have been rough-cast rendered and are painted cream.
- Building C is a traditional two-story school building constructed in brick and timber on concrete foundations, with high ceilings, regular rows of tall rectangular timber-framed windows, timber paneled soffits, exposed rafters and now with metal roofing. It has a rectangular layout with horizontal strip windows on both the upper and lower levels of both facades. The structure is built in red brick with corrugated metal roofing to blend with the appearance of both buildings.
- Building D, built in 1924 constructed is like Block B, a traditional two-story school building constructed in brick and timber on concrete foundations, with high ceilings, regular rows of tall rectangular timber-framed windows, timber paneled soffits, exposed rafters and now with metal roofing. The window design, ceiling finishes with cornices and skirting boards are similar to building B.
- The approximate floor area of the three-building complex is approximately 1003m² per floor, composed of:
 - Building B 384m² (per floor)
 - Building C 335m² (per floor)
 - Building D 284m² (per floor)
- The presentation of both interiors and exteriors of B, C and D Block is patchy and representative of the conglomerate nature of the building and its long history of extended and adjusted for different needs.

Modifications/ condition:

- The interiors of the buildings are well maintained and in good condition, recently neutral colours with brightly coloured recent carpeting. While they retain some historic features representative of good quality early-to-mid 20th century buildings, including high ceilings with batten finishes, plastered walls with picture rails, and some heavy, original, four paneled timber doors, there are also modern rooms and features interspersed.
- Air conditioning condenser units have been installed unsympathetically at ground level along each of the three building facades.

Architect identification and style analysis B, C & D Block buildings Rose Bay Public School:

- D Block, dating from 1924 and B Block, dating from 1929 and C Block dating from the 1970s are all understood to have been designed and constructed by the NSW Department of Education Architects' Branch.

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 5

ASSESSMENT OF SIGNIFICANCE UNDER THE NSW CRITERIA

NSW Heritage Council's assessment criteria applied to B, C and D Blocks

Criteria	Description
	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>
A – Historic Significance	<p>Little local historical significance.</p> <p>At Rose Bay Public School, the B Block building dating from 1929 and the D Block building dating from 1924 demonstrate some of the early expansion of Rose Bay Public School to facilitate increasing student enrolments between the wars. The 1970s addition of the C Block building is evidence of another phase of the school's evolution. The conglomerate of three buildings has little local historical significance as a good quality local community building which has been in public use for well over a century.</p>
	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>
B – Historical association	<p>Little local historical associations</p> <p>The B, C & D Block buildings at Rose Bay Public School have little special local historical associations.</p>
	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>
C – Aesthetic/ Creative/ Technical Achievement	<p>Little aesthetic significance.</p> <p>The 1970s addition of the C Block building linking the two older buildings is evidence of a later phase of the school's evolution but detrimentally impacted the original design of both earlier buildings. Collectively the three B, C & D Block buildings at Rose Bay Public School demonstrate good quality government-built educational buildings but as a conglomerate they have little aesthetic significance. Comparatively, the E Block building at the school is earlier and more distinctive, as well as less affected by unsympathetic recent additions.</p>
	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>
D – Social, cultural, and spiritual	<p>Potential for local social significance for alumni.</p> <p>The B, C & D Block buildings at Rose Bay Public School is likely to have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school but further consultation with the local community may be required to establish a local level of social significance.</p>
	<i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>
E – Research Potential	<p>Low historical archaeological research potential.</p> <p>The conglomerate of B, C & D Block buildings at Rose Bay Public School were the first known buildings constructed on their part of the property so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p>

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 6

Criteria	Description
	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>
F – Rare	Little local rarity. The B, C & D Block buildings at Rose Bay Public School have little local rarity as a conglomerate of three 20 th century public school buildings.
	<i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).</i>
G - Representative	Little local representativeness The conglomerate of B, C & D Block buildings at Rose Bay Public School have little local significance as for representing the principal characteristics of early 20 th century NSW Government school building design.

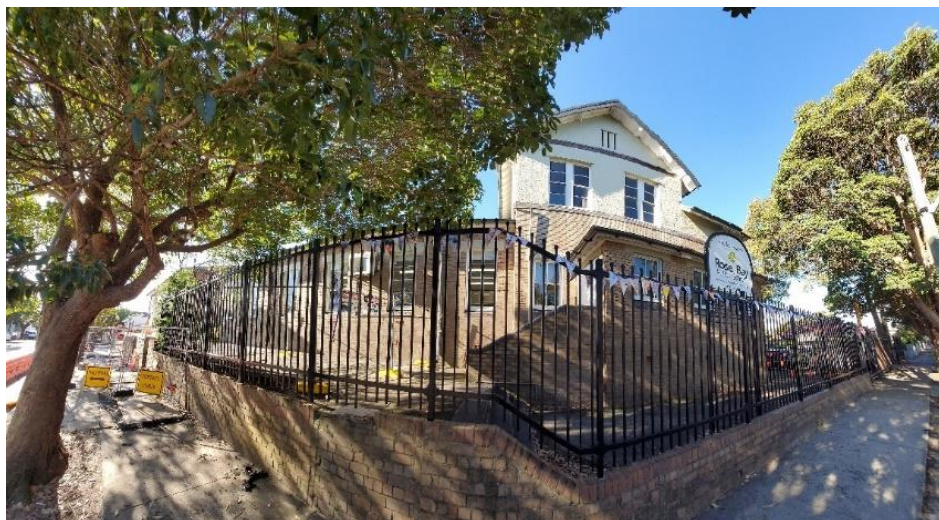
PHOTOGRAPHS:



B Block exterior facing Albemarle Lane (Artefact, 2023)



Concrete stairs from playground leading into B Block (Artefact, 2023)



View of B Block from Albemarle Avenue (Artefact, 2023)



View of B Block taken from playground (Artefact, 2023)



Ground floor classroom in B Block (Artefact, 2023)

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 8



Hallway in B Block (Artefact, 2023)



Ground floor classroom in B Block (Artefact, 2023)

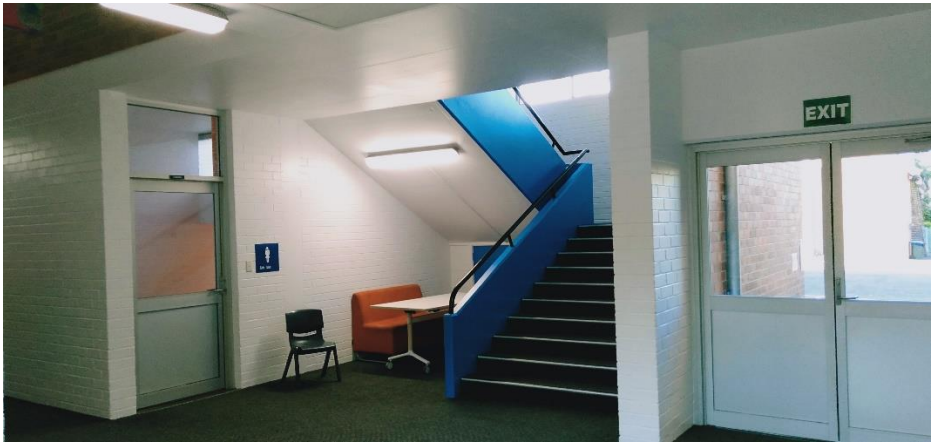


Corridor between B and C Blocks (Artefact, 2023)



Exterior of C Block facing playground (Artefact, 2023)

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 9



Stairwell in C Block C (Artefact, 2023)



Corridor in C Block (Artefact, 2023)



Corridor in C Block (Artefact, 2023)



Interior view of classroom in C Block (Artefact, 2023)



Interior view of D Block corridor (Artefact, 2023)



Interior view of D Block stairwell (Artefact, 2023)



Interior view of classroom in D Block (Artefact, 2023)



Interior view of metal windows in D Block (Artefact, 2023)



Interior view of classroom in D Block (Artefact, 2023)

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 12

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EXPLANATION OF GRADING OF SIGNIFICANCE TERMINOLOGY:

Grading of significance under the NSW Heritage Council criteria

Level	Justification	Status
Exceptional	Where an individual . . . element . . . is assessed as making a rare or outstanding contribution to the overall significance of the place . . . [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident, but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
High	Where an individual . . . element . . . is assessed as making considerable contribution to the overall significance of the place . . . and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
Moderate	Where an individual . . . element . . . is assessed as making a moderate contribution to the overall significance of the place . . . [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. . . . Elements . . . which were of some intrinsic quality, but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place. Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Fulfil criteria for local or state listings.
Little/ Minor	Where an individual . . . element . . . is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfil criteria for local or state listings.
Intrusive	Where an individual . . . element . . . is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements or items. Demolition/removal of the element is recommended.	Does not fulfil criteria for local or state listings.

ABBREVIATIONS:

Artefact	Artefact Heritage Services Pty Ltd
<i>Burra Charter</i>	<i>Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance</i> (2013) guide to caring for heritage places in Australia, available online from Australia ICOMOS
CMP	Conservation Management Plan
DCP	Development Control Plan (a Council guideline for development which accompanies and elaborates on the Council's Local Environmental Plan)
DP	Deposited Plan
Heritage NSW	Heritage New South Wales (Office of the Heritage Council of New South Wales, previously also known as the NSW Heritage office, the Heritage Branch, the Heritage Division of the Office of Environment and Heritage—OEH)

Artefact survey sheet 2023 – Rose Bay Public School – B, C and D Blocks 14

ICOMOS	International Council of Monuments and Sites
km	Kilometre
LALC	Local Aboriginal Land Council
RBPS	Rose Bay Public School

ARTEFACT HERITAGE SURVEY – Christian Brothers College building, McAuley CPS

Name of place: Former Christian Brothers College Rose Bay main building, CBCRB.

Address of place: McAuley Catholic Primary School, 8 Carlisle Street, Rose Bay 2029.

LGA / Council: Woollahra Municipal Council.

Heritage listings to date: None.

Aboriginal nation/ LALC: Gadigal. Located within the La Perouse Local Aboriginal Land Council area.

Latitude/ longitude: -33.870/ 151.272

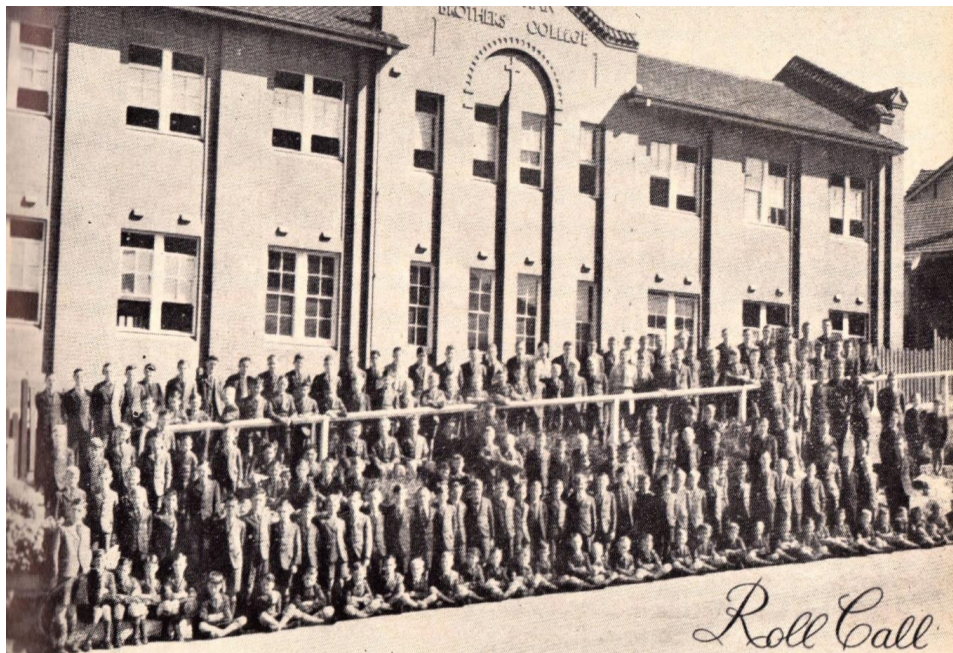
Owner of property: Trustee for the Christian Brothers / National Catholic Education Commission (NCEC)

Client seeking assessment and why: Woollahra Municipal Council responding to councillors' proposal that several schools be assessed for heritage listing on the Woollahra LEP (Council Agenda 8/4/2019).

Author of assessment: Bronwyn Hanna (Senior Associate) & Jordan Wilson-Aarsen (Heritage Consultant)

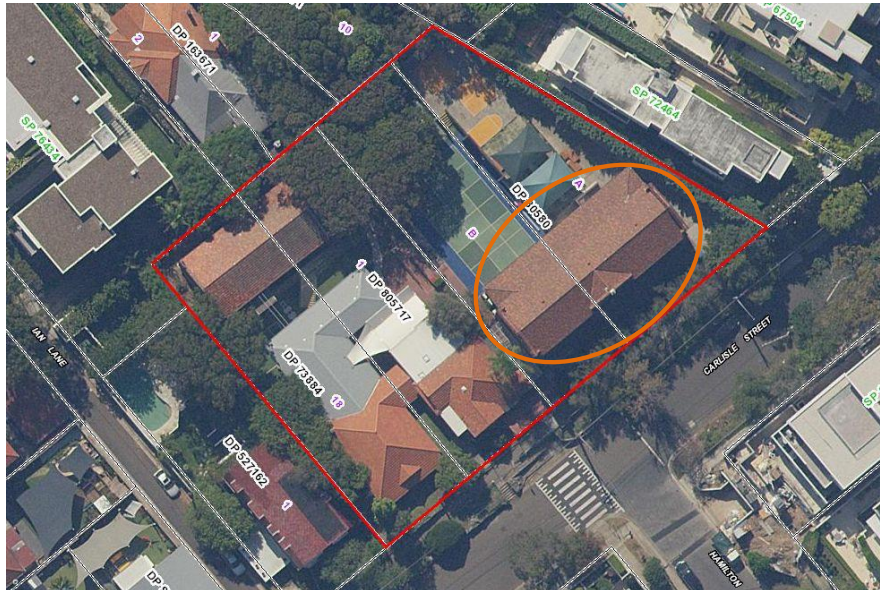
Date of assessment: 28 September 2023 (Site Visit)

Limitations: There has been no detailed stakeholder consultation. A brief site visit throughout all four of the McAuley School buildings and grounds was undertaken on 19 September 2023.



School students positioned in front of the main former Christian Brothers College building in 1942, facing Carlisle Street (Christian Brothers, 1959)

LOCATION:



The location of the former Christian Brothers College main building is shown within the orange oval. The property boundary of the McAuley Catholic Primary School is indicated by the red line (SIX map annotated by Artefact. 2023).

DRAFT STATEMENT OF SIGNIFICANCE:

The former Christian Brothers College building within the McAuley Catholic Primary School is assessed as having moderate local significance for its local historical values, local historical associations, aesthetic values, rarity and representativeness. It has moderate-to-high potential for historical archaeological remains of local significance.

The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patrick's Strathfield or St Mary's Concord rather than the grander buildings at St Patrick's Estate Manly, St Joseph's Hunters Hill or Santa Sabina Strathfield. As the oldest, largest and most distinctive building on this school campus, the former college building has moderate local historical importance for representing the Christian Brothers' twentieth century contribution to Catholic educational institutions in the locality. The building is in good condition and retains considerable integrity for still being used in its original function for classroom teaching. It has moderate rarity and representative significance at the local level as a work of ecclesiastical school architecture designed by the Hennessey firm of architects in 1935.

The former Christian Brothers College building has moderate historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building makes a moderate contribution to the streetscape of Carlisle Street with its substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.

The former Christian Brothers College building may have some social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School. Such associations may not be considered strong enough to meet the threshold for local social significance.

The former Christian Brothers College building is understood to be the second building to be constructed on the property formerly known as 12 Carlisle Street, which had a Federation era

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 2

residence constructed there in c.1904. As such it has moderate-to-high potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

BRIEF TIMELINE HISTORY:

- 'The traditional Aboriginal owners of much of the Woollahra district were the Cadigal clan, while the harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan' (Woollahra Municipal Council Library, 2023). La Perouse Local Aboriginal Land Council is the LALC for this area (Coast, 2021, p. 6).
- 1830. Land grant including this property to Daniel Cooper and Solomon Levey. The land appears to have been used for small-scale farming.
- 1901. The Carlisle Estate was being subdivided and sold as suburban allotments.
- 1904-1908. The house at 10-12 Carlisle Street was constructed and inhabited by Frederick J. Barker, commercial traveller, around 1904. It sat on the lot at no.12 and had a large garden including the entire lot of no.10. Around 1908 the house on Lot 18 at 6 Carlisle Street was constructed for John G. Lee, and leased by R.A. Shaw. Also in this year the house on Lot 19 at no.8 Carlisle Street was constructed and inhabited by Guy Gallop (Woollahra rates books and Sands Directory).
- 1920 The Mary Magdalene Catholic Church was built nearby on New South Head Road to the design of architect J. Barlow. Its tower was added in 1932 and additions by Leslie Wilkinson made in 1938 (Woollahra Library history fast facts).
- 1926-1934. Frederick Barker sold the two lots at 10-12 Carlisle Street to John Vaughan, gentleman, in 1926, who converted the Old System Title land to Torrens Title in 1929 (NSW Lands, PA 50380). Vaughan sold both lots to Michael Benignus Hanrahan, John De Sales Tevlin and Patrick Jerome Barron, teachers representing the Christian Brothers, on 8 March 1934.
- 1935: The main building at Christian Brothers College Rose Bay opened on the property which was previously 10-12 Carlisle Street, with the main building designed by John Hennessey. It provided education for boys from kindergarten through to the leaving certificate, taught by the Christian Brothers within the Catholic school system (Cosgrove, 1989, p. 44). There was a close association with the nearby Mary Magdalene Catholic Church. Neither of the adjacent Federation Bungalow houses at 6 and 8 Carlisle Street were part of the original school premises although there were hopes of buying an adjacent lot one day (Cosgrove, 1989, p. 52).
- 1937. The property at 8 Carlisle Street was purchased by Christian Brothers representative Michael Benignus Hanrahan and others from Ethel Marianne Chaseling (NSW Lands PA 62250).
- 1948-1949. In 1948 the owner of 6 Carlisle Street, James W. Browne, was bankrupted and the property passed to receiver Robert Daniel Mayne. It was acquired by the Christian Brothers in September 1949. (NSW Lands, (NSW Lands CT Vol. 3394 Folio 188, PA 23884).
- 1953: Opening of Fatima Hall, an assembly hall located at the rear of the playground, designed by Frank Wade and constructed by builders J. Bilson & Son (Christian Brothers, 1959, p. 5). It also included a new kindergarten classroom on the lower ground level. It has since been renamed 'Magdalene Hall'. The large tree near its entrance was planted during the 1970s (Artefact analysis of aerial imagery).
- 1967: Rationalisation of the various Catholic schools in the locality resulted in Christian Brothers College Rose Bay closing down secondary schooling in 1966 and the school re-opening as 'McAuley Preparatory School', named after Sister Catherine McAuley who founded the Sisters of Mercy in Ireland in 1831. It was now run by the Sisters of Mercy as a primary school for both boys and girls within the Catholic school system. A new library was financed by the Parents & Friends' Association, which also opened in 1967, designed by parent T.E. O'Mahony as honorary architect (Cosgrove, 1989, pp17,).
- 1985: A physical link was constructed between the two houses at 6 and 8 Carlisle Street and adjustments made to windows and doorways of both houses, designed by architects I.A. Kubany (Woollahra Council archives).
- 1990. The main college building was modified with most timber windows being replaced by metal-framed windows, the removal of a wall between two classrooms on the first floor, installation of suspended ceilings throughout and installation of a small library and girls'

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 3

toilets facing the playground, all designed by Kenneth Holton Pacific Architects (Woollahra Council archives).

- Since 1985, there has been major reconstruction of the interiors of the houses including building a substantial addition to the rear of the Federation bungalows (built after 2005 according to analysis of aerial photos).

DESCRIPTION:

The McAuley school site

- The cadastral description of McAuley Catholic Primary School comprises Lots A and B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884, Parish of Alexandria, County of Cumberland. The school premises occupy the lots previously numbered 6-12 Carlisle Street Rose Bay.
- The McAuley Catholic School is located approximately 6km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, in one of the most wealthy local government areas in Australia. Most of the older houses in the neighbourhood have been replaced with large, recently constructed mansions.
- The school is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay and 1km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road. It is on a slope falling to the south and to the west, and the grounds are terraced throughout with retaining walls.
- Three of the school's four buildings face Carlisle Street and the other three sides of the school grounds are bordered by residential properties. Only Magdalene Hall is positioned at the rear of the school, in the north-west corner of the site, across the former two back yards of number 6 and 8 Carlisle Street.

The main Christian Brothers College building

- The former Christian Brothers College building, dating from 1935, fronts onto Carlisle Street and is the focal point of the school as the oldest, largest and most distinctive building on the McAuley Catholic Primary School campus. It is a three-storey building with a rectangular plan and careful, dignified architectural detailing. It is constructed in brown face brick and has a roof finished with rounded terracotta tiles.
- The building measures approximately 27 metres in length and 12 metres in width with an approximate floor space of 324m² per level. It contains three levels of classrooms with some support rooms such as corridors and toilets. The first and second floors each feature a row of large classrooms facing Carlisle Street with a corridor behind them providing access from staircases at both ends of the building. The ground level has one classroom entered from the south-west side of the building (near the school entrance) and there are a number of ground-level toilets with entrances facing the playground at the back.
- The street façade and two side facades are more decorative than the rear façade. The street façade has ten window bays symmetrically arranged around a central gable feature presenting the name 'Christian Brothers College' and surmounted by a cross. The ground level slopes down beside this façade with four sets of windows giving light to the ground floor classroom on the south-west end, positioned beneath the established bays and fitted with obscuring glass to reduce inward views (common in mid-20th century construction, Brennan 2023). The high quality brickwork denotes pilasters, window sills and a decorative texture above the second storey windows.
- The two side facades match, each presenting three tall, narrow window bays under three Romanesque arches topped by gabled parapets constructed in decorative brick-work.
- The rear façade has eight sets of window bays on two levels, positioned within plainer brickwork although still symmetrically arranged.
- The interiors retain the original layout and are in good condition throughout. The ceilings retain their original joist detailing on the first and second floors. On the second floor the ceilings within the classrooms have batten patterning, suggesting they may be original, while the corridor ceiling is sloped and faced with timber like an enclosed verandah. Some original deep skirting boards remain within some of the classrooms. Interior walls and ceilings are painted in neutral colours and all the rooms are carpeted in earthy tones. The windows on the long facades have been replaced with metal frames while the sides of the building appear to retain their original timber framed windows. Most of the internal and external doors appear to be contemporary but some original terrazzo thresholds remain.
- There are glimpses of harbour and city views over the playground from the second floor.

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 4

- A plaster cast statue of St Joseph is cemented onto a brick pedestal in the corridor on the first floor, where it is positioned as if overlooking the playground. The statue may have yellowed as in response to daily exposure to sunlight.

Modifications/ condition:

- The building is generally in excellent condition. Its front facade appears to have been modified mainly by the replacement of timber-framed windows with metal-framed windows.
- The back façade appears to have been originally open verandahs on the first and second levels, which have since been enclosed (see pre-1959 photo of the rear façade of the building).
- The “Christian Brothers College” lettering in the gable façade facing Carlisle Street is different from the lettering which appears in the 1989 photograph.
- The guttering and drainage pipes appear to be of recent construction.
- A section of downpipe near the south-western ground corner is corroded suggesting it pre-dates the rest of the roof architecture.
- Running around the perimeter of the building on all sides are modern lighting systems and concrete walkways.

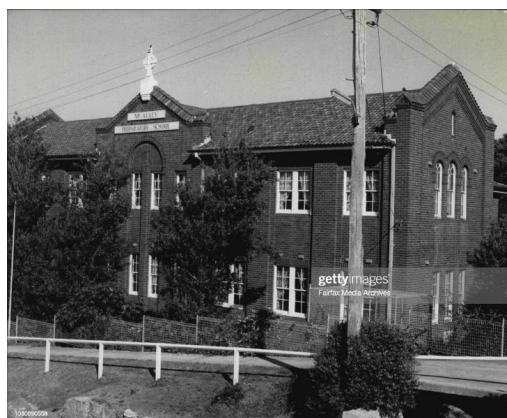
Architect identification and style analysis former Christian Brothers College building

- The former Christian Brothers College building, dating from 1935, was designed by a prominent Sydney architect, John Hennessey (Jnr), whose architectural firm had already designed many major educational and ecclesiastical buildings for the Catholic Church.
- The Rose Bay college building is smaller and more modest in its detailing than many of the firm’s previous religious educational buildings which include: St Patricks Estate Manly (1885-1889); St Joseph’s College, Hunters Hill (1884-1894); Santa Sabina Convent building, Strathfield (1893-94); St Patricks Parish Hall and Girls’ School, Harrington Street, Sydney (1914-15); St Mary’s (Girls) School Concord (1917); Barron Chapel and Mullens Building, Australian Catholic University (Formerly Christian Brothers Training College, Strathfield) (1925-1931); St Patricks College Strathfield’s Brother Hickey building (1928).
- The former Christian Brothers College building Rose Bay is designed in the ‘Inter-War Romanesque’ style of Australian architecture which was commonly used for ecclesiastical buildings of the time (Apperley 1989, pp 194-197). Aspects of the design which denote this style include its moderately low-pitched roof gabled (topped by a cross), strong massing of the building shape, load-bearing masonry walls, round-arched openings, textured face brickwork and restrained, simple ornamentation.

COMPARATIVE ANALYSIS of Hennessey-designed school buildings

The Hennessey-designed college building at Rose Bay is of similar quality to five other Hennessey-designed Catholic school buildings in Sydney illustrated below (in chronological order). It is of comparable size to the Hennessey school buildings at St Patrick’s Strathfield and St Mary’s Concord, both LEP-listed, and appears far more intact than the St Mary’s Concord building.

Christian Brothers College building at McAuley Catholic Primary School. 1935. John Hennessey (Jnr).



- Not heritage listed.

Photo from Fairfax via Getty Images online, c.1989.

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 5

St Joseph's
College,
Hunters Hill.
1884-1894.
Sheerin and
Hennessy.



Photo from RNE, 1996.

- LEP listed (Hunters Hill #1242)
- RNE listed.

Santa Sabina
Convent main
building.
1893.
Sheerin and
Hennessy.

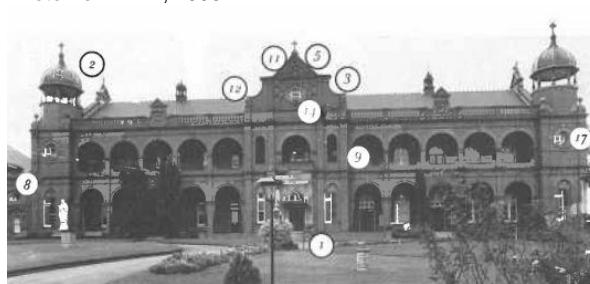


Photo from Apperley et al, 1989.

- LEP listed (Burwood #19).
- RNE listed.
- Used by Apperley et al in 1989 to illustrate the architectural style of 'Federation Anglo-Dutch'

St Mary's
School
Concord, 1917.
Hennessy and
Hennessy.



Photo from LEP listing on NSW SHI.

- LEP listed (Canada Bay #144).

Barron Chapel
(left) & Mullens
Building (right)
built for the
Christian
Brothers, now
part of the
Australian
Catholic
University,
Strathfield,
1925-31.
Hennessy &
Hennessey



Photo from SHR listing for ACU Strathfield on NSW SHI.

- SHR listed (#1965).
- LEP listed (Strathfield #192).

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 6

St Patricks
Strathfield –
Brother
Hickey
Building,
1928.
Hennessey &
Hennessey



Photo from Weir & Philips, 2021.

- LEP listed
(Strathfield
#1132)

DRAFT ASSESSMENT OF SIGNIFICANCE UNDER THE NSW CRITERIA:

NSW Heritage Council's assessment criteria applied to McAuley's College building

Criteria	Description
A – Historic significance	<p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p> <p>Moderate local historical significance. The former Christian Brothers College building dates from 1936 and is a modest local example of the educational ecclesiastical architecture of John Hennessey's Sydney-based architectural firm. As the oldest, largest and most distinctive building on this school campus, the former college building has moderate local historical importance as an remnant of the Christian Brothers' twentieth century contribution to Catholic educational institutions in the locality. It retains considerable integrity for still being used in its original function for classroom teaching.</p>
B – Historical association	<p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p> <p>Moderate local historical associations The former Christian Brothers College building has moderate historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building has a moderate historical association with the Christian Brothers College Rose Bay and the McAuley Catholic Primary School as a locally significant educational and religious institution.</p>
C – Aesthetic/ Creative/ Technical Achievement	<p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p> <p>Moderate aesthetic significance. The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patricks Strathfield or St Mary's Concord rather than the grander buildings at St Patrick's Estate Manly, St Joseph's Hunters Hill or Santa Sabina Strathfield. The building retains much of its internal and external integrity and makes a moderate contribution to the streetscape of Carlisle Street with its</p>

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 7

Criteria	Description
	substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.
	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>
<i>D – Social, cultural, and spiritual</i>	Potential for moderate social significance for alumni. The former Christian Brothers College building is likely to have social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School but further consultation with the local community may be required to establish a local level of social significance.
	<i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>
<i>E – Research Potential</i>	Moderate-high potential for historical archaeological remains of local significance. The former Christian Brothers College building is understood to be the second building to be constructed on the property formerly known as 12 Carlisle Street, which had a Federation era residence constructed there in c.1904. As such it has moderate-to-high potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).
	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>
<i>F – Rare</i>	Moderate local rarity. The former Christian Brothers College building has moderate local rarity as the only modest but good quality, intact and still functioning example of a Hennessey-designed Catholic school architecture in Sydney's eastern suburbs, constructed in 1935 near the end of the firm's lifespan.
	<i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).</i>
<i>G - Representative</i>	Moderate local representativeness The former Christian Brothers College building has moderate local representative significance as a good quality, intact and still functioning example of mid-twentieth century Catholic school architecture in Sydney's eastern suburbs, designed by the prestigious Hennessey architectural firm.

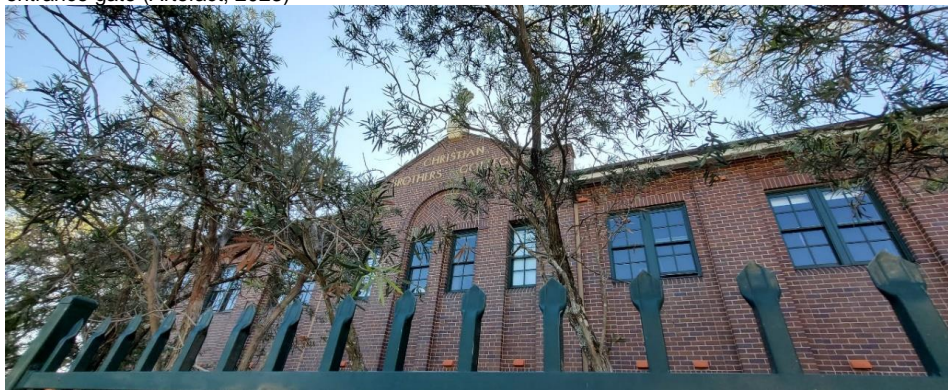
PHOTOGRAPHS:



Photo of the south-eastern façade of the building facing Carlisle Street c1989, showing the two upper floors (Cosgrove, 1989)



View of the south-western corner of the building façade from Carlisle Street with school signage and entrance gate (Artefact, 2023)

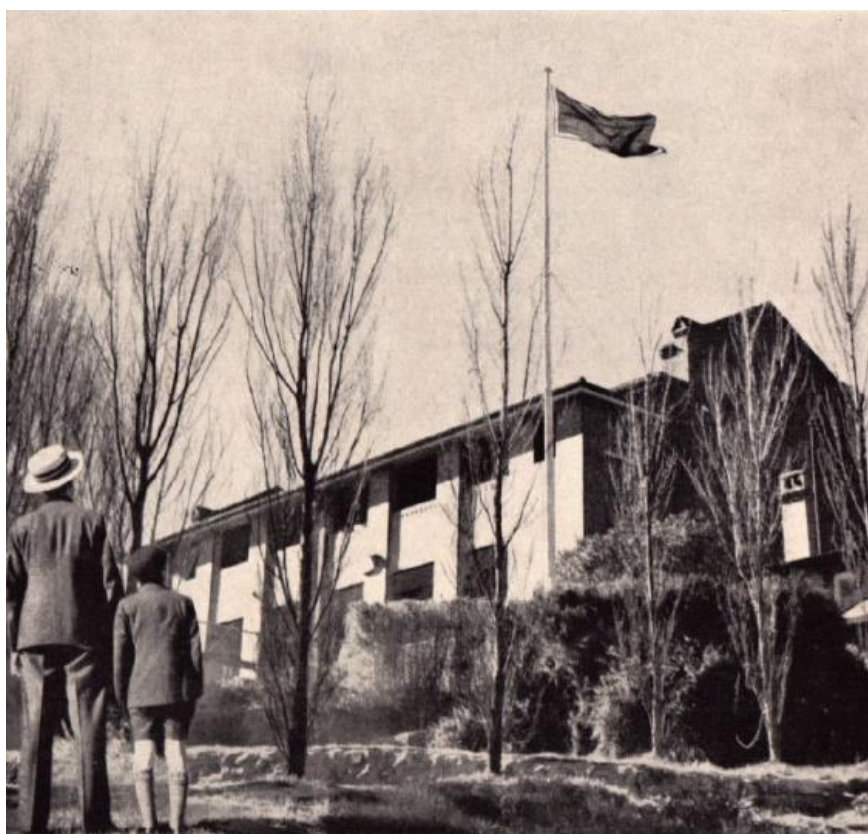


View of the main college building from the front fence (Artefact, 2023)

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 9



Panorama view (giving a false curved appearance) of the façade facing Carlisle Street, showing windows to ground floor rooms (at left), and carefully arranged bays (Artefact, 2023)



Students looking up at the back façade of the main college building from the playground, during or before 1959. There appears to be no glazing in any of the building's rear openings towards the playground at this time (Christian Brothers, 1959)

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 10



Rear façade of the building seen from the playground (Artefact, 2023)



Side entrance to the class room on the ground level (Artefact, 2023)



Rear façade of the building facing the playground with entries to toilets on the lower ground level (Artefact, 2023)

South west corner of the building near entrance from Carlisle Street (Artefact, 2023)

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 11



Detail of metal windows with security bars, brickwork and downpipe on façade facing Carlisle Street, with painting promoting a school activity over the face-brick surface (Artefact, 2023)



Panorama of one of the interiors of the classrooms on the second floor (Artefact, 2023)



Interior of one of the classrooms on the second floor with McAuley principal Nicole Jones at left and Artefact's Jordan Wilson-Aarsen (Artefact, 2023)

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 12



Ceiling of classroom on the second floor with ceiling joists and baton detailing (Artefact, 2023)



First floor corridor (with St Joseph at right) (Artefact, 2023)



Second floor corridor with detail of sloped ceiling faced with timber (Artefact, 2023)

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 13



Stairwell (Artefact, 2023)



Stairwell with original timber framed window (Artefact, 2023)



Terrazzo threshold at entrance to classroom from corridor, also showing timber doorway and skirting board. The terrazzo is a further indication that this was originally an external doorway to an unenclosed verandah (Artefact, 2023)



A statue of St Joseph overlooks the playground from the corridor on the first floor of the college building (Artefact, 2023)



Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 14



The interior of the classroom on the lower ground level (Artefact, 2023)

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Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 15

Woollahra Municipal Council rates books

Woollahra Municipal Council archive of building plans.

EXPLANATION OF GRADING OF SIGNIFICANCE TERMINOLOGY:

Level	Justification	Status
Exceptional	Where an individual . . . element . . . is assessed as making a rare or outstanding contribution to the overall significance of the place . . . [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident, but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
High	Where an individual . . . element . . . is assessed as making considerable contribution to the overall significance of the place . . . and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfil criteria for local or state listings.
Moderate	Where an individual . . . element . . . is assessed as making a moderate contribution to the overall significance of the place . . . [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. . . . Elements . . . which were of some intrinsic quality, but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place. Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Fulfil criteria for local or state listings.
Little / Minor	Where an individual . . . element . . . is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfil criteria for local or state listings.
Intrusive	Where an individual . . . element . . . is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements or items. Demolition/removal of the element is recommended.	Does not fulfil criteria for local or state listings.

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 16

ABBREVIATIONS:

Artefact	Artefact Heritage Services Pty Ltd
<i>Burra Charter</i>	<i>Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance</i> (2013) guide to caring for heritage places in Australia, available online from Australia ICOMOS
CMP	Conservation Management Plan
DCP	Development Control Plan (a Council guideline for development which accompanies and elaborates on the Council's Local Environmental Plan)
DP	Deposited Plan
Heritage NSW	Heritage New South Wales (Office of the Heritage Council of New South Wales, previously also known as the NSW Heritage office, the Heritage Branch, the Heritage Division of the Office of Environment and Heritage—OEH)
ICOMOS	International Council of Monuments and Sites
km	Kilometre
LALC	Local Aboriginal Land Council

Artefact survey sheet 2023 – former Christian Brothers College Rose Bay building, McAuley School 17

ARTEFACT HERITAGE SURVEY – Magdalene Hall, McAuley CPS

Name(s) of place: Magdalene Hall, within McAuley Catholic Primary School. Originally named 'Fatima Hall'.

Address of place: McAuley Catholic Primary School, 8 Carlisle St, Rose Bay NSW 2029.

LGA / Council: Woollahra Municipal Council.

Heritage listings to date: None.

Aboriginal nation/ LALC: Gadigal. Located within the La Perouse Local Aboriginal Land Council area.

Latitude/ longitude: -33.870/ 151.272

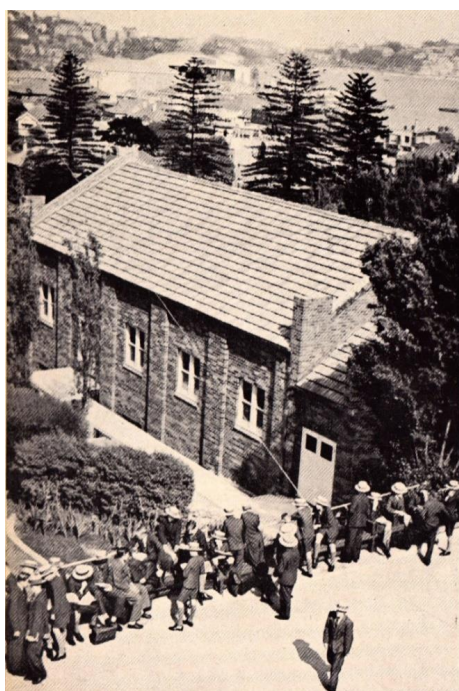
Owner of property (if known): Trustee for the Christian Brothers and National Catholic Education Commission (NCEC)

Client seeking assessment and why: Woollahra Municipal Council responding to councillors' proposal that several schools be assessed for heritage listing on the Woollahra LEP (Council Agenda 8/4/2019).

Author of assessment: Artefact Heritage (Bronwyn Hanna & Jordan Wilson-Aarsen).

Date of assessment: 28 September 2023.

Limitations: There has been no detailed stakeholder consultation. A brief site visit throughout all four of the McAuley School buildings and grounds was undertaken on 19 September 2023.



Magdalene Hall in 1959, probably photographed from the main college building (Christian Brothers, 1959)

LOCATION:



The location of Magdalene Hall is shown within the orange oval. The boundary of the McAuley Catholic Primary School is indicated by the red line. No heritage curtilage is proposed for this building (SIX map annotated by Artefact. 2023).

DRAFT STATEMENT OF SIGNIFICANCE:

The Magdalene Hall within the McAuley Catholic Primary School is assessed as having little heritage significance.

The Magdalene Hall, originally named Fatima Hall, dates from 1953 and is a well built and maintained but modest school hall typical of its era. It has a moderate historical association with the Christian Brothers College Rose Bay and the McAuley Catholic Primary School as a locally significant educational and religious institution.

The hall has minor aesthetic value for the respectful way in which it alludes to the nearby, grander, Hennessey-designed Christian Brothers College building in its form, orientation and materials. It has been modified with the replacement of original window frames and doors but otherwise maintains much of its original fabric and integrity. It is not readily visible from the public domain. It has little importance for demonstrating aesthetic characteristics or creative or technical achievement. It has little rarity or representative significance and little capacity to demonstrate the principal characteristics of its genre.

The Magdalene Hall may have social significance for school children, alumni, teachers and others who used the hall for assemblies and other community activities when attending McAuley Catholic Primary School. Such associations may not be considered strong enough to meet the threshold for local social significance.

The Magdalene Hall is understood to be the first building constructed here so there is low potential for historical archaeological remains of local significance. A recent AHIMS search found no sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 2

BRIEF TIMELINE HISTORY:

- 'The traditional Aboriginal owners of much of the Woollahra district were the Cadigal clan, while the harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan' (Woollahra Municipal Council Library, 2023). La Perouse Local Aboriginal Land Council is the LALC for this area (Coast, 2021, p. 6).
- 1830. Land grant including this property to Daniel Cooper and Solomon Levey. The land appears to have been used for small-scale farming.
- 1901. The Carlisle Estate was being subdivided and sold as suburban allotments.
- 1904-1908. The house at 10-12 Carlisle Street was constructed and inhabited by Frederick J. Barker, commercial traveller, around 1904. It sat on the lot at no.12 and had a large garden including the entire lot of no.10. Around 1908 the house on Lot 18 at 6 Carlisle Street was constructed for John G. Lee, and leased by R.A. Shaw. Also in this year the house on Lot 19 at no.8 Carlisle Street was constructed and inhabited by Guy Gallop (Woollahra rates books and Sands Directory).
- 1920 The Mary Magdalene Catholic Church was built nearby on New South Head Road to the design of architect J. Barlow. Its tower was added in 1932 and additions by Leslie Wilkinson made in 1938 (Woollahra Library history fast facts).
- 1926-1934. Frederick Barker sold the two lots at 10-12 Carlisle Street to John Vaughan, gentleman, in 1926, who converted the Old System Title land to Torrens Title in 1929 (NSW Lands, PA 50380). Vaughan sold both lots to Michael Benignus Hanrahan, John De Sales Tevlin and Patrick Jerome Barron, teachers representing the Christian Brothers, on 8 March 1934.
- 1935: The main building at Christian Brothers College Rose Bay opened on the property which was previously 10-12 Carlisle Street, with the main building designed by John Hennessey. It provided education for boys from kindergarten through to the leaving certificate, taught by the Christian Brothers within the Catholic school system (Cosgrove, 1989, p. 44). There was a close association with the nearby Mary Magdalene Catholic Church. Neither of the adjacent Federation Bungalow houses at 6 and 8 Carlisle Street were part of the original school premises although there were hopes of buying an adjacent lot one day (Cosgrove, 1989, p. 52).
- 1937. The property at 8 Carlisle Street was purchased by Christian Brothers representative Michael Benignus Hanrahan and others from Ethel Marianne Chaseling (NSW Lands PA 62250).
- 1948-1949. In 1948 the owner of 6 Carlisle Street, James W. Browne, was bankrupted and the property passed to receiver Robert Daniel Mayne. It was acquired by the Christian Brothers in September 1949. (NSW Lands, (NSW Lands CT Vol. 3394 Folio 188, PA 23884).
- 1953: Opening of Fatima Hall, an assembly hall located at the rear of the playground, designed by Frank Wade and constructed by builders J. Bilson & Son (Christian Brothers, 1959, p. 5). It also included a new kindergarten classroom on the lower ground level. It has since been renamed 'Magdalene Hall'. The large tree near its entrance was planted during the 1970s (Artefact analysis of aerial imagery).
- 1967: Rationalisation of the various Catholic schools in the locality resulted in Christian Brothers College Rose Bay closing down secondary schooling in 1966 and the school re-opening as 'McAuley Preparatory School', named after Sister Catherine McAuley who founded the Sisters of Mercy in Ireland in 1831. It was now run by the Sisters of Mercy as a primary school for both boys and girls within the Catholic school system. A new library was financed by the Parents & Friends' Association, which also opened in 1967, designed by parent T.E. O'Mahony as honorary architect (Cosgrove, 1989, pp17.).
- 1985: A physical link was constructed between the two houses at 6 and 8 Carlisle Street and adjustments made to windows and doorways of both houses, designed by architects I.A. Kubany (Woollahra Council archives).
- 1990. The main college building was modified with most timber windows being replaced by metal-framed windows, the removal of a wall between two classrooms on the first floor, installation of suspended ceilings throughout and installation of a small library and girls' toilets facing the playground, all designed by Kenneth Holton Pacific Architects (Woollahra Council archives).
- Since 1985, there has been major reconstruction of the interiors of the houses including building a substantial addition to the rear of the Federation bungalows (built after 2005 according to analysis of aerial photos).

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 3

DESCRIPTION:

The McAuley school site

- The cadastral description of McAuley Catholic Primary School comprises Lots A and B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884, Parish of Alexandria, County of Cumberland. The school occupies the lots previously numbered 6-12 Carlisle Street Rose Bay.
- The McAuley Catholic School is located approximately 6km east of the Sydney Central Business District, on the South Head peninsular, in one of the most wealthy local government areas in Australia. Most of the older houses in the neighbourhood have been replaced with large, recently constructed mansions.
- The school is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay and 1km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road. The school is positioned on a slope falling to the south and to the west, and the grounds are terraced with retaining walls throughout.
- The other three of the school's four buildings face Carlisle Street and the other three sides of the school grounds are bordered by residential properties.
- Magdalene Hall is positioned at the rear of the school in the north-west corner of the site, across the former two back yards of number 6 and 8 Carlisle Street.
- There is a large, unidentified tree located near the north-eastern end of the hall, which appears to have been planted during the 1980s (Artefact analysis of historical aerial photographs of the school premises). The tree is healthy and handsome, and it provides a leafy backdrop to the building as well as welcome shade for the playground.

Magdalene Hall

- Magdalene Hall (then called Fatima Hall), was completed in 1953. It was designed by Frank Wade and constructed by builders J. Bilson & Son (Christian Brothers, 1959, p5). It was intended to provide an assembly room and space for community gatherings.
- The hall is a two storey rectangular building constructed in mottled brown brick. Its gabled roof is finished with terracotta tiles. It is approximately 18 metres in length, 10m in width and has an approximate floor space of 180m² per floor.
- Its rectangular form and orientation respectfully mimics the nearby original main college building, which is also a rectangular brick building with gabled ends and terra cotta tiled roof, although somewhat larger and more complexly detailed.
- The roof over the entrance bay at the north-eastern end of the building is approximately 1m lower than the rest of the roof and marks the area in church-like vocabulary as a vestibule.
- On each gabled end of the building are three pilasters which mark the sides and centre of each wall and rise slightly above the roofline as parapet detailing.
- There are also brick pilasters positioned at regular intervals down each long side of the building, both internally and externally, and housing five bays with large square windows.
- The internal space of Magdalene Hall's upper level comprises the entrance vestibule and a large open-plan room with five bays housing square windows running along each long side of the building. A cross hangs on the centre pilaster of the far wall above a slightly raised timber stage. Although perhaps 5m high, the ceiling in this room has modern fittings and is probably suspended over the original ceiling. Ceiling joists positioned between each set of pilasters remain visible (these may be structural or decorative). Ventilation grates line the upper walls at regular intervals.
- The lower level of Magdalene Hall is accessed by a concrete walkway descending beside the playground. It houses a large classroom taking up about half the floorspace, with the rest used for storage. The classroom has a lower ceiling than the hall above but similar interior detailing in wall pilasters, square windows, ceiling joists and neutral paint scheme.
- Some of the external doorways retain their original terrazzo threshold.

Modifications/ condition:

- The building is well maintained and appears to be in its original configuration.
- The window frames throughout the building were probably originally made of timber but have been reconstructed in metal and their exteriors painted dark green. The 1950s doors appear to have been replaced with doors of more recent construction, painted dark blue. The guttering is in good condition and of recent fabrication. Both levels have been carpeted.
- There is a new concrete verandah added to the south-eastern facade near the entrance, apparently providing a new, alternative exit from the main hall.

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 4

- There is no evidence of the 'Our Lady of Fatima' painting by John Coburn which was presented to the school in honour of the opening of the building as Fatima Hall in 1953.

Architect identification and style analysis Magdalene Hall

- In 1959 a Christian Brothers publication identified the designer of the hall as Frank Wade, and the builder as J. Bilson & Sons (Jubilee Annual of 1959, p. 5). There is no historical record of an architect named Frank Wade in NSW (NSW Architects Registration Board; NSW Institute of Architects). While Wade may have been registered in another state or country, it is also possible that he was a designer or draughtsman rather than an architect. This may explain why the building respectfully nods to the grander Christian Brothers College building nearby rather than attempting a new or innovative architectural statement in its own right.
- Like the nearby Christian Brothers College building nearby, the Magdalene Hall is designed in the 'Inter-War Romanesque' style of Australian architecture which commonly featured in ecclesiastical buildings of the time (Apperley 1989, pp 194-197). Aspects of the design which refer to this architectural style include its gabled, moderately low-pitched roof, strong massing of the building shape, load-bearing masonry walls, textured face brickwork and restrained, simple ornamentation.

DRAFT ASSESSMENT OF SIGNIFICANCE UNDER THE NSW CRITERIA:

NSW Heritage Council's assessment criteria applied to Magdalene Hall

Criteria	Description
	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>
A – Historic significance	<p>Little local historical significance.</p> <p>The Magdalene Hall, originally named Fatima Hall, dates from 1953 and is a well built and maintained but modest school hall typical of its era. It has little importance in the course of the locality's cultural or natural history.</p>
	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>
B – Historical association	<p>Moderate local historical associations.</p> <p>The Magdalene Hall has a minor association with the famous Australian artist John Coburn, who presented a painting entitled 'Our Lady of Fatima' to the school at the opening of the building, then known as 'Fatima Hall', in 1953. This association is adversely impacted by the painting no longer being present in the building.</p> <p>There are little known special associations with the life or works of other people of importance to the local area's natural or cultural history.</p>
	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>
C – Aesthetic/ Creative/ Technical Achievement	<p>Little aesthetic significance.</p> <p>The Magdalene Hall is a modest building which is typical of its genre as a school assembly hall. It has minor aesthetic value for the respectful way in which it alludes to the nearby, grander, Hennessey-designed Christian Brothers College building in its form, orientation and materials.</p> <p>It has been modified with the replacement of original window frames and doors but otherwise maintains much of its original use, fabric and integrity.</p> <p>It is not readily visible from the public domain.</p> <p>It has little importance for demonstrating aesthetic characteristics or creative or technical achievement.</p>

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 5

Criteria	Description
	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>
<i>D – Social, cultural, and spiritual</i>	Potential for moderate social significance for alumni. The Magdalene Hall is likely to have social significance for school children, alumni, teachers and others who used the hall for assemblies and other community activities when attending McAuley Catholic Primary School but further consultation with the local community may be required to establish a local level of social significance.
	<i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>
<i>E – Research Potential</i>	Low potential for historical archaeological remains of local significance. The Magdalene Hall is understood to be the first building constructed here so there is low potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).
	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>
<i>F – Rare</i>	Little local rarity. The Magdalene Hall has little rarity, being a modest school hall dating from 1953 like hundreds of other school halls found throughout Australia.
	<i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).</i>
<i>G - Representative</i>	Little local representativeness. The Magdalene Hall is locally representative of mid-20 th century school halls but has little capacity to demonstrate the principal characteristics of this class of NSW's cultural places.

PHOTOGRAPHS:



Magdalene Hall viewed from the playground near its main entrance (Artefact, 2023)

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 6



Unidentified large tree planted near the main entrance to Magdalene Hall during the 1980s (Artefact analysis of historical aerial imagery) (Artefact, 2023)



Magdalene Hall photo of interior upper level (Artefact, 2023)



Magdalene Hall panorama photo of interior upper level (Artefact, 2023)

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 7



Magdalene Hall photo of interior lower level (Artefact, 2023)

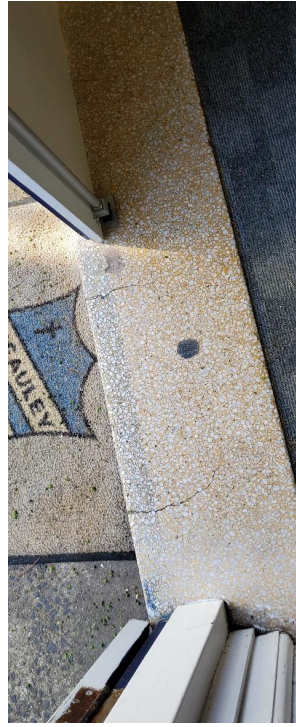


Magdalene Hall side view from playground (Artefact, 2023)

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 8



View of concrete walkway/stairway running along Magdalene Hall allowing access to the lower level (Artefact, 2023)



Original terracotta threshold over doorway in Magdalene Hall (Artefact, 2023)



'Our lady of Fatima' painting by John Coburn, presented to Christian Brothers College Rose Bay on the occasion of the opening of the Fatima Hall in 1953 (now called Magdalene Hall), shown being installed or unveiled by dignitaries (Christian Brothers, 1959).

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 9

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Woollahra Municipal Council rates books

Woollahra Municipal Council archive of building plans.

EXPLANATION OF GRADING OF SIGNIFICANCE TERMINOLOGY:

Level	Justification	Status
Exceptional	Where an individual . . . element . . . is assessed as making a rare or outstanding contribution to the overall significance of the place . . . [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident, but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfils criteria for local or state listings.
High	Where an individual . . . element . . . is assessed as making considerable contribution to the overall significance of the place . . . and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the	Fulfils criteria for local or state listings.

Artefact survey sheet 2023 – Magdalene Hall, McAuley School 10

Level	Justification	Status
	overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	
Moderate	Where an individual . . . element . . . is assessed as making a moderate contribution to the overall significance of the place . . . [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. . . . Elements . . . which were of some intrinsic quality, but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place. Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Fulfils criteria for local or state listings.
Little / Minor	Where an individual . . . element . . . is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfil criteria for local or state listings.
Intrusive	Where an individual . . . element . . . is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements or items. Demolition/removal of the element is recommended.	Does not fulfil criteria for local or state listings.

ABBREVIATIONS:

Artefact	Artefact Heritage Services Pty Ltd
DP	Deposited Plan
km	Kilometre
LALC	Local Aboriginal Land Council
m	Metres
SIX	NSW Lands Spatial Information Exchange website

ARTEFACT HERITAGE SURVEY – Federation Bungalows at McAuley CPS

Name(s) of place: Federation Bungalows at the former 6 and 8 Carlisle Street, within the McAuley Catholic Primary School. Number 6 (at south west) was also previously known Lot 18 Section 1 of the Carlisle Estate, 'Camira' and 'The Briars'. No.8 (adjacent to the college building) was also known previously as Lot 19 Section 1 of the Carlisle Estate, 'Rathmine', 'Fowry' and 'Lyndon'.

Address of place: McAuley Catholic Primary School Rose Bay, 8 Carlisle Street Rose Bay 2029.

LGA / Council: Woollahra Municipal Council

Heritage listings to date: None.

Aboriginal nation/ LALC: Gadigal. Located within the La Perouse Local Aboriginal Land Council area.

Latitude/ longitude: -33.870/ 151.272

Owner of property (if known): Trustee for the Christian Brothers and National Catholic Education Commission (NCEC).

Client seeking assessment and why: Woollahra Municipal Council responding to councillors' proposal that several schools be assessed for heritage listing on the Woollahra LEP (Council Agenda 8/4/2019).

Author of assessment: Artefact Heritage (Bronwyn Hanna).

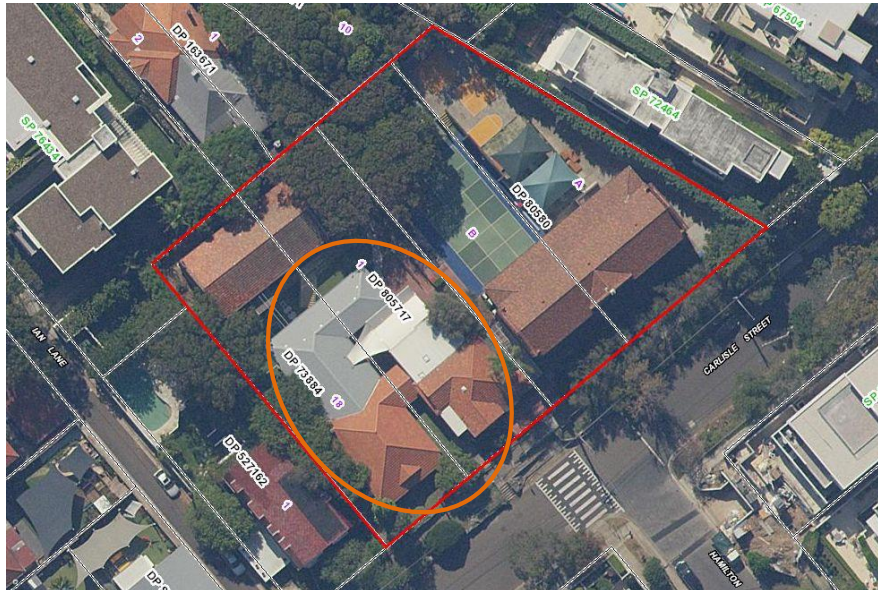
Date of assessment: September 2023.

Limitations: There has been no detailed stakeholder consultation. A brief site visit throughout all four of the McAuley School buildings and grounds was undertaken on 19 September 2023.



View of facades of former no.6 house, former no.8 house and former Christian Brothers College main building from Carlisle Street (Google Streetview, 2023)

LOCATION:



The location of 6 and 8 Carlisle Street houses is shown within the orange oval (with no.6 at left and no.8 at right). The boundary of the McAuley Catholic Primary School is indicated by the red line. No heritage curtilage is proposed for these houses (SIX map annotated by Artefact. 2023).

DRAFT STATEMENT OF SIGNIFICANCE:

The two Federation Bungalows within the McAuley Catholic Primary School, formerly known as 6 and 8 Carlisle Street, are assessed as having little heritage significance. They make a minor aesthetic contribution to the streetscape and have some minor remnants of fine historic interior details (at the former no.8 bungalow).

Both houses, dating from 1908, are typical Federation Bungalow style residences of their era which have been greatly modified by their extensions and adaptive re-use as school classrooms. They have had little importance in the course of the locality's history and little known associations with important local individuals. Number 8 house was adjacent to and purchased by the Christian Brothers in 1937 while number 6 house was purchased by them in 1949, both for incorporation into the Christian Brothers College Rose Bay. They were both included in the premises of the succeeding McAuley Catholic Primary School which opened on the site in 1967. They are likely to have moderate social associations for school children who have had classes in no.6 or visited the school offices in no.8 when attending McAuley Catholic Primary School.

Both houses are understood to be the first buildings constructed on their lots so there is low potential for historical archaeological remains. A recent search found no AHIMS sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.

Both Federation Bungalows are constructed as modest Federation Bungalow-style residences, typical of their era, and both have been considerably modified by their adaptive reuse as school classrooms, offices and staff rooms. Neither have a high level of aesthetic presentation or creative achievement and neither are considered rare or representative. There are some fine historic remnants of interior detailing at the former no.8 bungalow including mantle pieces, skirting boards and window frames, which ideally should be conserved and incorporated into future uses of the place. They both make a minor contribution to the streetscape of Carlisle Street by retaining their original facades and appearance as historic residences constructed in traditional materials.

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 2

BRIEF TIMELINE HISTORY:

- 'The traditional Aboriginal owners of much of the Woollahra district were the Cadigal clan, while the harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan' (Woollahra Municipal Council Library, 2023). La Perouse Local Aboriginal Land Council is the LALC for this area (Coast, 2021, p. 6).
- 1830. Land grant including this property to Daniel Cooper and Solomon Levey. The land appears to have been used for small-scale farming.
- 1901. The Carlisle Estate was being subdivided and sold as suburban allotments.
- 1904-1908. The house at 10-12 Carlisle Street was constructed and inhabited by Frederick J. Barker, commercial traveller, around 1904. It sat on the lot at no.12 and had a large garden including the entire lot of no.10. Around 1908 the house on Lot 18 at 6 Carlisle Street was constructed for John G. Lee, and leased by R.A. Shaw. Also in this year the house on Lot 19 at no.8 Carlisle Street was constructed and inhabited by Guy Gallop (Woollahra rates books and Sands Directory).
- 1920 The Mary Magdalene Catholic Church was built nearby on New South Head Road to the design of architect J. Barlow. Its tower was added in 1932 and additions by Leslie Wilkinson made in 1938 (Woollahra Library history fast facts).
- 1926-1934. Frederick Barker sold the two lots at 10-12 Carlisle Street to John Vaughan, gentleman, in 1926, who converted the Old System Title land to Torrens Title in 1929 (NSW Lands, PA 50380). Vaughan sold both lots to Michael Benignus Hanrahan, John De Sales Tevlin and Patrick Jerome Barron, teachers representing the Christian Brothers, on 8 March 1934.
- 1935: The main building at Christian Brothers College Rose Bay opened on the property which was previously 10-12 Carlisle Street, with the main building designed by John Hennessey. It provided education for boys from kindergarten through to the leaving certificate, taught by the Christian Brothers within the Catholic school system (Cosgrove, 1989, p. 44). There was a close association with the nearby Mary Magdalene Catholic Church. Neither of the adjacent Federation Bungalow houses at 6 and 8 Carlisle Street were part of the original school premises although there were hopes of buying an adjacent lot one day (Cosgrove, 1989, p. 52).
- 1937. The property at 8 Carlisle Street was purchased by Christian Brothers representative Michael Benignus Hanrahan and others from Ethel Marianne Chaseling (NSW Lands PA 62250).
- 1948-1949. In 1948 the owner of 6 Carlisle Street, James W. Browne, was bankrupted and the property passed to receiver Robert Daniel Mayne. It was acquired by the Christian Brothers in September 1949. (NSW Lands, (NSW Lands CT Vol. 3394 Folio 188, PA 23884).
- 1953: Opening of Fatima Hall, an assembly hall located at the rear of the playground, designed by Frank Wade and constructed by builders J. Bilson & Son (Christian Brothers, 1959, p. 5). It also included a new kindergarten classroom on the lower ground level. It has since been renamed 'Magdalene Hall'. The large tree near its entrance was planted during the 1970s (Artefact analysis of aerial imagery).
- 1967: Rationalisation of the various Catholic schools in the locality resulted in Christian Brothers College Rose Bay closing down secondary schooling in 1966 and the school re-opening as 'McAuley Preparatory School', named after Sister Catherine McAuley who founded the Sisters of Mercy in Ireland in 1831. It was now run by the Sisters of Mercy as a primary school for both boys and girls within the Catholic school system. A new library was financed by the Parents & Friends' Association, which also opened in 1967, designed by parent T.E. O'Mahony as honorary architect (Cosgrove, 1989, pp17.).
- 1985: A physical link was constructed between the two houses at 6 and 8 Carlisle Street and adjustments made to windows and doorways of both houses, designed by architects I.A. Kubany (Woollahra Council archives).
- 1990. The main college building was modified with most timber windows being replaced by metal-framed windows, the removal of a wall between two classrooms on the first floor, installation of suspended ceilings throughout and installation of a small library and girls' toilets facing the playground, all designed by Kenneth Holton Pacific Architects (Woollahra Council archives).
- Since 1985, there has been major reconstruction of the interiors of the houses including building a substantial addition to the rear of the Federation bungalows (built after 2005 according to analysis of aerial photos).

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 3

DESCRIPTION:

McAuley Catholic Primary School

- The cadastral description of McAuley Catholic Primary School comprises Lots A and B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884, Parish of Alexandria, County of Cumberland. The school occupies the lots previously numbered 6-12 Carlisle Street Rose Bay.
- The McAuley Catholic School is located approximately 6km east of the Sydney Central Business District, on the South Head peninsular, in one of the most wealthy local government areas in Australia. Most of the older houses in the neighbourhood have been replaced with large, recently constructed mansions.
- The school is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay and 1km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road. The school is positioned on a slope falling towards the north and to the west, and the grounds are terraced with retaining walls throughout. Three of the school's four buildings face Carlisle Street and the other three sides of the school grounds are bordered by residential properties.

Former no.6 Carlisle Street house

- The former 6 Carlisle Street house is located within McAuley Catholic Primary School on Lot 18 DP 73883 at the south-western corner of the school. It is adjacent to the former 8 Carlisle Street house, which is adjacent to the main original college building, and all three buildings face south-west onto Carlisle Street. At the rear of the three buildings facing Carlisle Street are playgrounds and the Magdalene Hall (used for assemblies upstairs and a classroom downstairs). There is a high green palisade fence enclosing all three buildings facing Carlisle Street, with school signage and recently planted foliage, and the three front buildings are also separately fenced off from each other.
- The former no.6 Carlisle Street house appears to retain its original façade and side walls, with bay window feature (possibly originally a window, now a front doorway). There is a front verandah which stretches across the entire width of the façade, supported by three modestly carved timber columns on brick piers. The historic external sections of the house are constructed in face brick, and most of its original roof layout remains, including a decorative central gable facing the street (comparison of aerial photographs since 1930).
- The house is linked to the adjacent house at former 8 Carlisle Street with a walkway positioned towards the rear of the two houses, probably constructed around 1985 (Woollahra Council building records). The walkway roof is made of the same materials as the rest of the former 6 Carlisle Street house roof, suggesting that the extant roof of red terracotta roof tiles may have been reconstructed in 1985, reinstating the original timber soffits and several roof ornaments.
- The interiors of the house at 6 Carlisle Street have been largely removed, including most of the walls in front section of the house to create one large classroom facing onto the street. A substantial addition has been made to the rear of the house to create staff room facilities and a large classroom, clad in fibre cement paneling with metal roofing. All wall and ceiling linings have been replaced, and timber windows have been replaced with metal window frames. Fireplaces and chimneys have been removed and there are few historic internal features except some of the original layout and some skirting boards.
- The extensive modifications to the former no.6 Carlisle Street house have been undertaken in a sympathetic manner, with care taken to retain the external visual characteristics of the house's historic form and appearance from the street.
- *Architect identification and style analysis no.6:*
No architect has been identified for the original design of the house at 6 Carlisle Street in 1908. Its date of construction as well as its remaining historic features suggests that the former no.6 Carlisle Street house was built in the Federation Bungalow style (Apperley et al, 1989, pp144-7). The word 'bungalow' refers to a single storey house with verandahs or ready access to the outdoors (Apperley et al., 1989, p142). Features typical of the Federation Bungalow style which are found on the former no.6 Carlisle Street house include: being built between 1890-1915, large simple roof planes, awning-like roof over verandah, a bay window (now front door), face brick work, masonry verandah pier and sparingly decorated timber posts (Apperley, 1989, p146)

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 4

Former no.8 Carlisle Street house

- The former 8 Carlisle Street house is located within McAuley Catholic Primary School on Lot 1 DP 805717 between the former no.6 Carlisle Street house and the main original college building, and all three buildings face south-west onto Carlisle Street. At the rear of the three buildings facing Carlisle Street are playgrounds and the Magdalene Hall (used for assemblies). There is a high green palisade fence enclosing all three buildings facing Carlisle Street, with school signage and recently planted foliage, and the three front buildings are also separately fenced off from each other.
- The former no.8 Carlisle Street house appears to retain much of its original façade and side walls, although one or possibly two small verandahs at the front have been enclosed. The historic external sections of the house are constructed in face brick on sandstone foundations with some roughcast rendered detailing around the front window. Wooden shingles decorate a window shade. Most of its original roof layout remains largely intact except for the removal of chimneys (comparison of aerial photographs since 1930). Some tiles at the front of the building are stained and weathered, suggesting that these may be the original roof tiles.
- The former no.8 house is linked to the adjacent house at former no.6 Carlisle Street with a walkway positioned towards the rear of the two houses, probably constructed around 1985 (Woollahra Council building records).
- The interiors of the house at no.8 Carlisle Street have been modified to adapt the house for use as office space and staff rooms. The original layout of rooms is largely intact, and the ceilings remain high although the ceiling linings are not original.
- There are many intact historical features remaining throughout such as two fireplaces with mantelpieces, plastered walls, skirting boards, several handsome original timber-framed windows and historic floorboards remaining under modern floor coverings.
- The modifications to the former no.8 Carlisle Street house have been undertaken in a sympathetic manner, with some care taken to retain the external visual characteristics of the house's historic form and appearance from the street.
- *Architect identification and style analysis no.8:*
No architect has been identified for the original design of the house at 8 Carlisle Street in 1908. Its date of construction as well as its remaining historic features suggests that the former no.8 Carlisle Street house was built in the Federation Bungalow style (Apperley et al, 1989, pp144-7). The word 'bungalow' refers to a single storey house with verandahs or ready access to the outdoors (Apperley et al., 1989, p142). Features typical of the Federation Bungalow style which are found on the former no.8 Carlisle Street house include: being built between 1890-1915, prominent front gable, awning-like roof over verandah, bay windows, face brick work, shingle detailing, and roughcast walling (Apperley, 1989, p146).

DRAFT ASSESSMENT OF SIGNIFICANCE UNDER THE NSW CRITERIA:

NSW Heritage Council's assessment criteria applied to two Federation Bungalows

Criteria	Description
	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>
A – Historic significance	Little local historical significance. The houses formerly known as 6 and 8 Carlisle Street date from c.1908 and are typical, if modest Federation Bungalow-style residences of their era which have both been considerably modified by their adaptative reuse as school classrooms, school offices and staff offices. They have little importance in the course of the locality's cultural or natural history.
B – Historical association	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i> Little local significance for historical associations.

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 5

Criteria	Description
	The houses formerly known as 6 and 8 Carlisle Street have little known special associations with the life or works of any person of importance to the local area's natural or cultural history.
	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>
C – Aesthetic/ Creative/ Technical Achievement	<p>Little aesthetic significance.</p> <p>The houses formerly known as 6 and 8 Carlisle Street are typical, if modest Federation Bungalow-style residences of their era which have been considerably modified by their adaptive reuse as school classrooms. Although they have little importance for demonstrating innovative aesthetic characteristics or creative or technical achievement, the house formerly known as no.8 retains some fine historic interior details such as original mantlepieces, doors, skirting boards and window frames. The two houses make a minor contribution to the streetscape of Carlisle Street by retaining their original form and appearance as historic residences constructed in traditional materials.</p>
	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>
D – Social, cultural, and spiritual	<p>Potential for moderate social significance for alumni.</p> <p>The houses formerly known as 6 and 8 Carlisle Street are likely to have social significance for school children, alumni, teachers and others who had classes in the no.6 house or visited the offices in the no.8 house when attending McAuley Catholic Primary School but further consultation with the local community may be required to establish a local level of social significance.</p>
	<i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>
E – Research Potential	<p>Low potential for historical archaeological remains of local significance.</p> <p>The houses formerly known as 6 and 8 Carlisle Street are understood to be the first buildings constructed on their lots so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p>
	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>
F – Rare	<p>Little local rarity.</p> <p>The houses formerly known as 6 and 8 Carlisle Street have little rarity, being modest Federation Bungalow-style houses dating from the early 20th century like thousands of other houses found throughout Australia. Neither are they rare for having been considerably modified in being adaptively re-used.</p>
	<i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).</i>
G - Representative	<p>Little local representativeness.</p> <p>The houses formerly known as 6 and 8 Carlisle Street are not locally representative since they were modest examples of their genre when built and they have both been considerably modified. They retain little capacity to demonstrate the principal characteristics of their class of NSW's cultural places.</p>

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PHOTOGRAPHS:



Façade to 6 Carlisle Street (Artefact 2023)



Façade of former no.8 Carlisle Street house (Artefact, 2023)



Façade of former no.8 Carlisle Street house showing sandstone foundations and verandah enclosed with metal window frames (Artefact, 2023)

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 7



Interior – front two rooms with dividing wall removed at 6 Carlisle Street (Artefact 2023)



Rear extension classroom behind 6 and 8 Carlisle Street (Artefact 2023)



Panorama of modernized reception room in no.8 Carlisle Street with intact historic mantelpiece and skirting boards at McAuley School offices house (Artefact, 2023)

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 8



Interior room in no.8 with intact mantelpiece, window frame, ceiling height and skirting boards



Mantelpiece in front reception room at no.8 house (Artefact, 2023)



Mantelpiece in another room at no.8 house (Artefact, 2023)

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Modernised room in no.8 house retaining historic door, ceiling height and skirting boards (Artefact, 2023)



Historic floorboards in a disused room in no.8 house (Artefact, 2023)



Link between former 6 and 8 Carlisle Street houses viewed from Carlisle Street (Artefact 2023)

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 10

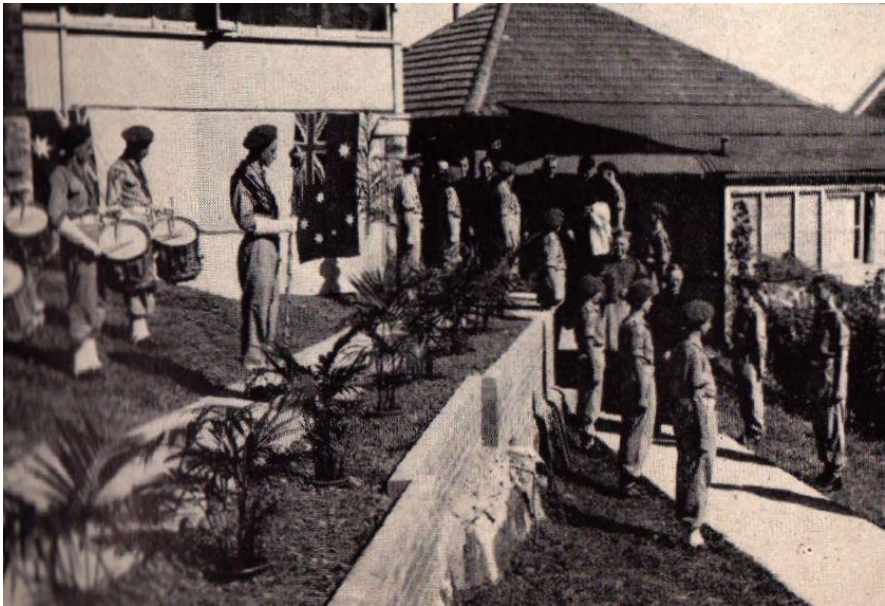


View across link from no.6 down into no.8 house (Artefact 2023)



View across link from no.8 up into no.6 house (Artefact 2023)

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 11



19598 photo of the rear of no.8 Carlisle Street (at right) (Christian Brothers, 1959)



Rear extension with link at left, and large extension in the centre and at right (Artefact 2023)



View of rear extension onto no.6 from Ian Lane, across the back yard of no.4 Carlisle Street (Artefact 2023)

Artefact survey sheet 2023 – two Federation Bungalows, McAuley School 12

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Woollahra Municipal Council rates books

Woollahra Municipal Council archive of building plans.

EXPLANATION OF GRADING OF SIGNIFICANCE TERMINOLOGY:

Level	Justification	Status
Exceptional	Where an individual . . . element . . . is assessed as making a rare or outstanding contribution to the overall significance of the place . . . [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident, but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfils criteria for local or state listings.
High	Where an individual . . . element . . . is assessed as making considerable contribution to the overall significance of the place . . . and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the	Fulfils criteria for local or state listings.

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Level	Justification	Status
	overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	
Moderate	Where an individual . . . element . . . is assessed as making a moderate contribution to the overall significance of the place . . . [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. . . . Elements . . . which were of some intrinsic quality, but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place. Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Fulfils criteria for local or state listings.
Little	Where an individual . . . element . . . is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfil criteria for local or state listings.
Intrusive	Where an individual . . . element . . . is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements or items. Demolition/removal of the element is recommended.	Does not fulfil criteria for local or state listings.

ABBREVIATIONS:

Artefact	Artefact Heritage Services Pty Ltd
DP	Deposited Plan
Heritage NSW	Heritage New South Wales (Office of the Heritage Council of New South Wales, previously also known as the NSW Heritage office, the Heritage Branch, the Heritage Division of the Office of Environment and Heritage—OEH)
km	kilometre
m	metre
LALC	Local Aboriginal Land Council

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

ITEM DETAILS			
Name of Item	Rose Bay Public School – Building E		
Former name	Same		
Item type	Built		
Address	Number	Street	Suburb
		Albemarle Avenue	Rose Bay
Property description	Lot	DP	
	Part Lot 49, Lots 50-53	4567	
Use	Current	Former	
	School classrooms	Same	
Statement of significance	<p>Building E at Rose Bay Public School has local heritage significance under historical, associational, aesthetic, rarity and representative criteria.</p> <p>Building E dates from 1907, and together with its subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on the Rose Bay Public School grounds. It has local historical and possibly associational significance as well as considerable authenticity and integrity as a good quality, local community building which has been in public use for well over a century and continues in its original function for classroom teaching. It may have social significance for school children, alumni, teachers and others who have used the building when attending or working at the school—further consultation with the local community may be required to establish a local level of social significance.</p> <p>Building E at Rose Bay Public School has local aesthetic, rarity and representative significance as a government-built, educational building dating from 1907 which retains many of the features of its original design and materials. These include the use of warm face brick work, barge board gabled facades, tall chimneys, wide eaves with exposed rafters, decorative brick buttresses positioned between timber-framed sash windows, four panelled interior timber doors, high ceilings, plastered walls and painted timber panelling and built-in furniture.</p>		
Level of significance	State: N/A	Local: Local	
Heritage listings	None to date		
DESCRIPTION			
Designer	James Sven Wigram (probable as he was in charge of public school design within the Department of Public Works between 1904 and his retirement in 1908)		
Builder	Not known		
Construction years	1907		
Physical Description	<p>The Rose Bay School Site</p> <ul style="list-style-type: none"> The site of Rose Bay Public School comprises Lots 111 and 112, DP 1076937; Lots 13-20 & The cadastral description of Rose Bay Public School comprises Lots 111 and 112, DP 1076937; Lots 13-20 & Lots 46-54, DP 4567, Parish of Alexandria, County of Cumberland Rose Bay Public School is located approximately 6 km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, in one of the wealthiest local government areas in Australia. The school is positioned on an area of flat land near the Royal Sydney Golf Club, approximately 400 metres south-east of the harbour at Rose Bay and 1.2 km west of the cliffs facing the 		

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Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

	<p>ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road.</p> <ul style="list-style-type: none"> The school is located within a residential area. It is bordered by public roads on three sides (Wilberforce Avenue, Albemarle Avenue, Albemarle Lane) and by residential housing on the south-eastern end. Notable landscape elements within the school grounds include two mature Canary Island Date Palm positioned along Wilberforce avenue in front of Building E. Historic aerials suggest it was planted around 1970 but possibly as early as 1955. <p>Building E</p> <ul style="list-style-type: none"> Building E is positioned on the north-eastern side of the school, facing Wilberforce Avenue. The north-eastern corner of Building E facing Wilberforce Avenue includes the first building erected on the school premises in 1907. The original, small, single-storey school building was constructed in warm-coloured face brick with a slate roof (State Records photo, 1909). The original building appears to have had a T-shaped plan with gabled facades facing east, west and south. The south facing façade was a blank wall without windows or buttresses, suggesting that an extension of the building in this direction was expected (and in fact soon occurred, within four years). Extensions to the building took place in 1911, 1916, 1920, 1929 and during the 1970s (RBPS, 1991, p. 16 diagram, Artefact analysis of historical aerial imagery). The early extensions in 1911 and 1916 were sympathetic to the original design and appear to have been constructed to match the original materials, form and detailing. The 1970s extensions to the Wilberforce Avenue façade tended to have simpler, modern detailing. The early sections of the building built in 1907, 1911 and 1916 retain decorative brick buttresses positioned between windows and diagonally placed at the corners of the building. The approximate area of E Block is 760m², composed of: <ul style="list-style-type: none"> South wing 25m x 8m North wing 19m x 8m Connecting area 34m x 12m The interiors of the building retain many historic features typical of good quality early-to-mid 20th century buildings, including high ceilings lined with timber boards, cornices, timber-panelled sections of walls, plastered walls with picture rails, built-in timber furniture, four-panelled timber doors. The window frames in the original 1907 section of the building appear to be the original timber including the sash frames and arrangement of glass panes. There are many other historic, timber-framed windows remaining in situ throughout the building. The original masonry chimney in the north-eastern section of the building dating from 1907 appears to be in situ. Two other early chimneys also remain in situ on the western façade facing the playground, associated with the 1911 and 1916 phases of the building. Fireplaces have been removed from the interiors but possibly remain marked in several rooms by corner niches.
Physical condition	The building is in excellent condition internally and externally.
Modification and Dates	<ul style="list-style-type: none"> The original building of 1907 has been extended repeatedly, and sympathetically: in 1911, 1916, 1920, 1929 and during the 1970s. The original slate roof has been replaced with a metal roof; original fireplaces have been blocked but chimneys left in place.

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Heritage inventory sheet

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	<ul style="list-style-type: none"> Interior wall and ceiling surfaces are recently painted in a neutral colours and recent carpeting is in evidence. Air conditioning condenser units have been installed unsympathetically beside two original facades of the 1907 section of the building at ground level.
Archaeological potential	Building E and its extensions were the first known structures built on this land so there is low potential for historical archaeological remains. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.
HISTORY	
Early historical notes	
<p>The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Cadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.</p> <p>In 1891, in response to local appeals, the NSW Government established a public school for the primary education of children in Rose Bay. It was commenced in a rented house on Old South Head Road, near the current premises. In 1897 this early version of the school was relocated nearby along Old South Head Road to a 'commodious building' in an ostrich farm. The school's assistant teacher, Alice Stanford, was acting in the 'unheard of position of female principal' for two years before the school relocated to its permanent premises in 1907.¹</p> <p>Following residential subdivision of the land between Wilberforce and Albemarle Avenues in Rose Bay around 1900, the NSW Government resumed approximately 0.8 hectares owned by the Intercolonial Investment Land & Building Co. Ltd for £1575.² The first school building constructed on the current premises of Rose Bay Public School came into use on 8 April 1907.³ The building plus toilet block, weather-sheds and fences were erected by George Kidney of Woollahra for £975⁴. It was a small brick building—which is still existing in the north-eastern corner of Building E, facing Wilberforce Avenue (see Images for a 1909 photo of the building).</p> <p>The architect responsible for the design of the building was probably James Sven Wigram, who was in charge of public school design within the Department of Public Works between 1904 and his retirement in 1908. This was a period of 'revolutionary' change in the design of pedagogy and school architecture following a commission of inquiry into the public education system by the NSW Legislative Council. Few new school buildings were constructed during this period when the department's efforts were focused on adapting its huge existing portfolio of school buildings to the new requirements, including smaller classrooms, and more light and ventilation.⁵</p> <p>The Rose Bay Public School's centennial history, published in 1991, describes a long history of new buildings, building additions, alterations and demolitions as the school adjusted to increasing enrolments and changing requirements for facilities and maintenance⁶. Enrolments grew from 130 children in 1909⁷ to 160 children in 1911 and 220 children in 1913. In 1922, with</p>	

¹ RBPS, 1991. *Rose Bay Public School 1891-1991 Celebrating a Century of Education*, Rose Bay, p.9.

² RBPS, 1991. *Celebrating a Century*, p. 10.

³ Jervis, 1960. *The History of Woollahra*, p. 100.

⁴ RBPS, 1991. *Celebrating a Century*, p. 10.

⁵ Tonkin, 1975. 'School buildings 1848-1930', B.Arch (Hons) thesis, University of Sydney, pp 195, 204; The Commissioners, 1903-1905, NSW Legislative Council.

⁶ RBPS, 1991. *Celebrating a Century*.

⁷ State Records, FL1441588 referring to photo from 1909—see photo and its caption in Figure 5.

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

enrolments at 475 students, two new lots facing Albemarle Avenue were resumed to expand the school, costing £396 and £450. By 1927 the enrolment was up to 800 students⁸ and in 1930 the school's enrolment peaked at 1000 students⁹.

Extensions to Building E took place in 1911, 1916, 1920, 1929 and also during the 1970s.¹⁰ During the 1920s further land was resumed. The building which would become known as D Block began in 1924 as the Infants' Department. It was positioned across the school grounds from the original building, facing Albemarle Avenue and was completed at a cost of £4,443¹¹. Electric lighting was installed for the first time in the ground floor classrooms at the special request of the P&C¹². The building which would become known as B Block began in 1929 as the Boys' Department. It was also positioned facing Albemarle Avenue¹³.

During the 1970s the building linking B and D Blocks was constructed, now known as C Block. Since 2005, several small buildings in the north-western corner of the grounds have been removed and replaced with a sporting field. Two large new administration buildings known as A Block and J Block has been constructed in the south-east corner of the school¹⁴. In 2022 Rose Bay Public School had an enrolment of 469 students¹⁵.

HISTORICAL THEMES		
Australian Theme	NSW Theme	
Building settlements, towns and cities	Towns, suburbs and villages	
Educating	Education	
Developing Australia's cultural life	Social institutions	

HERITAGE SIGNIFICANCE ASSESSMENT		
Historical significance SHR criteria (a)	Meets the guidelines for inclusion for local historical significance.	
	The north-eastern section of Building E at Rose Bay Public School dates from 1907, and together with subsequently constructed additions in 1911, 1916, the 1920s and 1970s, presents the oldest and most distinctive building on this school campus. It has local historical significance as a good quality local community building which has been in public use for well over a century. It retains considerable authenticity and integrity in retaining many of the original qualities of its original design and materials, and because it is still being used in its original function for classroom teaching.	
	Guidelines for inclusion <ul style="list-style-type: none"> ✓ shows evidence of a significant human activity ✓ is associated with a significant activity or historical phase ✓ maintains or shows the continuity of a historical process or activity 	Guidelines for exclusion <ul style="list-style-type: none"> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association

⁸ RBPS, 1991. *Celebrating a Century*, pp 12-15.

⁹ RBPS, 1991. *Celebrating a Century*, p17.

¹⁰ RBPS, 1991. *Celebrating a Century*, p. 16 diagram; Artefact analysis of historical aerial imagery.

¹¹ Jervis, 1960. *The History of Woollahra*, p. 100)

¹² RBPS, 1991. *Celebrating a Century*, p15.

¹³ RBPS, 1991. *Celebrating a Century*, diagram on p.16.

¹⁴ Artefact analysis of historical aerial imagery, RBPS, 1991. *Celebrating a Century*, p. 30

¹⁵ RBPS, 2022. *Annual Report*.

Heritage inventory sheet

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Historical association significance SHR criteria (b)	<p>Potential to meet the guidelines for inclusion for local historical associations.</p> <p>Building E at Rose Bay Public School may have local associations with James Sven Wigram, the Chief Architect in charge of school buildings within the NSW Department of Public Works between 1904 and 1908, as a local example of his public school design if it can be established as designed by him.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ✓ shows evidence of a significant human occupation ✓ is associated with a significant event, person, or group of persons </td><td> <ul style="list-style-type: none"> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ shows evidence of a significant human occupation ✓ is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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Aesthetic significance SHR criteria (c)	<p>Meets the guidelines for inclusion for local aesthetic significance.</p> <p>Building E at Rose Bay Public School has local aesthetic significance as a good quality government-built educational building dating from 1907, which retains many of its early design features including the use of warm face brick work, decorative brick buttresses positioned between windows, barge board gables facing the street, tall chimneys, wide eaves with exposed rafters, large timber-framed rectangular sash windows, four panelled doors, high ceilings, plastered walls and painted timber elements throughout.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ✓ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive has landmark qualities ✓ exemplifies a particular taste, style or technology </td><td> <ul style="list-style-type: none"> <input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive has landmark qualities ✓ exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> <input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement
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Social significance SHR criteria (d)	<p>Potentially meets the guidelines for inclusion for social significance for alumni.</p> <p>Building E at Rose Bay Public School is likely to have social significance for school children, alumni, teachers and others who used the building when attending or working at the school—further consultation with the local community may be required to establish a local level of social significance.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ✓ is important for its associations with an identifiable group ✓ is important to a community's sense of place </td><td> <ul style="list-style-type: none"> <input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ is important for its associations with an identifiable group ✓ is important to a community's sense of place 	<ul style="list-style-type: none"> <input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative
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Technical/Research significance SHR criteria (e)	<p>Low potential for historical archaeological remains of local significance.</p> <p>Building E at Rose Bay Public School is the first known building to be constructed on this land so there is low potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th> <th>Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere </td> <td> <input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere	<input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites
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Rarity SHR criteria (f)	<p>Meets the guidelines for inclusion for local rarity.</p> <p>Building E at Rose Bay Public School has local rarity as one of very few public schools in NSW built from scratch between 1904 and 1908 to meet new requirements. Smaller classrooms and more light and ventilation were required in response to the Department of Public Instruction's 'revolution' in its pedagogy and school room design following the government's commission of inquiry into education.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th> <th>Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input checked="" type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input checked="" type="checkbox"/> shows rare evidence of a significant human activity important to a community </td> <td> <input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input checked="" type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input checked="" type="checkbox"/> shows rare evidence of a significant human activity important to a community	<input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat
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Representativeness SHR criteria (g)	<p>Meets the guidelines for inclusion for local representativeness.</p> <p>Building E at Rose Bay Public School has moderate local significance for representing some principal characteristics of early 20th century NSW Government school building design including the use of good quality natural materials such as brick, slate and timber constructed with good quality workmanship, and ongoing good quality extensions and maintenance to the building.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th> <th>Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input type="checkbox"/> is a fine example of its type <input type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input checked="" type="checkbox"/> is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held </td> <td> <input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is a fine example of its type <input type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input checked="" type="checkbox"/> is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held	<input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type
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Integrity	Building E at Rose Bay Public School is in good condition and retains much of the integrity of its original design and materials. The original 1907 building can still be discerned in the north-eastern corner of the building. Subsequent numerous additions to the building over the course of more than 100 years have been undertaken carefully to either exactly reproduce the high quality double-brick building construction housing high-ceilinged classrooms with tall windows, or to blend sympathetically with it. Three chimneys are still in good condition on the roof although fireplaces in the classrooms have long been blocked up. Importantly, the building is still being used in its original function for classroom teaching.			
RECOMMENDATIONS				
Recommendations	<ul style="list-style-type: none">It is recommended that Building E at Rose Bay Public School be listed as a heritage item in Schedule 5 (Environmental Heritage) of the Woollahra Local Environmental Plan 2014.That the NSW Department of Education should be requested to consider listing Building E at Rose Bay Public School as an item of local heritage significance on its Section 170 Heritage and Conservation Register.That a Heritage Management Document is prepared by a suitably qualified heritage consultant which identifies items that contribute to the heritage significance of the place, to assess the significance of any moveable heritage items and relics, and provides appropriate heritage policies to guide their future management. This management should include the school bell near D Block (see images), in order to determine whether they are of local heritage significance. If appropriate they should be included and any statutory heritage listing as associated moveable heritage.During the heritage listing process, consideration should be given to developing and implementing interpretation measures for explaining the history and significance of the place.That all works to heritage places should follow the Australia ICOMOS <i>Burra Charter</i> approach to heritage conservation: minimising impacts to the heritage significance of the place by doing 'as much as necessary and as little as possible', under the advice of experienced heritage professionals.			
INFORMATION SOURCES				
Type	Author/Client	Title	Year	Repository
Book	Richard Apperley, Robert Irving and Peter Reynolds	<i>A pictorial guide to identifying Australian architecture</i>	1989	Angus & Robertson
Report	Rosemary Broomham	<i>Rose Bay Thematic History</i>	2002	Woollahra Council Library
Report	Coast History & Heritage	<i>Woollahra Local Government Area Aboriginal Heritage Study</i>	2021	Woollahra Council
Book	James Jervis and Vince Kelly	<i>The History of Woollahra</i>	1960	Woollahra Council
Book	Rose Bay Public School	<i>Rose Bay Public School 1891-1991 Celebrating a Century of Education</i>	1991	Woollahra Local Studies Collection

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Thesis (B.Arch)	Peter Tonkin	'School buildings 1848-1930, an analysis of the form and function of public schools in NSW'	1975	NSW Department of Education
Council motion	Woollahra Municipal Council	. 'Item 11.2. Notice of Motion – Proposed Heritage Listing – Rose Bay – 19/46122', Agenda for Ordinary Council meeting 8 April 2019.	2019	Woollahra Council online archives
Photo	Department of Public Instruction	Photo of original school building at Rose Bay Public	1909	State Records FL1441588

AUTHOR OF THIS REPORT

Artefact Heritage & Environment	Date December 2023
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IMAGES


Image Caption	Aerial cadastral map showing the location of Building E (within the orange oval) within the premises of Rose Bay Public School (outlined in red).
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Image Year	2023	Image author and Copyright Holder	SIX maps annotated by Artefact
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Heritage inventory sheet


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IMAGES			
Image Caption	Rose Bay Public School diagram map of school grounds with marked buildings		
			
Image Year	c. 2023	Image author and Copyright Holder	NSW Education

IMAGES			
Image Caption	Photo of the original building at Rose Bay Public School, now the north eastern corner of Building E.		
			
<p>Rose Bay Public School. A small Suburban School (Class IV), with 130 pupils enrolled.</p> <p>1909</p>			
Image Year	1909	Image author and Copyright Holder	State Records FL1441588

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IMAGES			
Image Caption	Original 1907 north-eastern corner of Building E facing Wilberforce Avenue, with original windows and buttresses		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

IMAGES			
Image Caption	Photo of Building E at Rose Bay Public School facing the playground, with original 1907 section of the building pictured at left		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

Heritage inventory sheet


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IMAGES			
Image Caption	South western corner of Building E with 1970s extension, viewed from playground		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

IMAGES			
Image Caption	Interior of historic classroom in Building E with high ceilings, tall windows, timber panelling, still in active use as a classroom		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

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IMAGES			
Image Caption		Canary Island Date Palm tree (one of two) located near north eastern corner of Building E near Wilberforce Avenue entrance to Rose Bay Public School	
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

IMAGES			
Image Caption		Historic school bell located in playground outside D Block	
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

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IMAGES			
Image Caption	Diagram map of Rose Bay Public School's historic buildings showing dates of additions		
Image Year	1991	Image author and Copyright Holder	Rose Bay Public School history (no author attributed)

COMPARATIVE ANALYSIS

The original school building at Rise Bay Public School, now part of Building E, was one of few public school buildings built from scratch in NSW during 1904-1909, when the Department of Public Instruction's architecture branch was temporarily absorbed into the Department of Public Works, although James Sven Wigram remained in charge of design.

This comparative analysis focuses on the few new school buildings constructed during this 'revolutionary' period (1904-1908) as the NSW Government's the commission of inquiry into education brought out it reports. According to Peter Tonkin, this shift in design signalled a shift away from spending on 'external elaboration' to spending on 'the functional needs of users' (Tonkin, 1975, p203, see generally pp 195-205; TKD, 2018, pp 12-16, 97-101). New buildings at Birchgrove, Annandale North, Wickham, Drummoyne, Naremburn, Willoughby and Orange Grove Public Schools were constructed during this period, and all incorporated these new requirements to different degrees.

Similar to other public school buildings designed at this time, the original Rose Bay Public School is built in quality traditional materials such as brick and timber with a steep roofline and gables on the façade. Rose Bay differs from the others by being more modest in scale. Like buildings at Naremburn and Greenwich, the original building was more bungalow-like than institutional in its presentation. Its windows appear to be noticeably smaller than other school buildings designed at this time to meet the new requirements.

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Rose Bay Public School original building, 1907. Now the north-eastern corner of Building E. The façade facing east towards Wilberforce Avenue is partly intact, seen at the right of the photo.



- Not heritage listed.

1909 photo of the original building at Rose Bay Public School (State Records: FL1441588)

Birchgrove Public School, 1904. Free of Romanesque design elements, simple brickwork, tall windows, open rafter eaves, improved ventilation (Tonkin, 1975, p. 181)



- LEP listed (Inner west #1847)
- S170 Register (Education)

(Tonkin, 1975, p.180)

Annanadale North Public School, 1907. Smaller classrooms, moveable desks, classes on both sides of a corridor, thoughtful circulation, well lit and ventilated, 'noble' (Tonkin, 1975, pp 195-99)



- S170 Register (Education)

(Tonkin, 1975, p200)

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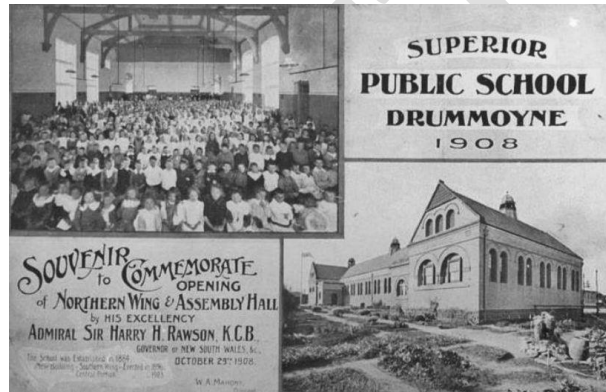
Wickham Public School, 1906 (closed 1989). TDK suggests this is the 'first of the new breed of buildings incorporating commissioners' recommendations' – separate classrooms, separate facilities areas, ease of circulation, large windows, natural ventilation (TDK, 2019, pp 97-99)



The opening ceremony at Wickham Public School, 1906 (TKD, 2018, Government School Architecture in NSW, p. 98, photo from Newcastle University Library C918-0147).

- LEP-listed (Newcastle #1685) and nominated for SHR listing as a dominant, landmark building.

Drummoyne Public School additions including an assembly hall, 1908. This was possibly the first assembly hall built for a public school in NSW (TDK, 2018, p. 100). LEP listing mentions additions and Canary Island Palm trees.



(TDK, 2018, p. 106)

- LEP listed (Canada Bay #1405)
- S170 Register (Education)

Naremburn Public School, 1908. School consisted of a modest central assembly hall surrounded by classrooms. A lantern above the hall provided light.



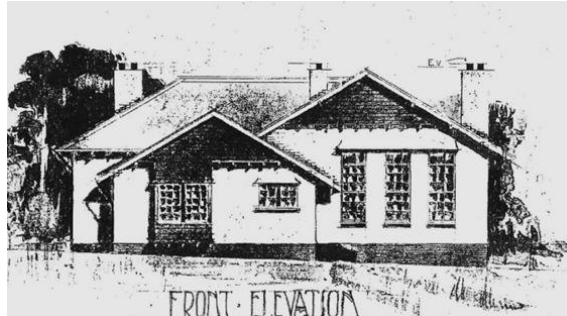
(TDK, 2018, p.104)

- S170 Register (Education)
- Possibly LEP-listed (Willoughby #1156)

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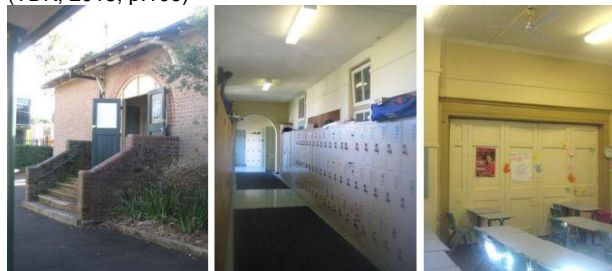
Naremburn Public School's Infants building, 1908. It contained four classrooms in an 'unusual' bungalow-style building (TDK, 2018, pp 100-103) – like the original building at Rose Bay.



(TDK, 2018, p.109)

- S170 Register (Education)
- Possibly LEP-listed (Willoughby #1156)

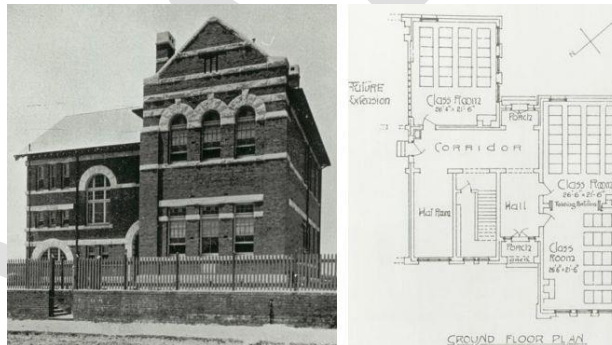
Willoughby Public's Infants building, 1909 (now incorporated into Willoughby Girls High School). Modest in scale, form and detailing, it provided good ventilation and heating (TDK, 2018, p. 101).



(TDK, 2018, p. 109)

- Not mentioned in the LEP heritage listing for Willoughby Girls High School.

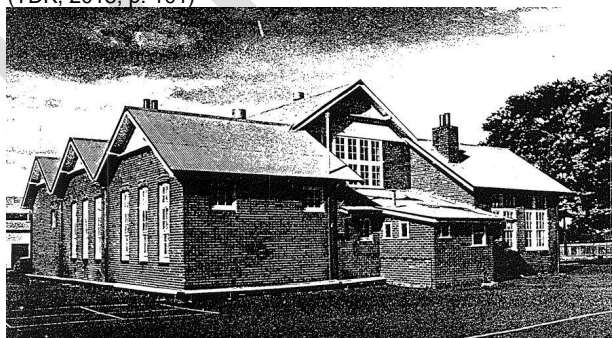
Greenwich Public School, 1909. Designed to be built in stages like Rose Bay Public. It incorporated Romaesque details in arched windows and rusticated stonework (TDK, 2018, p. 101).



(TDK, 2018, p. 101)

- S170 Register (Education)

Infants building at Orange Grove Public (Lilyfield), 1909-10. Single storey, devoid of ornament, simple plan, well lit (Tonkin, 1975, p.228)



(Tonkin, 1975, p. 227)

- S170 Register (Education)

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ITEM DETAILS			
Name of Item	McAuley Catholic Primary School (college building)		
Former name	Christian Brothers College Rose Bay (college building)		
Item type	Built		
Address	Number 8	Street Carlisle Street	Suburb Rose Bay
Property description	Lot Lots A and B		DP 80580
Use	Current School classrooms		Former Same
Statement of significance	<p>The former Christian Brothers College building within the McAuley Catholic Primary School is assessed as having local significance for its local historical values, local historical associations, aesthetic values, rarity and representativeness. It has some potential for historical archaeological remains of local significance.</p> <p>The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patrick's Strathfield or St Mary's Concord rather than the grander buildings at St Patrick's Estate Manly, St Joseph's Hunters Hill or Santa Sabina Strathfield. As the oldest, largest and most distinctive building on this school campus, the former college building has moderate local historical importance for representing the Christian Brothers' twentieth century contribution to Catholic educational institutions in the locality. The building is in good condition and retains considerable integrity for still being used in its original function for classroom teaching. It has moderate rarity and representative significance at the local level as a work of ecclesiastical school architecture designed by the Hennessey firm of architects in 1935.</p> <p>The former Christian Brothers College building has local historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building makes a local contribution to the streetscape of Carlisle Street with its substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.</p> <p>The former Christian Brothers College building may have some social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School. Such associations may not be considered strong enough to meet the threshold for local social significance.</p>		
Level of significance	State: N/A		Local: Local
Heritage listings	None to date		
DESCRIPTION			
Designer	John Hennessey		
Builder	Not known		
Construction years	1934-1935		
Physical Description	The McAuley school site		

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Heritage inventory sheet

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	<ul style="list-style-type: none"> • The cadastral description of McAuley Catholic Primary School comprises Lots A and B, DP 80580; Lot 1, DP 805717; Lot 18, DP 73884, Parish of Alexandria, County of Cumberland. The school premises occupy the lots previously numbered 6-12 Carlisle Street Rose Bay. • The McAuley Catholic School is located approximately 6km east of the Sydney Central Business District, in the Eastern Suburb's South Head peninsular, in one of the most wealthy local government areas in Australia. Most of the older houses in the neighbourhood have been replaced with large, recently constructed mansions. • The school is positioned on a hillside approximately 300 metres east of the harbour at Rose Bay and 1km west of the cliffs facing the ocean at Dover Heights, and about mid-way between New South Head Road and Old South Head Road. It is on a slope falling to the south and to the west, and the grounds are terraced throughout with retaining walls. • Three of the school's four buildings face Carlisle Street and the other three sides of the school grounds are bordered by residential properties. Only Magdalene Hall is positioned at the rear of the school, in the north-west corner of the site, across the former two back yards of number 6 and 8 Carlisle Street. <p>The main Christian Brothers College building</p> <ul style="list-style-type: none"> • The former Christian Brothers College building, dating from 1935, fronts onto Carlisle Street and is the focal point of the school as the oldest, largest and most distinctive building on the McAuley Catholic Primary School campus. It is a three-storey building with a rectangular plan and reserved, dignified architectural detailing. It is constructed in brown face brick and has a roof finished with rounded terracotta tiles. • The building measures approximately 27 metres in length and 12 metres in width with an approximate floor space of 324m² per level. It contains three levels of classrooms with some support rooms such as corridors and toilets. The first and second floors each feature a row of large classrooms facing Carlisle Street with a corridor behind them providing access from staircases at both ends of the building. The ground level has one classroom entered from the south-west side of the building (near the school entrance) and there are a number of ground-level toilets with entrances facing the playground at the back. • The street façade and two side facades are more decorative than the rear façade. The street façade has ten window bays symmetrically arranged around a central gable feature presenting the name 'Christian Brothers College' and surmounted by a cross. The ground level slopes down beside this façade with four sets of windows giving light to the ground floor classroom on the south-west end, positioned beneath the established bays and fitted with obscuring glass to reduce inward views (common in mid-20th century construction, Brennan 2023). The high quality brickwork features pilasters, window sills and a decorative texture above the second storey windows. • The two side facades match, each presenting three tall, narrow window bays under three Romanesque arches topped by gabled parapets constructed in decorative brick-work. • The rear façade has eight sets of window bays on two levels, positioned within plainer brickwork although still symmetrically arranged. • The interiors retain the original layout and are in good condition throughout. The ceilings retain their original joist detailing on the first and second floors. On the second floor the ceilings within the classrooms have batten patterning, suggesting they may be
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	<p>original, while the corridor ceiling is sloped and faced with timber like an enclosed verandah. Some original deep skirting boards remain within some of the classrooms. Interior walls and ceilings are painted in neutral colours and all the rooms are carpeted in earthy tones. The windows on the long facades have been replaced with metal frames while the sides of the building appear to retain their original timber framed windows. Most of the internal and external doors appear to be contemporary but some original terrazzo thresholds remain.</p> <ul style="list-style-type: none"> • There are glimpses of harbour and city views over the playground from the second floor. • A plaster cast statue of St Joseph is cemented onto a brick pedestal in the corridor on the first floor, where it is positioned as if overlooking the playground. The statue may have yellowed as in response to daily exposure to sunlight.
Physical condition	Excellent
Modification and Dates	<ul style="list-style-type: none"> • The street-facing facade appears to have been modified by the replacement of timber-framed windows with metal-framed windows. • The back façade appears to have been originally open verandahs on the first and second levels, which have since been enclosed. • The "Christian Brothers College" lettering in the gable façade facing Carlisle Street has been updated since the lettering which appears in the 1989 photograph. • The guttering and drainage pipes appear to be of recent construction. • A section of downpipe near the south-western ground corner is corroded suggesting it pre-dates the rest of the roof guttering. • Running around the perimeter of the building on all sides are modern lighting systems and concrete walkways.
Archaeological potential	<p>The former Christian Brothers College building is understood to be the second building to be constructed on the property formerly known as 12 Carlisle Street, which had a Federation era residence constructed there in c.1904. As such it has moderate-to-high potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the study area. The study area falls within an area of Potential Aboriginal Heritage Sensitivity.</p>
HISTORY	
<p>Early historical notes</p> <p>The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Cadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.</p> <p>Before the school</p> <p>McAuley Catholic Primary School is positioned across four suburban allotments which were developed and inhabited for about 30 years before being acquired by the Christian Brothers. One of the Federation-era houses and its garden in the adjoining lot was demolished to make way for the main college building in 1935. Two more neighbouring Federation-era houses were soon incorporated into the school premises.</p>	

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

The four lots, originally called Lots 18, 19, 20 and 21 of the Carlisle Estate (later called 6, 8, 10 and 12 Carlisle Street) appear to have been subdivided around 1901 and sold soon afterwards. The two lots at 10-12 Carlisle Street were purchased in 1902 by Frederick J. Barker, 'commercial traveler', who had constructed a house at 12 Carlisle Street by 1904, and apparently kept the land at 10 Carlisle Street for his garden¹. Around 1908 the house on Lot 18 at no. 6 Carlisle Street was constructed for John G. Lee, and leased by R.A. Shaw. Also, by 1908, the house on Lot 19 at no.8 Carlisle Street was constructed and inhabited by Guy Gallop.²

Christian Brothers College

'The man to whom belongs the title 'Father of Education in Rose Bay' the Right Rev. Monsignor Richard Joseph O'Regan was appointed Parish Priest in June, 1917'³. Three years later, in 1920, the Mary Magdalene Catholic Church was built on New South Head Road in Rose Bay⁴. The Christian Brothers school would soon be built on the hill above the church, with which it would have many close associations.

In 1926, Frederick Barker sold his two lots at 10-12 Carlisle Street to John Vaughan, 'gentleman', who sold both lots to Michael Benignus Hanrahan, John De Sales Tevlin and Patrick Jerome Barron, 'teachers' (representing the Christian Brothers) in 1934⁵, who paid £2400⁶.

'The choice of the site was excellent in many ways, midway between the two South Head Roads in a quiet street, parallel to both, with its facade turned towards Dover Heights and the ocean and with its northern balconies overlooking the bay. The College building has a situation combining charm, quiet and convenience of access'⁷.

At the commencement of the school year on 27 January 1935, the new Christian Brothers College Rose Bay (CBCRB) was ready to receive students. The college building was designed by John Hennessey, whose firm had been designing major buildings for the Catholic Church since the 1880s, including many Christian Brothers school buildings across Sydney. There were 74 boys enrolled in the first year. A kindergarten was added in 1939 and by 1940 there were 240 enrolled. During World War II, 'The invasion panic of 1941 was reflected in the evacuation of 70 pupils' but numbers had more than recovered to 287 by 1946⁸. 'Its roll call did not ever exceed 320 and unlike probably any other school in Australia at the time (1939), it conducted classes from Kindergarten to the Leaving Certificate'⁹.

Neither of the nearby Federation Bungalow houses at 6 and 8 Carlisle Street were part of the original school premises. However in 1937, the property at 8 Carlisle Street was purchased by Christian Brothers representatives and in 1949, the property at 6 Carlisle Street was acquired by the Christian Brothers¹⁰. In 1953 the school celebrated the opening of 'Fatima Hall', built across the rear of both these lots at 6-8 Carlisle Street. It was an assembly hall with an additional classroom on the lower ground floor. Since then, the name of the assembly hall has been changed from 'Fatima Hall' to 'Magdalene Hall'.

McAuley Catholic Primary School

In 1967, the rationalisation of the administration of various Catholic schools in the locality resulted in Christian Brothers College Rose Bay closing down and the school re-opening as 'McAuley Preparatory School'. Since 1967 it has been a coeducational school, catering to both boys' and girls' primary school education within the Catholic school system. It was named after

¹ NSW Lands PA 30580, Old System Title Bk 720 No. 940 and Bk 890 No. 458. The Old System records state that he paid £100 for each lot in 1902.

² Woollahra rates books (online) and *Sands Directory*.

³ J. Cosgrove & J. Finnane, c.1989. *Rose Bay Parish, the story of seventy-five years (1914-1989)*, p. 52.

⁴ Woollahra Library history "fast facts" online. Its tower was added in 1932 and additions designed by Leslie Wilkinson in 1938.

⁵ NSW Lands CT Vol. 4464 F. 22.

⁶ Cosgrove, 1989. *Rose Bay Parish*, p. 31.

⁷ Cosgrove, 1989. *Rose Bay Parish*, p. 44.

⁸ Christian Brothers, 1959. *Christian Brothers Annual, Christian Brothers College Rose Bay 1935-1959*, copy held in PDF file collated by Woollahra Local Studies Centre, p. 5.

⁹ Cosgrove, 1989. *Rose Bay Parish*, p. 44.

¹⁰ NSW Lands, PA 23884.

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

Sister Catherine McAuley who founded the Sisters of Mercy in Ireland in 1831. The new school's founding principal was Sister M. Mildred Price, and it was run by the Sisters of Mercy from 1967 until 1980 ¹¹ . It has been run by lay principals since 1980 ¹² . In 2022 McAuley Catholic Primary School had an enrolment of 185 students ¹³ .		
HISTORICAL THEMES		
Australian Theme	NSW Theme	
Building settlements, towns and cities	Towns, suburbs and villages	
Educating	Education	
Developing Australia's cultural life	Social institutions	

HERITAGE SIGNIFICANCE ASSESSMENT		
Historical significance SHR criteria (a)	Meets the inclusion guidelines for local historical significance.	
	As the oldest, largest and most distinctive building on this school campus, dating from 1936, the former college building has moderate local historical significance as a remnant of the Christian Brothers' twentieth century contribution to Catholic educational institutions in the locality. It retains considerable integrity for still being used in its original function for classroom teaching.	
	Guidelines for inclusion	Guidelines for exclusion
	<ul style="list-style-type: none">✓ shows evidence of a significant human activity✓ is associated with a significant activity or historical phase✓ maintains or shows the continuity of a historical process or activity	<ul style="list-style-type: none"><input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes<input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance<input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	Meets the inclusion guidelines for local historical associations	
	The former Christian Brothers College building has local historical associations for having been designed by John Hennessey and thus forming part of the extensive oeuvre of good quality ecclesiastical architecture designed by the Hennessey firm between the 1880s and 1940s. The building has a local historical association with the Christian Brothers College Rose Bay and the McAuley Catholic Primary School as a locally significant educational and religious institution.	
	Guidelines for inclusion	Guidelines for exclusion
	<ul style="list-style-type: none">✓ shows evidence of a significant human occupation✓ is associated with a significant event, person, or group of persons	<ul style="list-style-type: none"><input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes<input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance<input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association

¹¹ Cosgrove, 1989, *Rose Bay Parish*, pp 48-49.

¹² McAuley Catholic Primary School website, 'About us', viewed 27 September 2023.

¹³ McAuley Catholic Primary School, 2022. *Annual Report*, p. 6 (online).

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

Aesthetic significance SHR criteria (c)	<p>Meets the inclusion guidelines for local aesthetic significance.</p> <p>The former Christian Brothers College building is a modest local example of the educational, ecclesiastical architecture by the Hennessey architectural firm—comparable with the Hennessey-designed buildings at St Patricks Strathfield or St Mary's Concord rather than the grander buildings at St Patrick's Estate Manly, St Joseph's Hunters Hill or Santa Sabina Strathfield. The building retains much of its internal and external integrity and makes a local contribution to the streetscape of Carlisle Street with its substantial form and impressive historical appearance with good quality architectural detailing in traditional materials.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ✓ shows or is associated with, creative or technical innovation or achievement ✓ is the inspiration for a creative or technical innovation or achievement ✓ is aesthetically distinctive has landmark qualities ✓ exemplifies a particular taste, style or technology </td><td> <ul style="list-style-type: none"> <input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ shows or is associated with, creative or technical innovation or achievement ✓ is the inspiration for a creative or technical innovation or achievement ✓ is aesthetically distinctive has landmark qualities ✓ exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> <input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement
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Social significance SHR criteria (d)	<p>Potentially meets the inclusion guidelines for local social significance for alumni.</p> <p>The former Christian Brothers College building is likely to have social significance for school children, alumni, teachers and others who frequented the building when attending or working at McAuley Catholic Primary School—but further consultation with the local community may be required to establish a local level of social significance.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ✓ is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place </td><td> <ul style="list-style-type: none"> <input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place 	<ul style="list-style-type: none"> <input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative
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Technical/ Research significance SHR criteria (e)	<p>Potential for historical archaeological remains of local significance.</p> <p>The former Christian Brothers College building is understood to be the second building to be constructed on the property formerly known as 12 Carlisle Street, which had a Federation era residence constructed there in c.1904. As such it has moderate-to-high potential for historical archaeological remains of local significance. A recent search found no Aboriginal Heritage Information Management System (AHIMS) sites registered within the property. The study area falls within an area of Potential Aboriginal Heritage Sensitivity (Coast Heritage, 2021).</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> ✓ has the potential to yield new or further substantial scientific and/or archaeological information ✓ is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere </td><td> <ul style="list-style-type: none"> <input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ has the potential to yield new or further substantial scientific and/or archaeological information ✓ is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> <input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites
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Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

Rarity SHR criteria (f)	<p>Meets the inclusion guidelines for local rarity.</p> <p>The former Christian Brothers College building has local rarity as the only modest but good quality, intact and still functioning example of a Hennessey-designed Catholic school architecture in Sydney's eastern suburbs, constructed in 1935 near the end of the firm's lifespan.</p> <table border="1"> <thead> <tr> <th data-bbox="555 555 919 584">Guidelines for inclusion</th><th data-bbox="919 555 1225 584">Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td data-bbox="555 584 919 837"> <ul style="list-style-type: none"> ✓ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost ✓ shows unusually accurate evidence of a significant human activity ✓ is the only example of its type ✓ demonstrates designs or techniques of exceptional interest ✓ shows rare evidence of a significant human activity important to a community </td><td data-bbox="919 584 1225 837"> <ul style="list-style-type: none"> <input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost ✓ shows unusually accurate evidence of a significant human activity ✓ is the only example of its type ✓ demonstrates designs or techniques of exceptional interest ✓ shows rare evidence of a significant human activity important to a community 	<ul style="list-style-type: none"> <input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat
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Representativeness SHR criteria (g)	<p>Meets the inclusion guidelines for local representativeness.</p> <p>The former Christian Brothers College building has local representative significance as a good quality, intact and still functioning example of mid-twentieth century Catholic school architecture in Sydney's eastern suburbs, designed by the prestigious Hennessey architectural firm.</p> <table border="1"> <thead> <tr> <th data-bbox="555 1037 919 1066">Guidelines for inclusion</th><th data-bbox="919 1037 1225 1066">Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td data-bbox="555 1066 919 1368"> <ul style="list-style-type: none"> ✓ is a fine example of its type ✓ has the principal characteristics of an important class or group of items ✓ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type ✓ is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held </td><td data-bbox="919 1066 1225 1368"> <ul style="list-style-type: none"> <input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<ul style="list-style-type: none"> ✓ is a fine example of its type ✓ has the principal characteristics of an important class or group of items ✓ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type ✓ is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> <input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type
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Integrity	<p>The former Christian Brothers College building is in good condition and retains considerable integrity of its original design and materials. It retains its original footprint and three level layout, its original brick wall and tiled roof construction materials. Although most of its original timber-framed windows have been replaced with metal-framed windows, they retain the original patterns of fenestration. The open rear verandahs have been enclosed, turning them into corridors. Importantly, the building is still being used in its original function for classroom teaching.</p>				

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

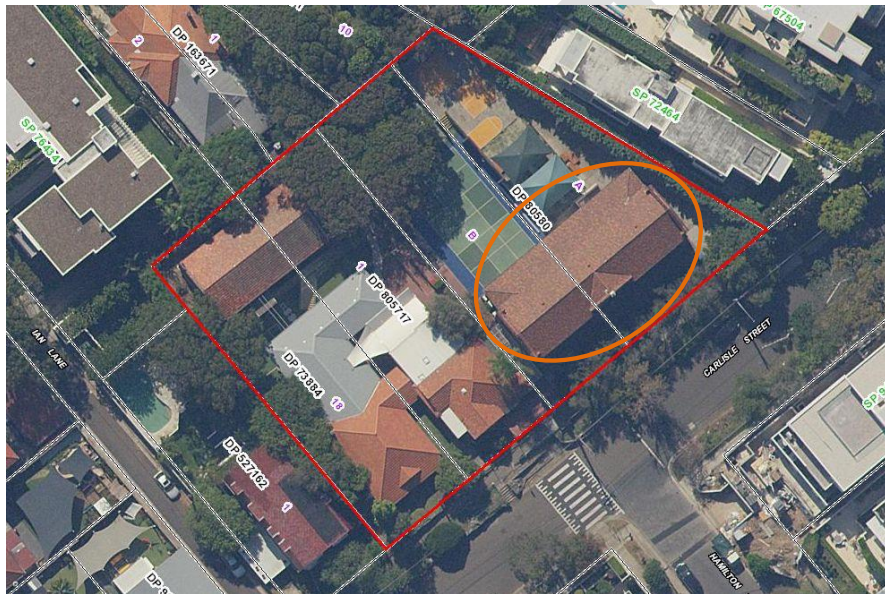
RECOMMENDATIONS				
Recommendations	<ul style="list-style-type: none">It is recommended that the former Christian Brothers College building at McAuley Catholic Primary School be listed as a heritage item in Schedule 5 (Environmental Heritage) of the Woollahra Local Environmental Plan 2014.That a Heritage Management Document is prepared by a suitably qualified heritage consultant which identifies items that contribute to the heritage significance of the place, to assess the significance of any moveable heritage items and relics, and provides appropriate heritage policies to guide their future management. This management should include the full-size plaster cast statue of St Joseph within the college building; the half-size statue of a woman saint near the entrance to Magdalane Hall; the painting of 'Fatima' presented to the school by John Coburn in 1953; and the reliquary with St Teresa's ashes presented to the college in 1959, in order to determine whether they are of local heritage significance. If appropriate they should be included and any statutory heritage listing as associated moveable heritage elements.During the heritage listing process, consideration should be given to developing interpretation measures for explaining the heritage significance of the place.That all works to heritage places should follow the Australia ICOMOS Burra Charter approach to heritage conservation: minimising impacts to the heritage significance of the place by doing 'as much as necessary and as little as possible', under the advice of experienced heritage professionals.Although Artefact does not consider the no.8 Carlisle Street Federation bungalow at McAuley Catholic Primary School to reach the threshold of local heritage significance, Artefact recommends that the owner continue to care for and conserve the many intact historic elements of significance such as mantlepieces, timber doors and window frames.			
INFORMATION SOURCES				
Type	Author/Client	Title	Year	Repository
Book	Richard Apperley, Robert Irving and Peter Reynolds	<i>A pictorial guide to identifying Australian architecture</i>	1989	Angus & Robertson
Report	Rosemary Broomham	<i>Rose Bay Thematic History</i>	2002	Woollahra Council Library
Report	Coast History & Heritage	<i>Woollahra Local Government Area Aboriginal Heritage Study</i>	2021	Woollahra Council
Book	James Jervis and Vince Kelly	<i>The History of Woollahra</i>	1960	Woollahra Council
Record	Woollahra Municipal Council	Rates Book Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Local Studies Collection
Monograph	Christian Brothers	<i>Christian Brothers Annual, Christian Brothers College Rose Bay 1935-1959</i>	1959	PDF copy held in file collated by Woollahra Local Studies Centre, entitled "Christian Brothers 1935-1968".
Book	J. Cosgrove and J. Finnane, c.1989	<i>Rose Bay Parish, the story of seventy-five years (1914-1989)</i>	1989	Rose Bay Parish. Held Woollahra Local Studies.

Heritage inventory sheet

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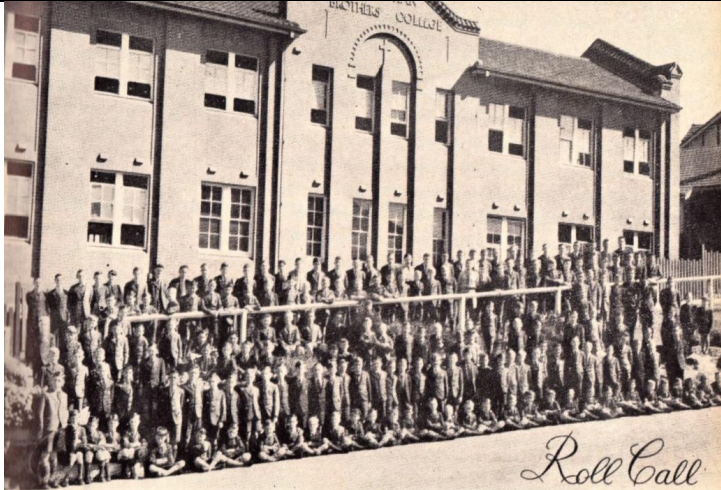
Report	Weir Philips	'Heritage Impact Statement, St Patrick's College, Francis St Strathfield'	2021	Available online as part of the documentation for Strathfield DA 2022/44
Online archives	Woollahra Council	Woollahra Rates Books	2023	Available online through Woollahra library


AUTHOR OF THIS REPORT	
Name	Date
Artefact Heritage & Environment	December 2023

IMAGES			
Image Caption	Aerial cadastral map showing the former Christian Brothers College main building (within the orange oval). The property boundary of the McAuley Catholic Primary School is indicated by the red line.		
			
Image Year	2023	Image author and Copyright Holder	SIX maps annotated by Artefact

Heritage inventory sheet


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IMAGES			
Image Caption	School students positioned in front of the main former Christian Brothers College building in 1942, facing Carlisle Street		
			
Image Year	1942	Image author and Copyright Holder	Christian Brothers, 1959

IMAGES			
Image Caption	Photo of the south-eastern façade of the building facing Carlisle Street c1989, showing the two upper floors.		
			
Image Year	Before 1989	Image author and Copyright Holder	Not known, reproduced in Cosgrove, 1989

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet


IMAGES			
Image Caption	Photo of the south-western corner of the building façade from Carlisle Street with school signage and entrance gate		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

IMAGES			
Image Caption	Students looking up at the back façade of the main college building from the playground, during or before 1959. There is no glazing in the building's rear openings towards the playground at this time		
			
Image Year	1959 or before	Image author and Copyright Holder	From Christian Brothers, 1959

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Register Inventory sheet

IMAGES			
Image Caption		Rear façade of the building seen from the playground	
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

IMAGES			
Image Caption		Unidentified large tree planted near the main entrance to Fatima Hall during the 1980s	
			
Image Year		2023	Image author and Copyright Holder
			Artefact/ Woollahra Council

IMAGES			
Image Caption		Classroom interior on the second floor showing high ceilings and high windows and ceiling joists	
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

Heritage inventory sheet


Based on the NSW Heritage Office State Heritage Register Inventory sheet

IMAGES			
Image Caption	Stairwell with original timber framed window		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

IMAGES			
Image Caption	Statue of St Joseph overlooking the playground from first floor corrido		
			
Image Year	2023	Image author and Copyright Holder	Artefact/ Woollahra Council

Heritage inventory sheet

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IMAGES			
Image Caption		Installing the painting 'Fatima' by John Coburn presented to the college on the opening of Fatima Hall in 1953 (now called Magdalene Hall).	
			
Image Year	1953	Image author and Copyright Holder	Christian Brothers, 1959

Heritage inventory sheet

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COMPARATIVE ANALYSIS of Hennessey-designed school buildings

The Hennessey-designed college building at Rose Bay is of similar quality to five other Hennessey-designed Catholic school buildings in Sydney illustrated below (in chronological order). It is of comparable size to the Hennessey school buildings at St Patrick's Strathfield and St Mary's Concord, both LEP-listed, and appears far more intact than the St Mary's Concord building.

Christian Brothers College building at McAuley Catholic Primary School. 1935. John Hennessey (Jnr).

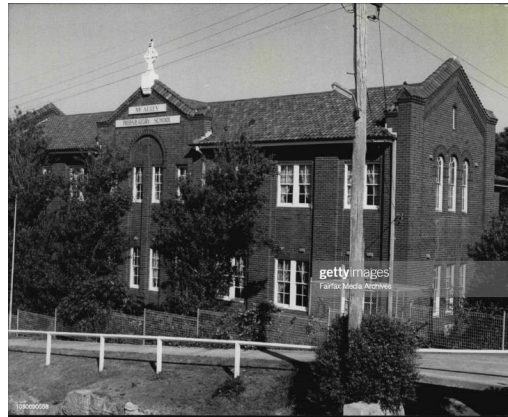


Photo from Fairfax via Getty Images online, c.1989.

- Not heritage listed.

St Joseph's College, Hunters Hill. 1884-1894. Sheerin and Hennessy.



Photo from RNE, 1996.

- LEP listed (Hunters Hill #1242)
- RNE listed.

Santa Sabina Convent main building. 1893. Sheerin and Hennessy.

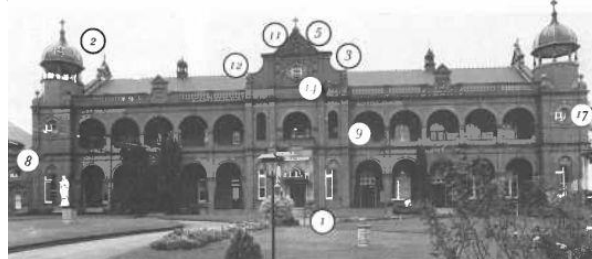


Photo from Apperley et al, 1989.

- LEP listed (Burwood #19).
- RNE listed.
- Used by Apperley et al in 1989 to illustrate the architectural style of 'Federation Anglo-Dutch'

Heritage inventory sheet

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St Mary's
School
Concord, 1917.
Hennessy and
Hennessy.



Photo from LEP listing on NSW SHI.

- LEP listed (Canada Bay #144).

Barron Chapel
(left) & Mullens
Building (right)
built for the
Christian
Brothers, now
part of the
Australian
Catholic
University,
Strathfield,
1925-31.
Hennessy &
Hennessy



Photo from SHR listing for ACU Strathfield on NSW SHI.

- SHR listed (#1965).
- LEP listed (Strathfield #192).

St Patricks
Strathfield –
Brother
Hickey
Building,
1928.
Hennessy &
Hennessy



Photo from Weir & Philips, 2021.

- LEP listed (Strathfield #1132)



Education

15 March 2024

Senior Strategic Heritage Officer
Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

Attn: Eleanor Banaag, [REDACTED]

Dear Ms Banaag,

**RE: DEPARTMENT OF EDUCATION SUBMISSION – PLANNING PROPOSAL FOR
INCLUSION OF ROSE BAY PUBLIC SCHOOL ON SCHEDULE 5 OF THE WOOLLAHRA
LOCAL ENVIRONMENT PLAN**

The NSW Department of Education (DoE) understands that Woollahra Municipal Council is undertaking a review of Heritage Items listed on Schedule 5 of the Woollahra Local Environment Plan (LEP). As part of this review, an independent heritage assessment was prepared by Artefact Heritage which identified Building E at Rose Bay Public School as an item of local heritage significance and has recommended for its listing on Schedule 5 of the Woollahra LEP.

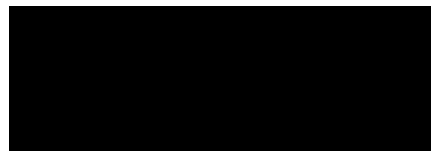
DoE thanks Council for providing the heritage assessment to us for our review and I can confirm that DoE has no objections to the technical assessment of Building E as possessing local heritage significance.

Should Council pursue the heritage listing of the school, DoE requests that the gazettal clearly indicates that Building E is considered heritage significant at the school. Consistent with other DoE heritage listings, we would suggest that the gazetted name of the heritage listing be described as "Rose Bay Public School – Building E", or similar, to ensure that the heritage values of this specific building are conserved.

DoE welcome the opportunity to engage further on the planning proposal and the content contained in the submission. Should you require further information about this submission, please contact the DoE Heritage Team at [REDACTED]

Yours Sincerely,

Lincoln Lawler
Director, Statutory Planning and Heritage
School Infrastructure NSW



School Infrastructure NSW
[REDACTED] George Street Name Suburb NSW 2000



[REDACTED] Sydney, NSW 2001