

# HERITAGE IMPACT STATEMENT

St Ignatius Riverview – Doyle Wing



## Amenities Refurbishment Project

Cover Image: Photograph of the Doyle Wing from the adjacent basketball courts located within the Third Area. (Source: **NBRS**ARCHITECTURE)

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<b>ISSUED</b>	<b>REVIEW</b>	<b>ISSUED BY</b>
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# HERITAGE IMPACT STATEMENT FOR UPGRADED AMENITIES - DOYLE WING, ST IGNATIUS RIVERVIEW

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany proposed minor works at St Ignatius College, Tambourine Bay Road, Riverview. The site comprises school buildings and related facilities.

The proposal involves alterations and additions to the layout of existing storage and bathroom facilities located within the ground floor of the Doyle Wing, the former undercroft area. The building is located on the edge of the historic precinct and adjacent to the Third Yard, an open area occupied by basketball courts, at the southern end of the main campus. In particular, the proposal includes:

- Conversion of a redundant storage space and construction of new visitor amenities including a new accessible WC;
- Conversion of a redundant storage space and construction of a new change room space;
- Refurbishment of the existing student bathroom area; and
- Replacement of existing glazing and door leaves to the existing openings along the eastern façade facing the Third Yard.

Details of the development proposal have been prepared by RFA Architects.

The subject property is listed as an item of local heritage significance on Schedule 5 of the *Lane Cove Local Environmental Plan (LEP) 2009* as St Ignatius College, headland, 2-68 Riverview Street, Riverview. (Item 319).

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Lane Cove LEP 2009* and the requirements of the *Lane Cove Development Control Plan (DCP) 2009*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

In addition, this report has reviewed the proposal against the policies outlined in the Conservation Management Strategy (CMS), prepared by Noel Bell Ridley Smith & Partners Architects in 2004. The Conservation Management Strategy provides policies for the management and conservation of the Quadrangle Precinct of the College and does not contain specific policies guiding the development of other areas of the site.

### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.3 SITE LOCATION

The site of St Ignatius College includes the headland flanked by Tambourine Bay, Burns Bay and the Lane Cove River. It is identified as Lot 10 DP1142773 by the NSW Land and Property Information (LPI).

The Doyle Wing is located on the southern end of the senior campus, to the west of the Third Yard and south of the Wallace Building. It is bordered on the south by a small area of lawn adjacent to Loyola Drive above the Rose Garden.



Figure 1: Aerial map with the subject site circled red. (Source: NSW LPI, SIX Maps, maps.six.nsw.gov.au)

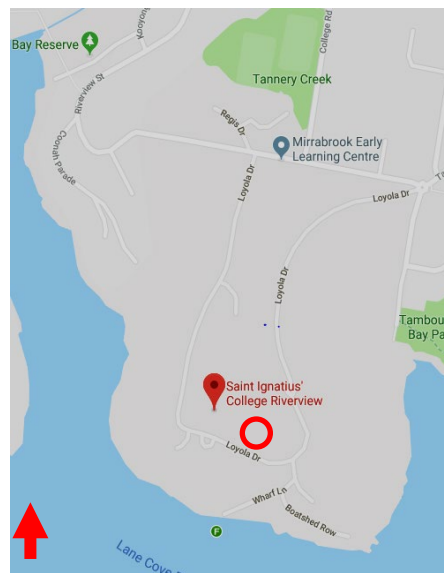


Figure 2: Street map with the subject site circled red. (Source: NSW LPI, SIX Maps, maps.six.nsw.gov.au)



Figure 3 – Location map showing senior and junior campuses of St Ignatius' College. Lot 10 DP1142773 is the senior campus highlighted. (SIX Maps.)

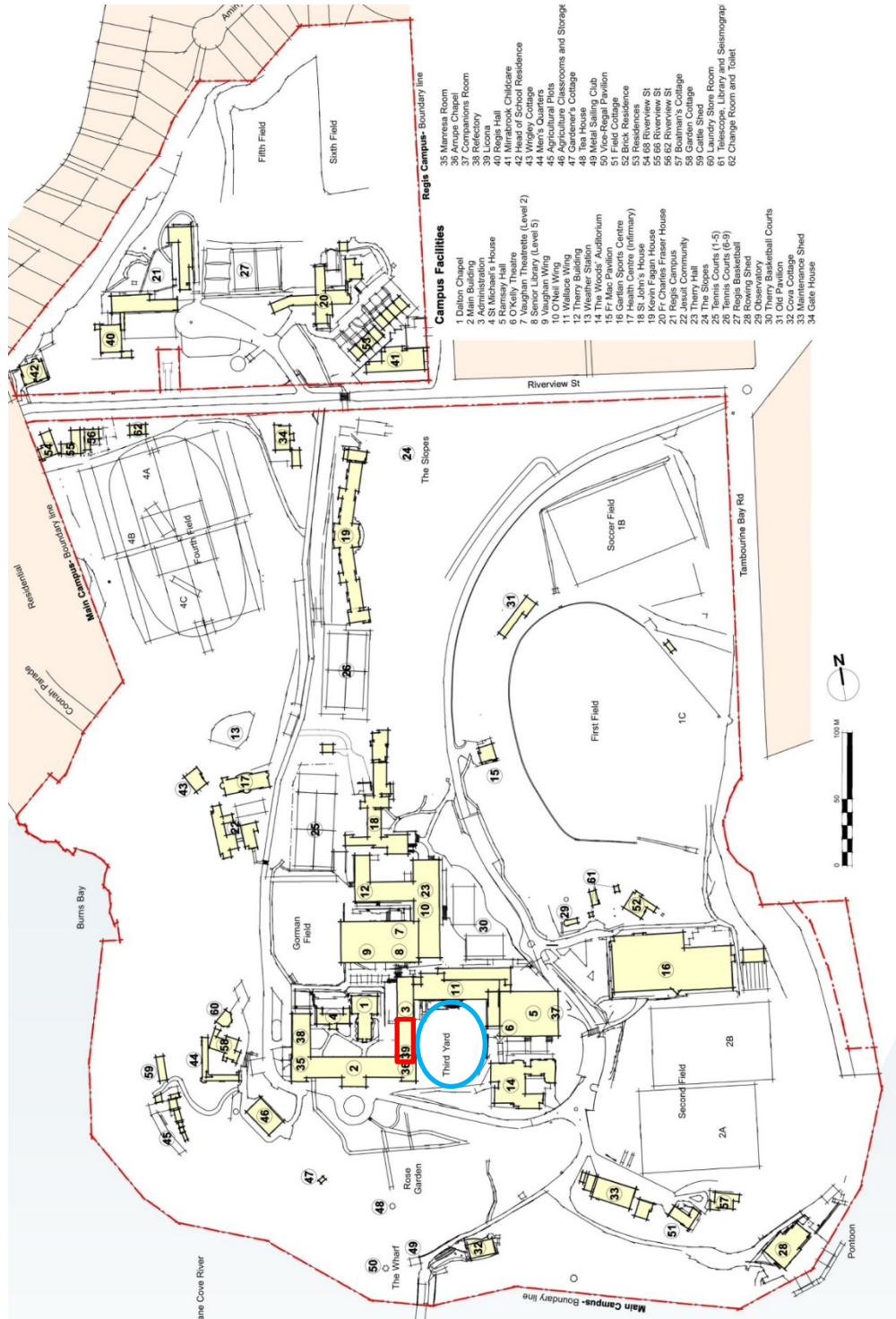


Figure 4 – Site plan. The Doyle Wing is outlined in red, and the site of the Third Yard courts circled blue. (PMDL Architects, 2014)



#### 1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject property is listed as an item of local heritage significance on Schedule 5 of the *Lane Cove Local Environmental Plan (LEP) 2009* as St Ignatius College, headland, 2-68 Riverview Street, Riverview. (Item 319).

The State Heritage Inventory records the cultural significance of the place as follows:

*A fine example of a Victorian institutional building on a commanding site dominating the Lane Cove River landscape and including a number of important associated buildings, structures and landscape features.*<sup>1</sup>

#### 1.5 AUTHORSHIP

This report was prepared by Christiane Moodie, Heritage Consultant, and reviewed by Samantha Polkinghorne, Director, both of **NBRS**ARCHITECTURE, using historical research included in *Conservation Management Strategy: 'Riverview' St Ignatius College Heritage Precinct, Main Quadrangle*, Tambourine Bay Road, prepared by NBRS & Partners, September 2014.

#### 1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

#### 1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

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<sup>1</sup> State Heritage Inventory database number 1920196 accessed 13 October 2015

## 2.0 DOCUMENTARY EVIDENCE – THE THIRD YARD

The following brief overview outlines the historical development of the Doyle Wing and is derived from the *Conservation Management Strategy: 'Riverview' St Ignatius College Heritage Precinct, Main Quadrangle*, Tambourine Bay Road, prepared by NBRS & Partners, September 2004.

For a more detailed history of the development of the campus as a whole, please refer to Appendix A.

### 2.1 DEVELOPMENT OF THE DOYLE WING

Foundation stone laid by Archbishop Kelly	August 1929
Construction	1929/30
Architect	Henry E. White
Builder	James G Taylor

Constructed at the same time as the eastern extension to the main building and the extension to the Dalton Memorial Chapel, the Doyle wing when completed contained classrooms on the ground floor and Jesuit quarters in the two floors above. These consisted of master's residences, Jesuit rooms and rooms for the scholastics studying for the priesthood.

In 1990 the remaining Jesuits moved from the Doyle Wing into the newly refurbished Infirmary and the Doyle Wing was converted into Dormitory accommodation for the 4<sup>th</sup> Division (Year 8). Both the first and second floor contained two small dormitories of 8-10 students with accommodation for boarding masters at the northern end. The first floor corner room at the intersection of the eastern extension and the Doyle Wing had been the Jesuit common room and when the Jesuits moved this room became the Pedro Arrupe Chapel.

The Doyle Wing remained as Year 8 dormitories until the beginning of 2004 when the students were moved to the newly refurbished junior school boarding house. The Doyle Wing now houses the Ignation Centre on the first floor with classrooms above. The area also houses the IT department of the college. The Bursar's office, the ladies toilets and the newly constructed lift occupy the ground floor.

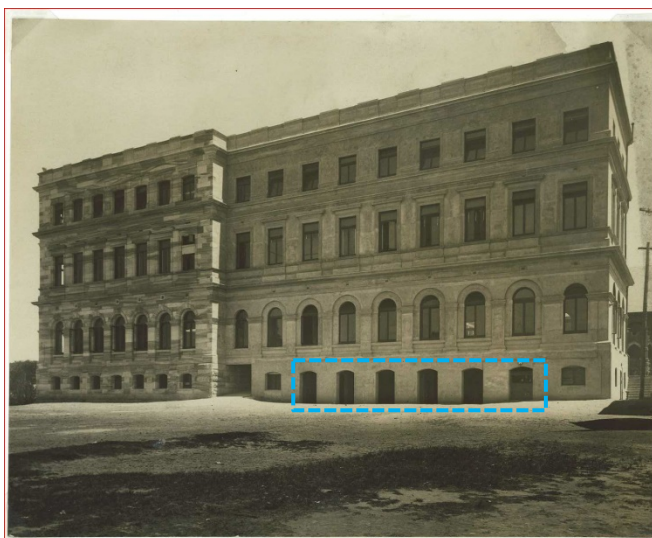


Figure 5 - Early image of the Doyle Wing c 1930; the openings to have new infills are shown in blue. There are no changes proposed to the openings themselves. (Source: St Ignatius College)

### 3.0 PHYSICAL EVIDENCE

#### 3.1 SITE CONTEXT

The Doyle Wing is located at the southern end of the Riverview campus. The eastern façade of the building opens out onto a bitumen sealed sports court referred to as the 'Third Yard'. It has a grassed verge with some tree plantings to Loyola Drive to the south. The ground slopes away from the paved area to the south with a grassed verge leading down to Loyola Drive. A set of sandstone and concrete steps and tiered planter bed are located at the south-east corner of Third Yard.

The following description of the Doyle Wing is derived from the *Conservation Management Strategy: 'Riverview' St Ignatius College Heritage Precinct, Main Quadrangle*, Tambourine Bay Road, prepared by NBRS & Partners, September 2004.

*The Doyle Wing continued the original conception for the design of the College creating half of the original quadrangles eastern perimeter. Its construction in rendered masonry combined with the un-rendered original end of the earlier Main block suggests that all of the later buildings were intended to be rendered rather than stonework. The render was originally stained to imitate the stone colour but is now weathered to a grey colour. Future colouring of the render should follow the character of the original transparent stain rather than opaque paint. This section of the building retains some original windows that provide evidence of the early detailing.*

*There are no highly significant spaces in the Doyle wing but its significance arises from its integration with the original design character.*



Figure 6 - View towards the eastern facade of the Main Building (left of image) and the Doyle Wing (right of image) from the basketball courts located within the Third Yard.



Figure 7: Close up image of the ground level entryways along the eastern façade of the Doyle Wing.



Figure 8: Close up image of the existing openings along the eastern elevation of the Doyle Wing. The window joinery and security grilles are later additions.



Figure 9: Close up image of the existing openings and ramped entry along the eastern elevation of the Doyle Wing, close to the northeast corner of the building.



Figure 10: Internal image of a storeroom within the area to be refurbished. It is proposed to reopen the arched openings shown infilled here.



Figure 11: Internal image within the Doyle Wing.



Figure 12: View towards Main Building and Doyle Wing from the bottom of the Rose Garden.

### 3.2 VIEWS

Primary views of the subject site are those from within the Third Yard or from within buildings overlooking the Yard from the west and north. Views to and from the Doyle Building will be partially obscured by recently approved shade structures which will be positioned in front of the Doyle Building with the Third Yard area.

Due to the height and steep rise of the St Ignatius headland, the Doyle Wing is not visible from across the Lane Cove River. The original block of the main building is the dominant feature on the site when viewed from the bottom of the Rose Garden where views are available to the opposite headland. The Doyle Wing is also obscured by plantings along the northern edge of Loyola Drive.

## 4.0 ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1 HERITAGE STATUS

The subject property is listed as an item of local heritage significance on Schedule 5 of the *Lane Cove Local Environmental Plan (LEP) 2009* as St Ignatius College Headland, 2-68 Riverview Street, Riverview (Item 319).



Figure 13: Excerpt from the Lane Cove LEP 2009 heritage map. Heritage items are shown brown. Site of the existing Gatehouse and new residence is circled red. (Source: Lane Cove LEP 2012, Heritage Map HER\_02)

### 4.2 SIGNIFICANCE OF THE SUBJECT SITE

The State Heritage Inventory records the cultural significance of the place as follows:

*A fine example of a Victorian institutional building on a commanding site dominating the Lane Cove River landscape and including a number of important associated buildings, structures and landscape features.<sup>2</sup>*

In September 2004, Noel Bell, Ridley Smith & Partners (now **NBRS**ARCHITECTURE), prepared a Conservation Management Strategy for St Ignatius' College's 'Main Quadrangle Heritage Precinct' and stated the cultural significance of that part of the site as being:

*The Main Quadrangle Precinct of St Ignatius College, 'Riverview' comprising the Main Block, The Doyle Wing, the Entry Archway and Western Wing, The Dalton Memorial Chapel and St Michaels House has cultural significance covering Historic Evolution and Associations, Aesthetic and Social values at Local and State levels of importance. The*

<sup>2</sup> State Heritage Inventory database number 1920196 accessed 13 October 2015



*buildings are representative of the large Roman Catholic colleges established in the late 19th century throughout New South Wales in response to the secularisation of education through The Public Instruction Act of 1880 and the cessation of State Aid.*

*The College has significance through the many associations with significant persons who have passed through the school and its associated organisations.*

*The principal cultural significance of the place is its ability to demonstrate the evolution of Liberal Catholic Education under the influence of the Jesuit Order over 125 years of occupation of the site. This influence is seen in the impact of former pupils and staff at all levels of Australian society.*

*The physical environment of the main quadrangle is a significant component of the historic evolution of the larger 'Riverview' site and in the esteem of present and past boys and teachers being the focus of historical, social and religious life on the campus. The buildings and their setting on the Lane Cove River are outstanding in their scale and character representing a major local landmark.<sup>3</sup>*

The Conservation Management Strategy (2004) assigns a grading of significance of the Doyle Wing as having moderate significance, and its eastern setting as having little significance (CMS Section 5.3.1, p 83).

The significance is further examined in a Heritage Impact Statement prepared by NBRSARCHITECTURE in 2015 which divides the Campus into 8 zones. The Doyle Wing is included in Zone 1 being the Core and Drive. Whilst the Zone is graded as being of exceptional significance the report upholds the Conservation Management Strategy grading of the Doyle Wing as being of moderate significance as shown in the following extract from the report (File P:\15\15264\_151029\_SHI\_FINAL.docx, pp73-74):

***Exceptional***

- *The external fabric of the main building comprising the original section, central block and east extension.*
- *The Main Stair.*
- *The Stained Glass of the Dalton Chapel.*
- *The setting fronting the Lane Cove River*
- *Distant views to and from the south front of the building.*
- *The open garden areas to the south of the main block.*
- *The bushland setting down to the River on the south of the precinct.*

***High***

- *The surviving main internal spaces of the main building including the Memorial Hall, the Refectory, the Parlour.*
- *St Michaels House (original and early portions)*
- *Dalton Memorial Chapel (original and early portions)*
- *The Quadrangle space*
- *The Entry Archway*

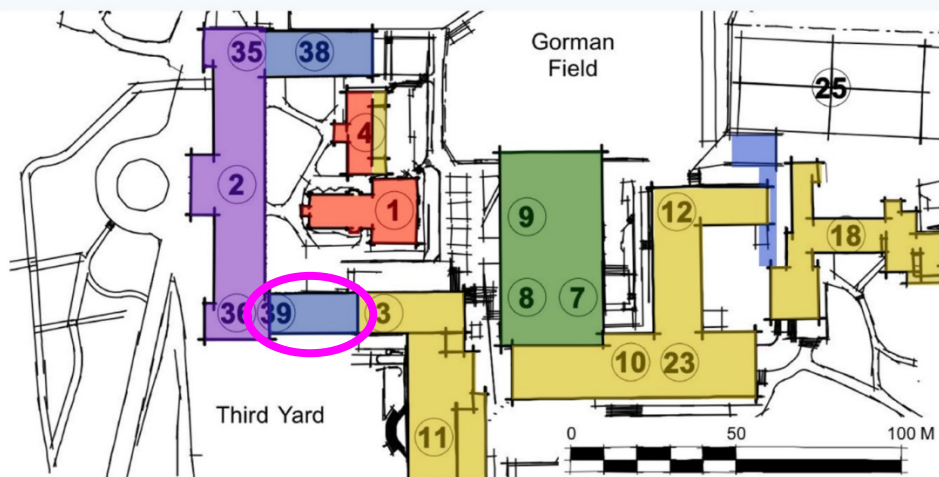
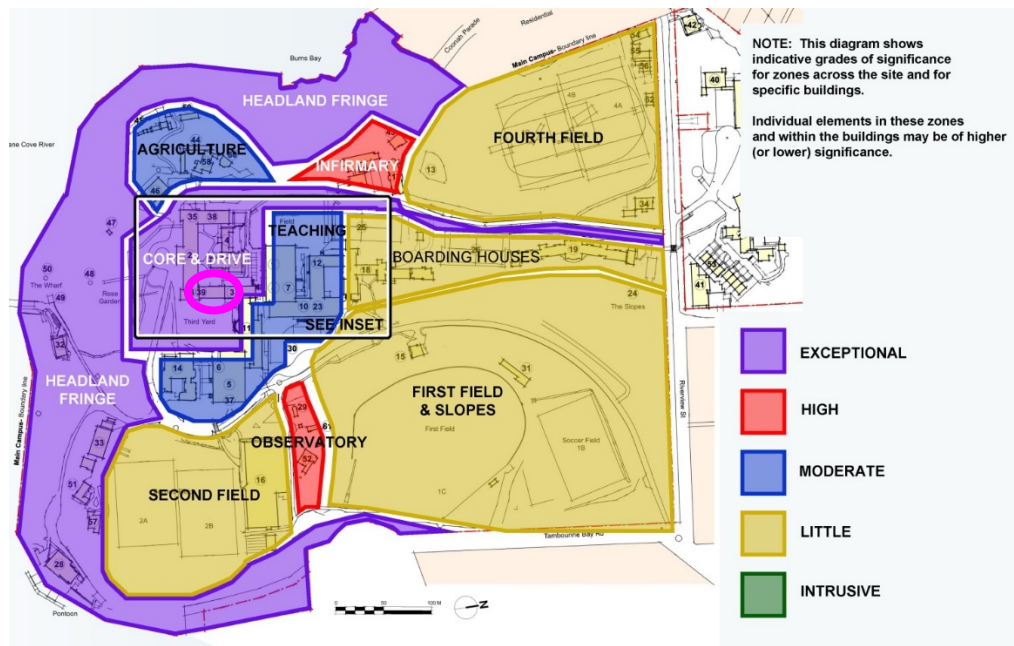
***Moderate***

- *The surviving intact secondary spaces in the main block.*
- *The West Block*
- ***The Doyle Wing***
- *The 20<sup>th</sup> century bronze statue of St Ignatius*
- *The Palm Trees in the central courtyard*

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<sup>3</sup> 'Riverview' St Ignatius College Heritage Precinct - Main Quadrangle, Draft Conservation Management Strategy, Noel Bell, Bidley Smith & Partners, September 2004, page 86

- *The Sacred Heart statue in the circular garden*
- Little**
- *The northern extension to St Michael's house.*
  - *The stone retaining walls to the north of the precinct.*
  - *The eastern setting of the Doyle Wing*
- Intrusive**
- *Aluminium framed windows to the Main building and the Doyle Wing*
  - *The bus parking area to the west of the precinct*
  - *The road and ramp separating the Dalton Memorial Chapel from the Administration Block.*



**ST IGNATIUS' COLLEGE - KEY HERITAGE ZONES**

Figure 14: Key Heritage Zones with the Doyle Wing outlined pink.  
(Source NBR+Partners, File P:\15\15264\_151029\_SHI\_FINAL.docx, pp75).

### 4.3 ARCHAEOLOGICAL POTENTIAL

There are no archaeological sites listed in the *Lane Cove LEP 2009*.

## 5.0 THE PROPOSAL

The proposed works, designed by RFA Architects, involve the refurbishment of existing spaces within the ground level of the Doyle Wing building, including upgrading of change room facilities and provision of additional bathroom facilities.

The proposal includes:

- Conversion of a redundant storage space and construction of new visitor amenities including a new accessible WC;
- Conversion of a redundant storage space and construction of a new change room space;
- Refurbishment of the existing student bathroom area; and
- Addition of new glazing and door leaves to the existing openings along the eastern façade facing the Third Yard.

The aim of the proposal is to update and improve the visitor and student amenities to support the ongoing future use of this area of the school.

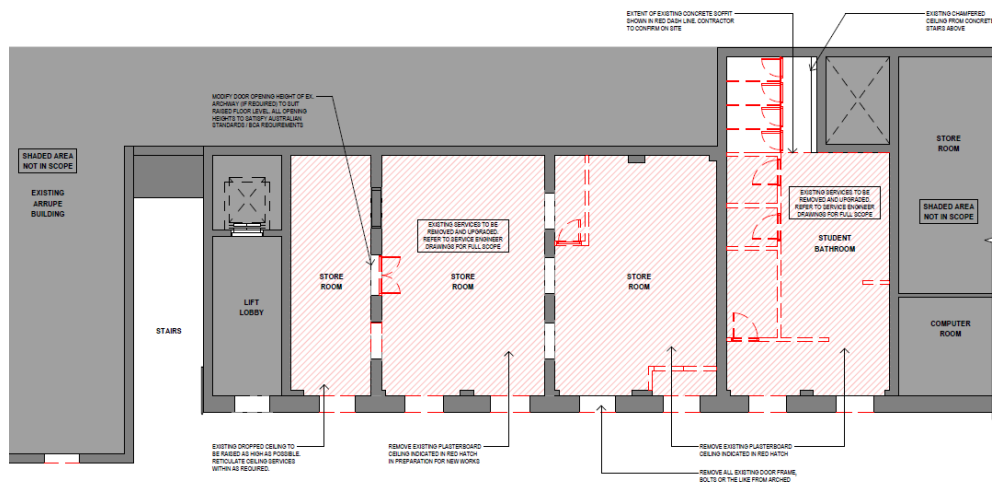


Figure 15: Existing / Demolition Plan. (Source: RFA Architects)

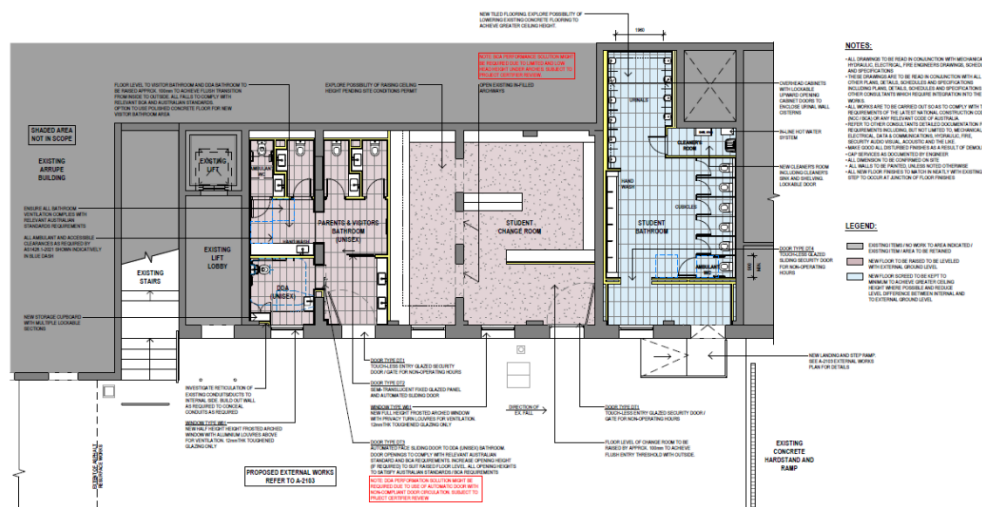


Figure 16: Proposed Internal Works Floor Plan. (Source: RFA Architects)

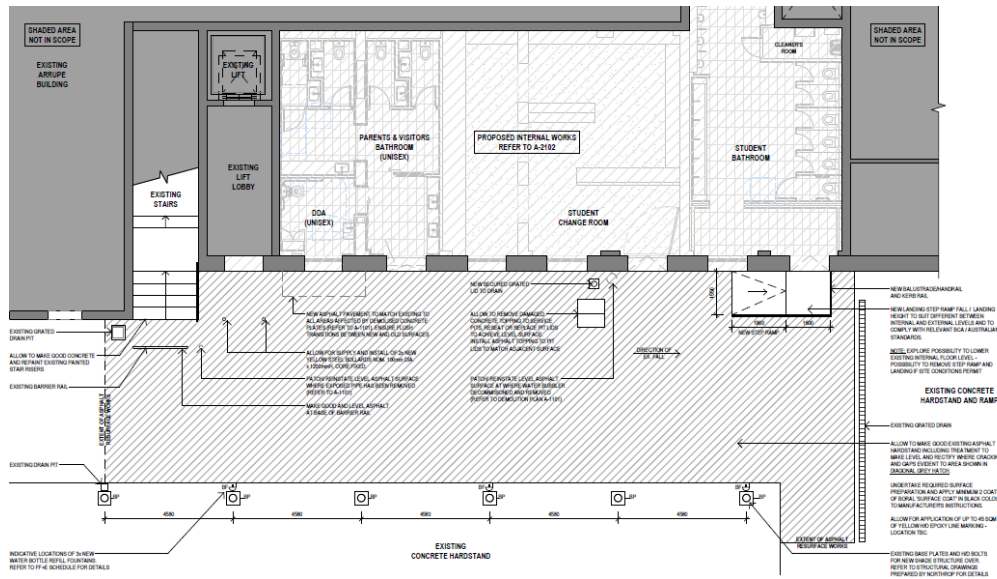


Figure 17: Proposed External Works Plan. (Source: RFA Architects)

**5.1 DOCUMENTATION EVALUATED**

The following drawings, prepared by RFA Architects, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TILE	ISSUE	DATE
0000	COVERSHEET AND DRAWING LIST	A	23.08.2021
0001	GENERAL NOTES	A	23.08.2021
1101	EXISTING / DEMOLITION PLAN	A	23.08.2021
1210	EXISTING / DEMOLITION RCP	A	23.08.2021
2102	GENERAL ARRANGEMENT PLAN	A	23.08.2021
2103	PROPOSED EXTERNAL WORKS PLAN	A	23.08.2021
2110	PROPOSED REFLECTED CEILING PLAN	A	23.08.2021
2210	PARTITION SETOUT PLAN	A	23.08.2021
2310	PROPOSED FINISHES PLAN	A	23.08.2021
3100	PROPOSED EXTERNAL ELEVATION	A	23.08.2021
4010	INTERNAL ELEVATIONS - PARENTS AND VISITORS BATHROOM	A	23.08.2021
4020	INTERNAL ELEVATIONS - DDA WC & AMBULANT WC	A	23.08.2021
4030	INTERNAL ELEVATIONS - STUDENT CHANGE ROOM	A	23.08.2021
4040	INTERNAL ELEVATIONS - STUDENT BATHROOM	A	23.08.2021
6010	DETAILS - BATHROOM WALL SECTIONS -1	A	23.08.2021
6020	DETAILS - BATHROOM WALL SECTIONS -2	A	23.08.2021
7100	DOOR AND WINDOW SCHEDULE	A	23.08.2021
7200	WALL TYPE SCHEDULE	A	23.08.2021

## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: The *Lane Cove Local Environmental Plan (LEP) 2009*, the *Lane Cove Development Control Plan (DCP) 2009* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

This report also assesses the proposal against the relevant policies established in the Conservation Management Strategy (CMS) for the Quadrangle Precinct, prepared by NBRS+Partners, September 2004.

### 6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
<p>Demolition works, including:</p> <ul style="list-style-type: none"> <li>- Removal of existing later bathroom fitouts;</li> <li>- Removal of existing doors and windows to the internal and external archways;</li> <li>- Removal of rendered half masonry wall below existing windows; and</li> <li>- Removal of the existing exterior ramp entry.</li> </ul>	<ul style="list-style-type: none"> <li>• Neutral heritage impact</li> </ul> <p>The Doyle Wing is considered to be of moderate significance and contains no fabric of high significance.</p> <p>The proposed demolition works remove later, intrusive and non-significant fabric elements.</p> <p>The reinstatement of the original, internal, arched openings, involving the removal of later infill, allows for the recapturing of the original architectural character and design of the internal spaces is a positive heritage impact.</p>
<p>Addition of new amenities and change rooms to existing bathrooms and redundant storage spaces</p>	<ul style="list-style-type: none"> <li>• Acceptable heritage impact</li> </ul> <p>The internal spaces and fabric associated within the Doyle Wing are of moderate significance, and do not make a significant contribution to the understanding of the wider historic precinct.</p> <p>Any alterations and additions to the internal areas of the Doyle Wing will not be visible from the exterior these additions will in no way alter the appreciation or interpretation of the historic character of the surrounding heritage precinct.</p> <p>The existing amenities are in need of upgrade, and as such, these additions will ensure the ongoing and future use of the place.</p>

<p>Addition of a new entry ramp (if required) and new glazed windows and door leafs to existing openings along the eastern elevation of the building.</p>	<ul style="list-style-type: none"> <li>• Acceptable heritage impact</li> </ul> <p>No changes are proposed to the size or shape of the existing arched openings, with the form of the new windows and door leafs to follow the curve of the existing openings.</p> <p>The new door leafs and windows have been designed and detailed to read as secondary to the distinctive arches.</p> <p>The choice of contemporary materials will allow the new external ramp entry as well as the door leafs and windows to be read as new additions, as viewed from the Third Yard, compared to the original eastern façade, and will therefore, not compete with the appreciation of the original features of the façade.</p> <p>The significance of the Doyle Wing arises from its integration with the original design and character of the Main Building, and supports an appreciation of the historic precinct known as the Quadrangle Precinct. Additionally, although the building is in and of itself of moderate significance, it is adjacent to other, more significant buildings, including the Main Building, located directly to the south. For this reason, whilst the new windows and door leafs involve the addition of a new element in some limited views from the Third Yard, these additions in no way alter the overall appreciation or interpretation of the historic character of the surrounding Quadrangle Precinct.</p>
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### 6.3 EVALUATION AGAINST CMP POLICIES

Whilst the Conservation Management Strategy (CMS) for the Quadrangle Precinct, prepared by NBRS+Partners, September 2004, did not include specific policies in relation to the Doyle Wing or fabric of moderate significance, the following general policies contained in that report are relevant to the proposed development.

*Policy 1.2 The statement of significance and schedule of significant spaces, fabric and elements in this plan, together with any more detailed assessments of individual items, should be adopted as a basis for future decision making, planning and work on the place. (Article 23)*

**Comment:** The CMS assessed the Doyle Wing as being of moderate significance. The proposed development retains and supports the area for recreational/sporting use, which in turn, supports the ongoing and future use of the school site.

*Policy 6.2 Traditional views of the Lane Cove River and surrounding areas from St Ignatius College, Riverview should be preserved and if possible enhanced. Where possible intrusive elements should be removed and their negative impact reduced.*

**Comment:** The proposed development does not impact on views to or from Lane Cove River. The proposal involves the removal of intrusive internal and external later additions to the Doyle Wing.

#### 6.4 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

*The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

- The proposal will support the historic and ongoing use of the site for educational purposes.
- The proposal removes later unsympathetic additions and non-significant fabric.
- The proposal retains the original scale and form of the Doyle Wing unaltered, as it contributes to the quadrangle.
- The contemporary detailing of the new door and window elements is appropriate and sympathetic to retaining the significance of the historic Quadrangle Precinct.
- The proposed development does not impact on views to or from the heritage item from across the peninsula.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- There are no aspects of the proposal which would have a detrimental impact on the heritage significance of the place.

##### 6.4.1 MINOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (eg fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

##### **Comment:**

The proposed minor demolition works involve the removal of later and intrusive fabric, which was not part of the original design of the Doyle Wing. The Doyle Wing is considered to be of moderate significance and contains no fabric of high significance. The demolition works are required to ensure the future and ongoing use of the Doyle Wing for the provision of facilities to the surrounding school.

The removal of the existing doors, windows, and half-height rendered walls below the existing windows along the eastern façade will not have a detrimental impact upon the significance of the Doyle Wing. The original arched openings which surround the existing windows and doors, will be retained. The minor demolition works will not alter the appreciation of the historic character of the surrounding heritage precinct. As such, the

minor demolition works are sympathetic to the heritage significance of the school site. The overall form and scale of the Doyle Wing, as it contributes to the setting of the surrounding historic Quadrangle Precinct, will be retained.

For these reasons, the proposed minor internal and external demolition works are acceptable from a heritage perspective, as there will not be detrimental impact on the heritage significance of the site.

#### 6.4.2 MINOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

#### Comment:

The proposal involves external and internal works to the Doyle Wing, which is considered to be of moderate significance and contains no fabric of high significance. The use of the building for the purposes of providing amenities and facilities to the surrounding school, will remain unchanged.

No changes are proposed to other, more significant buildings located within the Quadrangle Precinct. The proposal also does not involve any changes to the size or shape of the existing arched door and window openings as viewed from the Third Yard. The form of the new windows and door joinery will follow the curve of the existing openings. The new door leafs and windows have been designed and detailed to read as secondary to the distinctive arches.

The choice of contemporary materials will allow the new external ramp entry (if required) as well as the door leafs and windows to be read as new additions, as viewed from the Third Yard, compared to the original eastern façade, and will therefore, not compete with the reading of the original features of the façade. Whilst the new windows and door leafs involve the addition of a new element in some limited views from the Third Yard, these additions in no way alter the overall appreciation or interpretation of the historic character of the surrounding Quadrangle Precinct.

For these reasons, the proposed minor internal and external additions to the ground floor of the Doyle Wing are acceptable from a heritage perspective as the additions will not visually dominate the heritage item, are sympathetic to the overall character and legibility of the surrounding historic Quadrangle Precinct and will not visually dominate the heritage item.

The research carried out in the preparation of this report identifies a number of successive developments on the site. The resulting level of site disturbance would suggest that the likelihood of uncovering unexpected archaeological finds is extremely low, and also due to the proposal not involving major excavation of the site.



## 6.5 HERITAGE OBJECTIVES OF THE LANE COVE LEP 2009

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Does not involve the loss of, or change to, significant fabric or features.
- Will not result in any adverse impacts on the established heritage significance of the heritage item that is St Ignatius College, nor specifically the historic Quadrangle Precinct.
- Supports the continuing use of the ground floor of the Doyle Wing for the purposes of providing amenities and facilities, which will in turn, support the future use of this area of the school.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Lane Cove LEP 2009*, which are:

### *5.10 Heritage conservation*

#### *(1) Objectives*

*The objectives of this clause are as follows:*

*(a) to conserve the environmental heritage of Lane Cove,*

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

## 6.6 HERITAGE GUIDELINES OF THE LANE COVE DCP 2009

The *Lane Cove DCP 2009* supports the *Lane Cove LEP 2009* by providing additional objectives and development standards for Heritage Items as follows:

### *B.0 General Controls*

#### *B.9.1 Heritage Items and the Conservation Area*

*a) Ensure that new additions to heritage buildings are appropriate to the scale of the heritage item.*

#### *B.9.2 Adaptive Reuse of Heritage Items*

*a) A conservation architect is to be part of the design team for any Development Application (DA) for the adaptive re-use, additions and/or alterations to a heritage item.*

#### **Comment:**

The proposed development is consistent with the objectives of the *Lane Cove DCP 2009* in relation to heritage. The proposed minor alterations and additions to the Doyle Wing are appropriate in scale and materiality to the heritage item, as the proposal will retain the original scale and form of the Doyle Wing, as it contributes to the Quadrangle Precinct which contains other, more significant buildings.

A heritage architect has been consulted during the development of the proposal, and all recommendations implemented.

## 7.0 CONCLUSION

The proposed minor alterations and additions to the Doyle Wing will have an acceptable impact on the heritage significance of St Ignatius College, Riverview. This proposal is also in accordance with relevant policies contained within the Conservation Management Strategy for the adjacent St Ignatius Riverview Quadrangle Precinct, 2004.

The internal spaces and fabric associated within the ground floor of the Doyle Wing are of moderate significance, and do not make a significant contribution to the understanding of the wider historic precinct. Minor alterations and additions to the internal areas of the Doyle Wing will not be visible from the exterior, and as such, these additions will in no way alter the appreciation or interpretation of the historic character of the surrounding heritage precinct.

The design of the new exterior ramp (if required), windows and door leafs are clearly contemporary, and will read as secondary to the distinctive arches along the eastern facade. Overall, these additions in no way alter the overall appreciation or interpretation of the historic character of the surrounding heritage precinct, comprising buildings of higher significance than compared to the Doyle Wing.

All existing views to and from the heritage item will be retained and conserved.

The proposed minor alterations and additions to the Doyle Wing are consistent with the heritage objectives of the *Lane Cove LEP 2009* and the *Lane Cove DCP 2009*.

For these reasons, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



Christiane Moodie  
Heritage Consultant  
**NBRS**ARCHITECTURE

## 8.0 APPENDIX A - DOCUMENTARY EVIDENCE

The following information is derived from *Conservation Management Strategy: 'Riverview' St Ignatius College Heritage Precinct, Main Quadrangle*, Tambourine Bay Road, prepared by NBRS & Partners, September 2014 and provides the background history of the development of 'Riverview'.

### 8.1 PRE-EUROPEAN HISTORY

Aboriginal people occupied the land of the Sydney Basin for some forty thousand years before European settlement.

At the time of European settlement, the north shore of Port Jackson was inhabited by Kuringgai Tribe, with the Cammeraygal and Wallumedegal clans occupying the areas immediately north of the harbour. The topography of the north shore was created following the rise in sea levels about 6,000 years ago and was densely forested. The Cammeraygals outnumbered other tribal bands around the harbour during the early period of European settlement, although their numbers were drastically reduced following a small pox epidemic in 1789 and as a result of confrontation with British settlers over access to land. The remaining population inhabit their traditional lands and were associated with dwelling caves and ceremonial grounds<sup>4</sup>.

### 8.2 HISTORY OF THE SUBJECT SITE

The land at Riverview Point was originally granted in two portions to Thomas Stubbs (15 acres) and John Kettle (18 acres) in December 1836, though officially granted on 12<sup>th</sup> April 1837. Both men were land speculators and neither had any intention of developing the land. Kettle immediately purchased Stubbs 15 acres and began to lease the land to Ouseley Condell in 1837, selling it to him in 1838. Kettle was pleased with his investment making a profit of 33.3 % in one year.

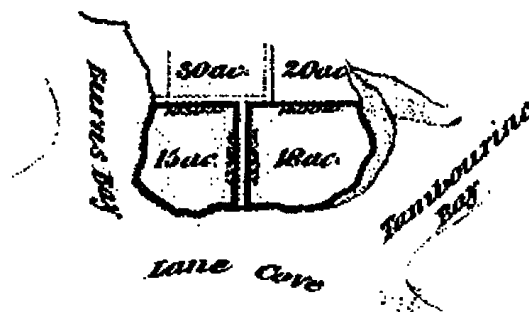


Figure 18 - Showing the land originally granted to Thomas Stubbs and John Kettle (Source: LTO Vol 34 Folio 168)

The rocky promontory rose steeply from the Lane Cove River and was not suitable for farming being unable to support useful vegetation. It was however thick with trees useful to timber getters. Condell purchased a further 20 acres adjoining the 18 acres and fronting Tambourine Bay.

Penniless but well-connected Condell had arrived in the colony in 1829 and by 1837 had acquired quite a reasonable portion of land on the Lane Cove River. He never resided on his estate and in 1843 fell victim to the general financial crash. After discharge from bankruptcy in 1847 he disappeared from public notice.

<sup>4</sup> LF Mann Royal Australian Historical Society Journal (1932)

In September 1838 Condell sold the property to John Roby Hatfield,<sup>5</sup> Hatfield was a land-jobber and spec. builder who's plans for the Land Cove land were clearer than those of his predecessors and his first step was to give the peninsular its first name "St Ives" after a Cornish Fishing Village. His ownership of the property though brief, created a tangled problem of ownership for the next 50 years.

The two grants at the tip of the peninsular were sold in 1839 to James Maclehouse and John Barrett. Maclehouse published his book *Picture of Sydney and Strangers' Guide in NSW for 1839*, during the time he owned the land. In the next few years the property exchanged hands numerous times and became involved in a series of difficult land claims and counter claims as some sales and exchanges had not been formally documented and boundaries were not formally set leading to much confusion over ownership. One of the owners, Patrick Murphy, attempted to open a coal mine on the 15 acres to Burns Bay which not surprisingly became known as "Murphy's Folly".

The land claims were eventually settled by the high Sheriff of NSW and in July 1842 and the two portions of land on the peninsular were sold to George Whitfield, gunsmith. Whitfield had the property surveyed and ran a fence across the rear boundary of his land from Tambourine Bay to Burns Bay. He developed the property as a hunting ground and occasional family retreat, never as the main family residence. Whitfield renamed the property "Ormeau View" after the Ormeau district in his native Belfast, and constructed a two storey stone cottage on the site. He also built a flight of skilfully engineered steps, forming the private entrance to the estate and terminating at the eastern side of the large open area fronting the house. These steps exist in the grounds of the college today and are known as "Whitfield's Steps".



Figure 19 -George Whitfield's Letterhead

Whitfield met a violent death at the hands of a fellow gunsmith in 1864 and the following year "Ormeau View" was put up for sale. Advertisements dwelt on the scenic location of the property, its view of Sydney Harbour in the distance, its orchard of about 4 acres enclosed with a wall and a fine open piece of land of about 3 acres known as the "Pigeon Ground". The purchaser was Manuel Francis Josephson, who renamed the estate "Riverview". He also purchased the 20 acres on Tambourine Bay which he sold to his brother Joseph Frey Josephson who continued to neglect it. It was Manuel Josephson who brought the land

<sup>5</sup> See Primary Application No. 1176

under the Real Properties Act with a certificate of title issued at Volume 34 Folio 168. At this time the land was valued at £500. He also purchased from the Crown in 1866, the roadway which lay between the two grants and contained an area of 1 acre 1 rood and 12 perches.<sup>6</sup> He further extended the property in 1868 with the purchase of the roadway on the northern side of the 15 acre grant containing just over three acres and a further 7 acre harbour reclamation.

Manuel, a builder, had only a short connection with Riverview, for in 1873 he sold the property to Richard Hayes Harnett, broker,<sup>7</sup> who recovered the 20 acres from Joseph Josephson and soon again put the whole estate on the market. The land became jointly owned by Harnett and Alexander Stuart in July 1877 and was sold to Father Joseph Dalton and Father James Kennedy on 25<sup>th</sup> July 1878.<sup>8</sup> A new Certificate of Title was issued in their names at Vol 382 Folio 66 on 6<sup>th</sup> November 1878.

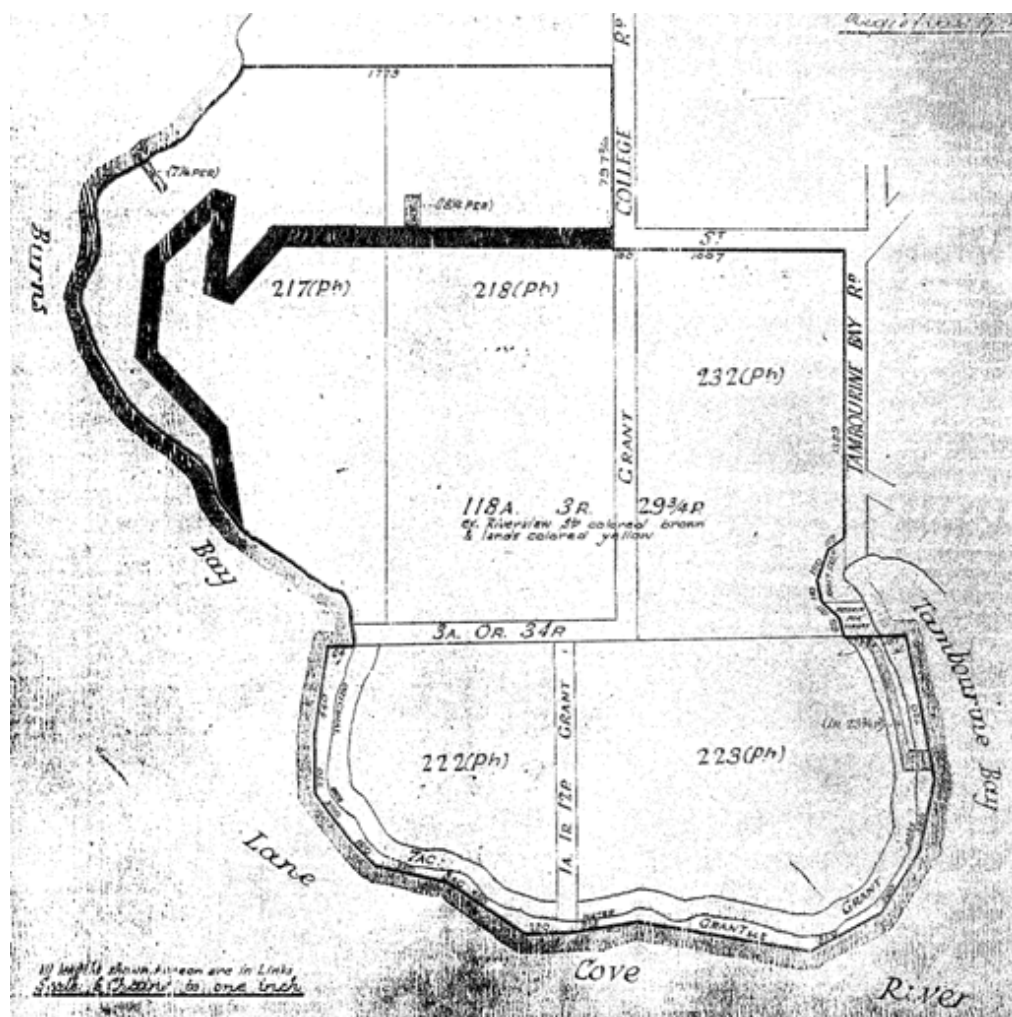


Figure 20 – Block plan of 118 acres purchased for Riverview College. (Source: NSW Land & Property Information, CT Vol 4226 Folio 17)

6 Lands Department CT 34-206

7 Lands Department CT 164-53

8 Lands Department CT 339-37&38 Transfer No. 30766

### 8.3 HISTORY OF ST IGNATIUS RIVERVIEW

An advertisement was placed in the Catholic newspaper, *The Express*, in 1879 stating that boys aged 8-12 would be received at Riverview 'as soon as possible after the Christmas holidays'.

Classes commenced in George Whitfield's original cottage in February 1880, with the first pupils Arthur and Thomas Moore arriving on Thursday 12<sup>th</sup> February. By the 26<sup>th</sup> February 10 pupils had enrolled. In the first two years Father Dalton, along with Fathers, Gartlan and Ryan and one scholastic, staffed the college.

When the Jesuits bought the property there were already elaborate gardens and rockeries in front of the cottage. In his diary Father Dalton described the property as *"the most beautiful situation commanding a really grand view, completely isolated yet central in the parish. He described that it had a good solidly built dwelling house of eight or nine rooms and some substantial out-offices; also a well-constructed wharf, a bathing place and a boat house; and a long flight of stone steps; a good garden with vines and orange trees."*<sup>9</sup>

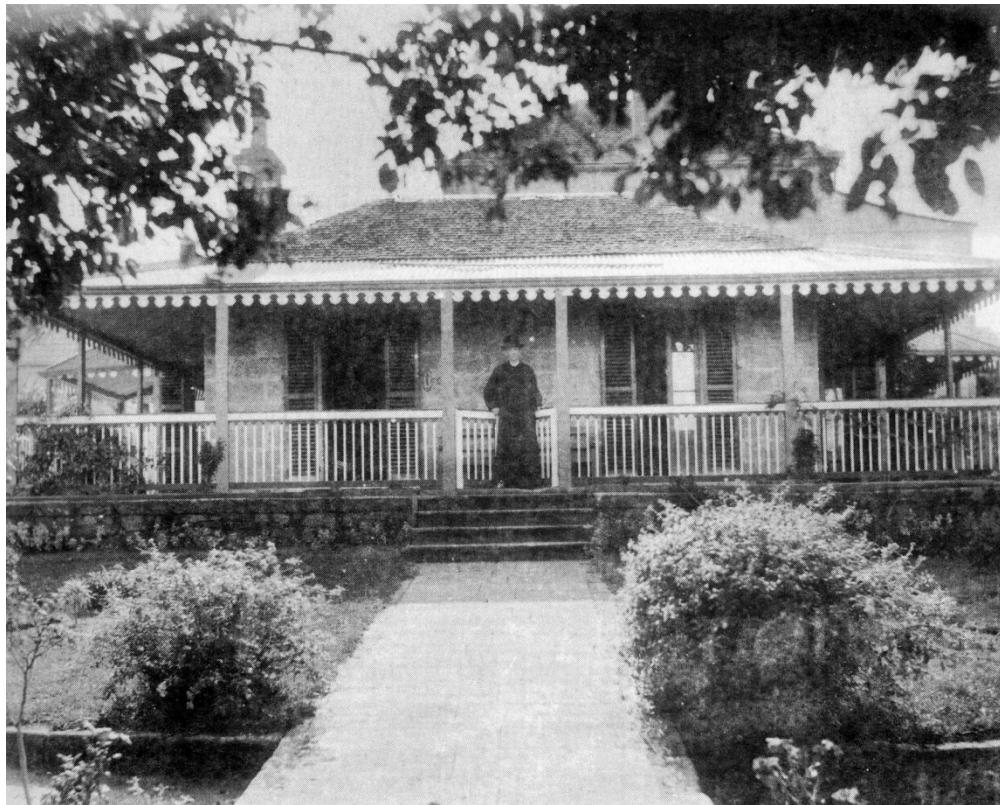


Figure 21 – Cottage, Riverview Estate, 1880. (Source: Riverview Archives)

The cottage originally housed all the activities of the college from sleeping accommodation to classrooms, chapel, refectory, plus quarters for the Jesuits and employees. Very soon this building was overcrowded and early priority was given to the construction of the first work of the Jesuits on the site.

On 20<sup>th</sup> February 1880 a contract was signed with Parry and West Builders to complete a two-storey brick building containing classrooms and dormitories with a skillion roof along

<sup>9</sup> Quoted in St Ignatius' Centennial 1880-1980 p 59-60

the back sheltering a play area. The building, now known as Saint Michael's House, was completed to designs by prominent architect William Wardell who had recently moved to Sydney from Melbourne. William Wardell (1823-1899) was the architect of St Mary's Cathedral, Sydney and St Patrick's Cathedral Melbourne and also designed some 30 churches throughout the UK. Wardell began practicing architecture in London in 1844 before moving to Melbourne in 1858. In 1878 he moved to Sydney and established his Sydney practice<sup>10</sup>.

The building originally contained a mixture of honey and brown coloured bricks with bands of white above and below the window level. Double sash windows provided ample ventilation to all the rooms. Both floors contained two large rooms around a central stair landing. The ground floor rooms initially housed a billiard room in the eastern wing and a study hall and senior's library in the western wing. The upstairs rooms were both first division dormitories with a supervising master's bedroom between. Each main room also contained a fireplace.

Other building works in 1880 included the construction of a room built onto the back of the original cottage which served as a refectory. This remained in use as a refectory until 1889 and then for the next 40 years served as a linen room.

In 1881, the growing accommodation needs saw the construction of a temporary weatherboard structure, presumably designed by William Wardell, and built in three stages. This building was located inside the present quadrangle just east of where the Dalton Memorial Chapel would be constructed in 1906. It was finally demolished during the construction of the eastern extension of the main building, the Doyle Wing and the extension of the Dalton Memorial Chapel in 1929.

The first phase of this building included what was originally planned to be a large classroom but which was converted into a chapel during construction. The second stage consisted of an almost identical structure which came to be used as a study hall. In 1883 the chapel and study hall were linked by a new dormitory. The greatest adornment of this original chapel was a highly ornate marble altar, which tradition claims was ordered by John Hughes for St Mary's Cathedral without consulting Wardell. Having been rejected by Wardell for his gothic masterpiece, it was offered early in 1882 to St Ignatius' College and erected in their modest timber chapel. It is said to have taken two months to install. The marble altar plus the wooden benches designed by Wardell were eventually moved to the new Dalton Memorial Chapel when it was constructed in 1909.

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<sup>10</sup> The Express 9 October 1880, p5c



Figure 22 – Saint Michaels House, ca1883. (Source: Riverview Archives)

Further building works took place at the college in 1882 with the construction of a wooden boatshed and in 1883 Wardell was again called upon to produce designs for an infirmary, which was completed in 1884. The infirmary is part of the living quarters for the Jesuit fathers.

1884 also saw the construction of music rooms on the site of the present West Block attributed to architect William Wardell. This simple brick building contained four practice rooms and an office. Adjoining the music rooms, also on the site of the present west wing, a weatherboard study hall also used as a gymnasium was constructed in 1886.

While in the first five years of occupation on the site, numerous small building works had taken place, funds had already begun to be set aside for the construction of a major school building complex.

In 1883, William Wardell was replaced as college architect by, Mr Watkins who was asked to complete plans for a major school building. Further designs were produced by an Adelaide architect Mr McMullen and another design was submitted by Father James Power however it was the plans of a young Geelong architect, Richard Dennehy, that were eventually accepted in 1885.

Born in 1853 in County Cork Ireland, Richard Dennehy came to Australia as a baby with his parents, Cornelius and Ellen Dennehy. He began his architectural career as a junior partner in the firm of Tappin, Gilbert and Dennehy who were also responsible for the designs of Xavier College, Kew, in the mid 1870's and by this means clearly heard of the opportunity offering at Riverview. He became honorary secretary to the institute of Architects of New South Wales in the 1890's before moving to Western Australia where he died in 1939. His best-known work in the west is the Saint John of God Hospital, Perth.



The grandiose building by Dennehy was in the Victorian Italianate Renaissance style designed as a palazzo set on a rusticated base with classical elements and breakfront pavilions topped with domed roofs and cupolas. The full extent of this designed was never realised, never-the-less, the southern façade and return wings to the east and west present a substantial and cohesive edifice when viewed from the river.

When the foundation stone was laid by Cardinal Moran, Archbishop of Sydney on 15<sup>th</sup> December 1885, it was intended that the entire south front should be completed in the initial contract, but after four years of industrial upheaval, only the west end was carried to its full height. Cardinal Moran declared this portion open in November 1889. Construction of the basement to the central block was also completed at this time.

The new building housed the college refectory on the ground floor, the Jesuit quarters on the first floor and the top floor provided dormitory accommodation for the second and third division. The refectory was a fine room with moulded ceilings and elegant electroliers. On the 8<sup>th</sup> December 1889 the new refectory was used for a spectacular reunion dinner of past and current students and on Christmas Eve, Father Dalton writing to both groups, presented the whole building as a pursuit of knowledge, marvelling particularly at 'its splendid kitchen and its brilliant electric lights.'<sup>11</sup>



**ST. IGNATIUS' COLLEGE, RIVERVIEW—MAIN BUILDING.**

Figure 23 – St Ignatius College, Riverview – Main Building viewed from the south west. (Source: Freemans Journal, 17 September 1898, p24)

Plans for the next phase of college construction commenced in 1905. In 1908 construction began on the Dalton Memorial Chapel, built as the official memorial to Father Joseph Dalton. Architect James T McCarthy, an old boy was approached to design the chapel and the foundation stone was laid by Cardinal Moran in late 1906. The new chapel was designed to house the ornate marble altar installed in the original chapel in 1882. It was also fitted with Wardell's original cedar benches, and Hugh's altar sacristy presses.

<sup>11</sup> Our Alma Mater 1889, p8



Figure 24 – Dalton Memorial Chapel, 1909. (Source: Riverview Archives)



Figure 25 – Main school building from Lane Cove River, 1910. (Source: Riverview Archives)

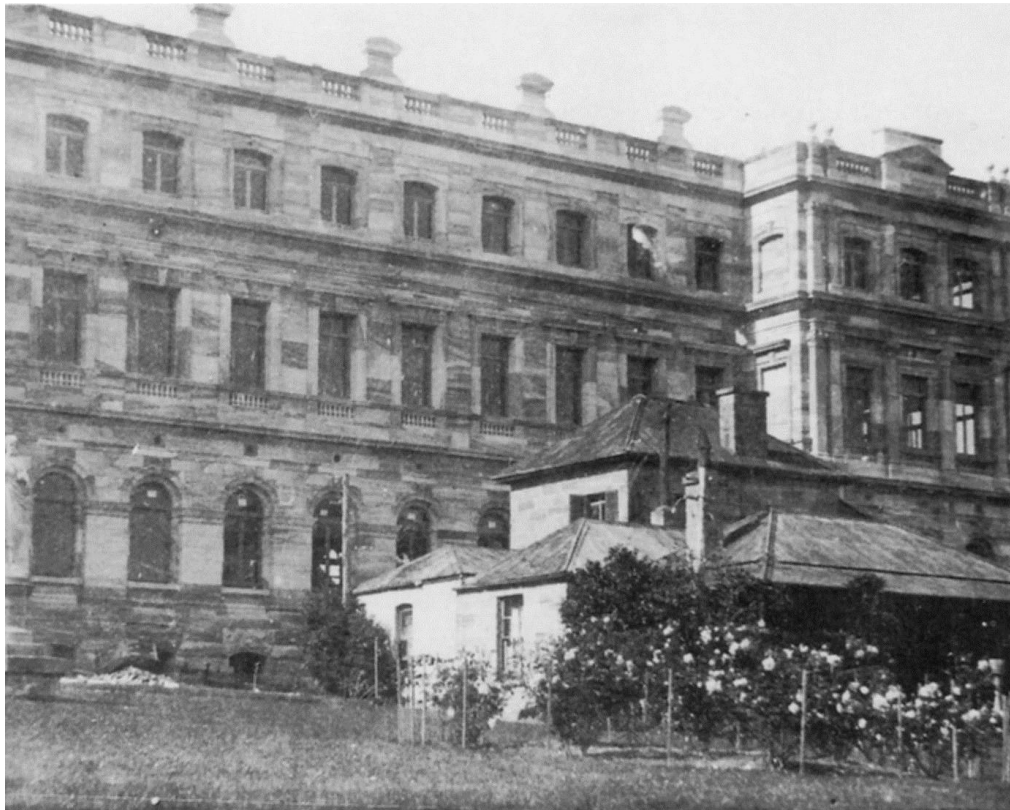
The central block was added to main building in 1906 with the final cost of over £5000. The finished building allowed for the relocation of the physics laboratory from the basement into the spacious “grand reception room’ on the ground floor behind which was a second classroom of similar size.

With the outbreak of World War 1 in 1914 plans for further building construction were placed on hold with the exception of the first phase of the Observatory cottage which was constructed in 1915.

Father Lockington became rector of St Ignatius Riverview in the 1920's and began to plan towards the 1930 Jubilee celebrations by initiating a series of major building programmes. High on his list of priorities was the construction of the east end to the main building which would include a memorial hall on the ground floor. Architect Henry E. White, whose two sons attended St Ignatius, was engaged to design the extension, the original architects having long since retired.

Excavation began on the eastern extension to the main building in September 1928 and the foundation stone was laid by Archbishop Kelly at the end of December 1928. Stone was again quarried from the property but this time it was only used for the facings rather than the solid slabs in the original 1889 building.

When the extensions were completed in 1930, the original cottage "Ormeau View" now lay so close to the main building that it was said you could lean out of the window of one building and touch the other. It was during 1930 that the old cottage was finally demolished.



*Figure 26 – Newly constructed east end of main building, 1930 with the original cottage in the foreground. (Source: Riverview Archives)*

At the same time as the east end of the main building was being constructed plans were underway for the construction of an East Wing adjoining the eastern extension. Archbishop Kelly was again called upon in August of 1929 to lay the foundation stone, and this wing became known as the Doyle Wing.

The ground floor of the Doyle wing contained classrooms while the two floors above were the Jesuit quarters. These contained master's residences, Jesuit rooms and rooms for scholastics studying for the priesthood. The first floor corner room at the intersection of the

eastern extension and the Doyle Wing was originally the Jesuit common room and from 1990 became the Pedro Arrupe Chapel.

When the Doyle wing was completed, the old weatherboard structure, now located inside the main quadrangle was sold at auction and carted away.

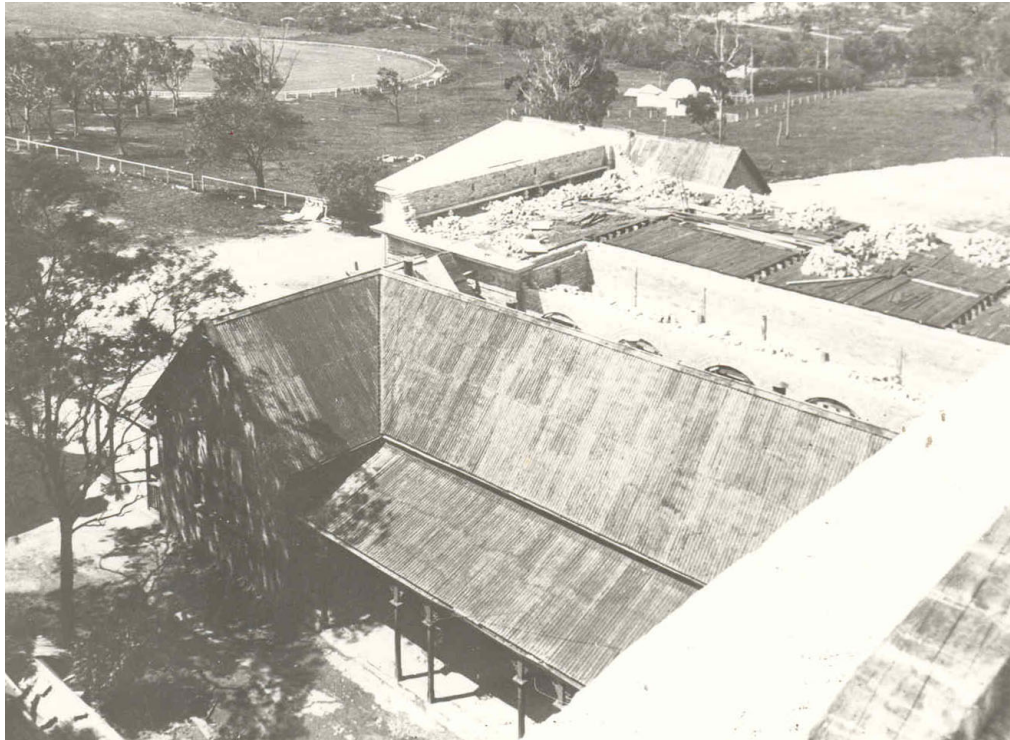


Figure 27 Doyle Wing under construction, 1929. (Source: Riverview Archives)



Figure 28 – Main building, 1930. (Source: Riverview Archives)

By the end of 1930 the effects of the Great Depression were beginning to be felt at Riverview and this coincided with Father Lockington's departure and the arrival in 1932 of the new rector Father Louis Loughnan. Enrolments had dropped from 279 in 1930 to 226 in 1932 and fell to a low of 148 in 1935. Enrolments were also effected when the ferry service stopped running as far as the Riverview wharf in 1933 affecting students coming from the eastern suburbs.

In face of the dire needs during the depression years, Mr Newman, a local businessman requested permission to lease 37 acres on the northern side of Riverview Street with the view to its development as a nine-hole golf course. At this stage the land was in use as extra grazing for the college dairy herd and was costing £100 per annum in rates. The idea lapsed for 5 years but from 1938 until 1958 this land was leased as a nine hole golf course.

The lack of funding did not stop discussions continuing about the need for better classroom and laboratory accommodation and in 1933, Manly architect E. Beeman was asked to prepare plans for the construction of the west block, part of Dennehy's original plan. Improvements were also planned for The Avenue which had become the sole means of entrance into the college since the ferry stopped running.

In 1937 R.W Bowcock was contracted to build the ground floor of the West Block. It was however built on foundations solid enough for the other two floors to be added. This has never taken place. The west block conformed happily to Dennehy's design, although the original vision of replicating the south stone front was abandoned and it was built in face brickwork not stone.

The building, completed in March 1938, was intended to provide washrooms and dressing rooms for the first division at its northern end and the main part of the building became a junior study hall and also included three music rooms. The location of these music rooms is still visible in the three doors, which open from the quadrangle at the southern end of the building. The first music room had become the school captain's dormitory by 1950. By 1980 much of the space in this building had been allocated to the maintenance staff, while the second division were using the locker room.

As soon as Bowcock finished the work on the West Block he entered into another contract to improve Saint Michael's House. Bowcock designed a new roof with a parapet to conceal it and walled in the west end of the lower verandah for use as a prefect's office. On completion of that work in August 1938 it was decided to build a stone retaining wall at the back of the House and Chapel as after levelling the third field (Third Yard), Saint Michael's House and the Dalton Memorial Chapel were left standing on a knoll and the back of the house really became its front. A connecting covered walkway was also constructed at this time connecting Saint Michaels House to the newly constructed west block.

Though the Second World War was declared in 1939 it was not until the Japanese bombed Pearl Harbour and war broke out in the Pacific that Saint Ignatius' College was really affected. Monday was set-aside for air cadet training and an armoury was established in the basement. Behind the handball courts, which were constructed in 1936, was a rifle range.

Despite war restrictions the school received special permission from the Commonwealth Government to construct new Science Laboratories. In April of 1941 plans were approved by architect Louis P. Burns, for a building estimated at costing £2840 and work began in May.

The new Science Block was constructed at the northern end of the Doyle Wing, close to the old second division recreation rooms. Builders S.D.C. Kennedy and Bird had recently renovated the Archbishop's Palace in Manly and came highly recommended. By the end of the year they had almost completed the two storey building which in its first stage was to contain two laboratories and a gymnasium. A projected two lecture rooms were never added but in September 1942 a tuckshop and sports store were fitted out in the basement. It was at this time that chemistry teaching was relocated from the main building, where it had been carried on in the basement for more than 50 years. This building would only remain on the site until 1970 when it was demolished for the construction of the new Administration centre

In the 1950s two single storey blocks were constructed behind the Dalton Memorial chapel and St Michaels House containing an administration office and a new memorial hall. These buildings would form the front of the main college building linking it with the extended east and west blocks.

A further single storey L-Shaped brick building was constructed at the northern verge of Jubilee Park which is referred to as "The Woods". Completed in September 1954 it provided accommodation for the two Leaving Certificate Classes and one grammar class as well as giving a more congenial environment as a study hall for the leaving certificate class. It was the first new development to express modernity previously unknown among the old buildings.

1955 saw a few other significant changes to the grounds of the college with the planting of rows of Jacaranda and Flame trees along the drive and the closure of the college dairy, which had been in operation since the college opened.

When Father Frank Wallace became rector in 1955, the master plan of the 1950s was laid aside and the pressing need for more classrooms and science laboratories assumed the highest priority. The only part of the earlier master plan ever to become a reality was the construction of the lower drive in 1956. It connected followed the top edge of the lower playing field then swept around the Woods building and continued in front of the main building, linking with the Avenue to form a link road through the property.

In 1957 architect, Gerald McDonnell was asked to design a new classroom block and this time grandeur was sacrificed to utility. The foundation stone for the new classroom block, was laid on 23<sup>rd</sup> November 1958 by Cardinal Gilroy and when completed provided three floors of classrooms to accommodate Years 8, 9 and 10 above a vast undercroft, with a two storey science block running south at its far end. This L-Shaped structure has been known since the mid 1960's as the Wallace Wing.

The present Junior School (Regis Campus) was established after 1958 on the site of the former 9-hole Riverview Golf Links, which was land owned by the School for many years. The junior school was largely opened in 1964 with the stone golf club house used until 1966 as a kitchen and dining room; this building was then converted to three flats for staff.

Numerous refurbishments took place during the 1970s and 80s however the next major building works included the Gatlan Sports Centre (1991), Woods Music Centre (1994), and the Performing Arts centre (Ramsay Hall) located east of Third Yard (1995).

The Boarding House (Kevin Fagan House) was constructed in 2001, followed by the O'Neil Science Wing, Thierry Middle Campus and the Vaughan Wing, all completed prior to 2003.

The Woods Building (1954) The Doyle Wing & East Wing (1929)  
The central block (1906) The original wing (1889)

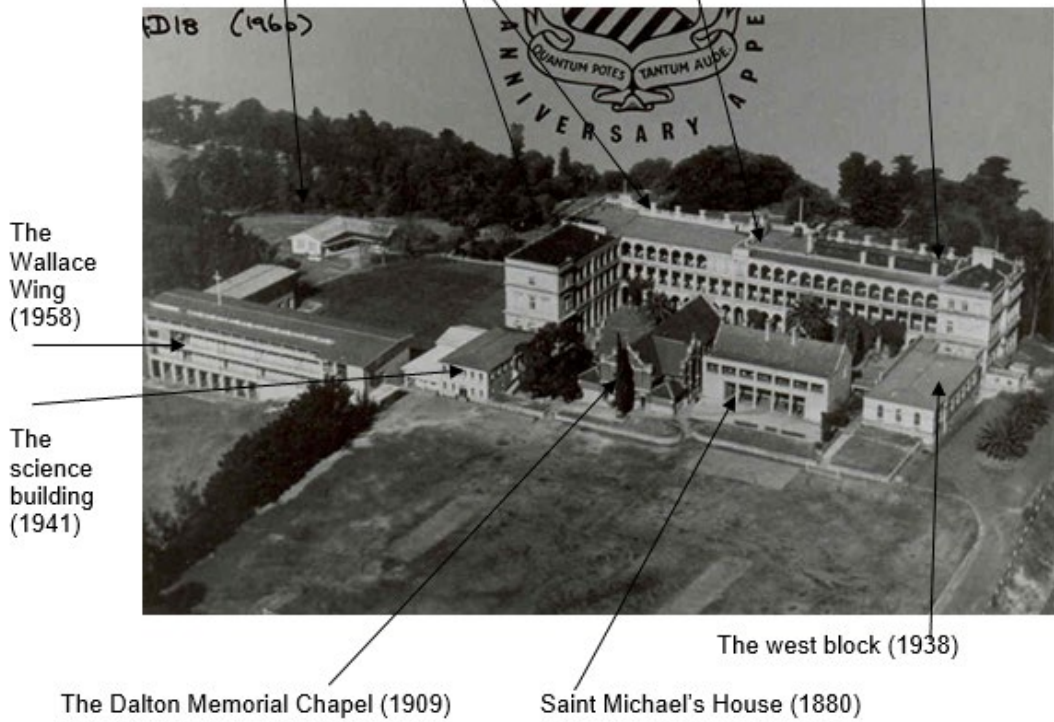


Figure 29 – Aerial view 1960 showing building development. (Source: Riverview Archives)