HERITAGE IMPACT STATEMENT

Australian Catholic University Strathfield Campus

Concept Plan

Prepared under Part 3A of the
Environmental Planning and Assessment Act 1979

Mount St. Mary during the interwar period

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0.0   EXECUTIVE SUMMARY

0.1   Introduction

0.1.1   Preamble

This Heritage Impact Statement (HIS) for the Strathfield Campus of the Australian Catholic University in Sydney, New South Wales, Australia, has been prepared at the request of the University to accompany a Concept Plan prepared by Hassell for submission under Part 3A of the *Environmental Planning and Assessment Act 1979*.

The Strathfield Campus of the Australian Catholic University (ACU) is divided into two sites, which are referred to in this HIS as the Main Campus at No. 25B Barker Road (also known as No. 179 Albert Road) and the School of Exercise Science at No. 167 Albert Road.

The Main Campus *is listed* on the following statutory heritage registers:

- As a heritage item by Schedule 9 (Heritage Items) of the *Strathfield Planning Scheme Ordinance 1969*. The listing reads 'Mount St. Mary College,' No. 179 Albert Road, Strathfield.

- As a heritage item by Schedule 6 (Heritage Items) of the *Draft Strathfield Local Environmental Plan 2008*. It is identified as 'Victorian Mansion, formerly Mount Royal, now the Australian Catholic University', No. 179 Albert Road, Strathfield. The site is identified by this schedule as being of State Significance, with historic, aesthetic and social significance.

The School of Exercise Science *is not* listed on any statutory heritage register.

Key issue 9 of the Director General Requirements for this site, issued on 4 February, 2011, states:

'A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.'

This statement has been prepared in fulfillment of this requirement.

0.1.2   Location

The Strathfield Campus of the ACU comprises two sites, being the Main Campus at No. 25B Barker Road (also known as No. 179 Albert Road) and the School of Exercise Science at No. 167 Albert Road, Strathfield. The site is located within the Municipality of Strathfield, New South Wales, Australia.

0.1.3   Authorship

This HIS was prepared by Alice Fuller, B. Appl. Sc. (CCM), M.Herit.Cons. (Hons), and James Phillips, B.Sc. (Arch.), B. Arch, M.Herit.Cons. (Hons), of Weir Phillips Architects and Heritage Consultants.

0.2   Summary History

Strathfield lies in Wangal country.

The site stands on part of a grant of 283 acres made to Joseph Hyde Potts Pots on 3 December, 1841. Little occurred on this land until it was subdivided in the early 1880s.

0.2.1   Main Campus

The Main Campus is formed from three Victorian estates – *Mount Royal*, *Ovalau* and *Ardross* – and includes land from part of a fourth villa estate – *Hyde Brae*. Of the three villas

that once stood within the existing site boundaries, only one, *Mount Royal*, still stands. This villa now forms part of the *Edmund Rice Building*. *Mount Royal* was designed by architect Harry Chambers Kent and constructed in c.1887 for the wool merchant and sometime Mayor of Strathfield, John Hinchcliff.

In 1907, *Mount Royal* was sold to the Christian Brothers who renamed it *Mount Saint Mary*, hereafter referred to as *Mount St. Mary*. The Brothers opened the *Mount St. Mary Training College* on the site in 1908. The Brothers expanded their campus by purchasing *Ovalau* and *Ardross* and carried out various building projects. Over the following 80 years, the site was used as the head quarters for the Mount St. Mary Province (1908-1992), a training college for Christian Brothers (from 1908-1992), as a novitiate (1908-1936), as a school for boys who might wish to join the order (1922-1975) and as a training college for lay teachers (1974-1992). Between 1908 and the mid 1960s, a number of buildings, designed by architects Sheerin & Hennessy, later Hennessy & Hennessy, were erected on the site. The most notable of these is the *Barron Memorial Chapel*, which is considered to be a fine example of the Interwar Romanesque. The villas *Ovalau* and *Ardross* were demolished in the 1960s.

The site became part of the Catholic College of Education in 1981-2 and part of the Australian Catholic University in 1993.

0.2.2 School of Exercise Science

The School of Exercise Science in Albert Road is a relatively recent addition to the Australian Catholic University. A villa mansion, *Clewer*, was built on this site in c.1888 for Donald Vernon, Secretary for the Railways. In 1936, a private nursing home was opened on the site.

In 1949, the nursing home was purchased by the St. Vincent de Paul Society and became the *Our Lady of Loreto Home for the Aged*. The villa *Clewer* was demolished and the existing building constructed in three stages between 1966 and 1971. At its peak, the Home offered 205 beds and was registered as a Schedule 3 Hospital.

The site was purchased for the ACU in 2002. The nursing home was extensively renovated and re-opened in 2005 as the *Edward Clancy Building.* It now houses the School of Exercise Science.

0.3 Site Assessment

0.3.1 The Main Campus

The Main Campus is 5.883ha in area. The southern boundary of the site is formed by Barker Road; the eastern boundary by Mount Royal Reserve and private properties off Albert Road; the northern boundary by St. Patrick's College; and the western boundary by private properties off Barker Road and Edgar Street. The site rises towards the west. The principal entrance is from Barker Road.

The Main Campus can be divided into two halves; the northern half, comprising a vast expanse of open playing fields, shared with St. Patrick's College; and the southern half, containing the buildings of the campus. These buildings range in scale from one to three storeys and date from the late nineteenth century to the present day. The buildings are set within landscaped surrounds, which include a number of courtyard spaces. Mature plantings, most notably Canary Island Date Palms, and a number of significant landscape elements, such as the original gates of *Mount Royal* and religious statutory, can be found within the site. There are two main car parking areas, in the southeast and southwest corners of the site.

At the heart of the site lies the *Edmund Rice Building*, comprising the two storey Queen Anne Style villa *Mount Royal* and substantial later additions. The most significant of these additions were designed by Sheerin & Hennessy in 1908-9 and 1912.

To the west of the *Edmund Rice Building* lies the original brick outbuildings of *Mount Royal*, which (with additions) are now the *Creative Arts Centre* and *Ceramic Building*. To the northwest is the early 1960s *Brother Stewart Library*, with its substantial 1990s addition. East of the *Edmund Rice Building* is the central courtyard that is the 'hub' of the University. The imposing Interwar Romanesque Style *Barron Chapel* and the *Mullens Building*, which are connected to each other, and to the *Edmund Rice Building*, by two storey brick arcades, form the northern end of this courtyard. The 1960s modernist *St. Edmunds Building* forms the eastern side of the courtyard. The more recent *Gleeson Auditorium* and *Biomechanics Building* are located to the northeast; the former is connected to the *Mullens Building* by means of a glass atrium. The two handball courts built on the site by the Brothers have been altered to accommodate other uses, one becoming a store building and the other, the *Early Childhood Centre.*

0.3.2 The School of Exercise Science

The School of Exercise Science occupies a roughly rectangular site with a 64-metre frontage to the northern side of Albert Road; the site area is 7,669 square metres. The site falls between 3 and 4.5m to the east. The site is separated from the Main Campus by two intervening allotments.

There are two buildings on the site: a modest, single storey, Interwar period bungalow, set in the south western corner of the site; and the two and three storey *Edward Clancy Building*, built in the 1960s/1970s and upgraded when it was purchased by the University in 2002.

0.4 Assessment of Significance

This HIS assesses the heritage significance of the site following the guidelines and criteria of the NSW Heritage Office (now Branch).

0.4.1 Integrity and View Corridors

The Main Campus demonstrates mixed integrity. Fabric associated with all three phases of its use – as Victorian villa, Christian Brothers Campus and University Campus –is present. The dominant historic period presented by the site is the Christian Brothers Campus.

Individual buildings on the site demonstrate varying degrees of integrity. The *Barron Chapel*, for example, demonstrates a high degree of integrity, while others, such as the *Edmund Rice Building*, have been altered. In some instances, these later works have heritage significance for what they reveal about the evolution or use of the site. The 1908-9 and 1913 additions to the *Edmund Rice Building*, for example, demonstrate aspects of the Christian Brothers' lifestyle and philosophy. In other instances, later alterations have had a detrimental impact on significance. The conversion of one of the handball court sets into the *Early Childhood Centre*, for example, has reduced the ability to understand this building as handball courts.

View corridors into the site from the public domain are limited to glimpses of the *Edmund Rice Building* as it is approached from the east along Barker Road and views through the original gates of *Mount Royal* on Albert Road towards the *Edmund Rice Building*. The suite of Romanesque Style buildings- comprising the *Barron Chapel*, brick arcades and the *Mullens Building*- is only visible from the public domain when standing directly outside the entrance on Barker Road. There are a number of view corridors within the site created by the location and arrangement of buildings, architectural elements and landscaping.

The School of Exercise Science contains no above ground evidence of the former villa mansion *Clewer*. The existing building demonstrates mixed integrity; it was extensively renovated when acquired by the University in 2002. While the external form can be related to historic photographs of *Our Lady of Loreto Home for the Aged*, it has been extensively refurbished internally. There are view corridors towards the building from Albert Road; these view corridors, however, are not of heritage significance.

0.4.2   Statement of Significance for the Main Campus

The Strathfield Campus of the Australian Catholic University has high historic and social significance as part a state-wide pattern of Catholic education; first for Christian Brothers, later for lay teachers within the Catholic education system, and more recently as a campus for the Australian Catholic University. The association of the site with the Christian Brothers lasted from 1907 to 1992. During this period, the site was the headquarters for the order in Australia and New Zealand (until 1953) and later for New South Wales, and accordingly represents a range of the Brothers' activities, most significantly the training of teachers and of boys with an interest in joining the order. The principal buildings from this period survive and include the *Edmund Rice Building*, the 1909 Federation Gothic Style Chapel, the *Barron Chapel*, the *Mullens Building*, the *St. Edmunds Building*, the *Brother Stewart Library* and the handball courts. The integrity of these structures is such that the site is capable of demonstrating the way of life of the Brothers and their students. The site is one of many across New South Wales that demonstrates long associations with the Catholic Church.

The *Edmund Rice Building* is the most significant building (historically and aesthetically) on the site and is central to all phases of its history. This building incorporates the villa mansion, *Mount Royal*, erected c.1887, which provides a fine example of the villas of wealthy gentlemen that characterised this part of Strathfield during the late nineteenth century. *Mount Royal* is a rare example of a villa of this period surviving within substantial grounds. The villa has significance as an important example of the work of architect Harry C. Kent and as an early, influential, example of the Queen Anne Style. The fine finishes of the villa – for example, the cast iron lace, encaustic tiling and stained glass – exemplify Victorian industry and tastes, and the aspirations and way of life of the wealthy. The villa can be associated with several people who were prominent in Sydney life and that of the local area, including the wool merchant and some time Mayor of Strathfield John Hinchcliff, for whom it was originally built.

The site contains several examples of the work of the prominent architectural firm Sheerin & Hennessy (later Hennessy & Hennessy), who carried out many commissions for the Catholic Church during the late nineteenth and early twentieth centuries. The most important buildings on the site associated with this firm are the *Barron Chapel* (1925) and the *Mullens Building* (1931); the former is also recognised as a fine example of the Interwar Romanesque Style. Their later buildings, most notably the *St. Edmunds Building*, are good examples of the Modernist Style.

As a whole, the site has aesthetic significance for its contribution to the public domain and arising out of its landscape setting, including the presence of several fine vistas. These vistas are created not only by the aesthetic qualities of the buildings, but also out of their location with respect to each other and the presence of mature plantings on the site, most notably the Canary Island Date Palms planted during the period the Christian Brothers occupied the site. Several courtyards are notable, the most important being the southern facing courtyard formed by the *Edmund Rice Building*, the *Barron Chapel/Mullens Building*/brick arcades and *St. Edmunds Building*, and the northern facing courtyard formed by the *Barron Chapel*, the brick arcades and *St. Edmunds Building*.

0.4.3   Statement of Significance for the School of Exercise Science

This site was not found to have significance under the NSW Heritage Office (now Branch) criteria for assessment.

0.5 Heritage Impact Statement

0.5.1 The Concept Plan

The proposal seeks Concept Plan approval for a conceptual framework for the Strathfield Campus, including new built forms, improved parking and access arrangements, and improved landscaping. Key elements of the Concept Plan include:

- Identifying four new areas, or precincts, within the Main Campus that can be developed in stages to suit the University's growth, without significantly interrupting Campus operations. Planning controls, such as building envelopes, heights and maximum GFA, are established for each area.

- Providing for increased on-site car parking. A new parking area is proposed in the north western corner of the Campus, beneath the existing playing fields. New basement parks are also proposed beneath Precincts 1 and 3. These areas, together with additional car parking above ground within the Main Campus and around the *Edward Clancy Building*, will provide a total of 674 spaces (minimum).

- Consolidation of main site access and egress into four gates along Barker Road, including a new access point from Barker Road at the south eastern corner of the Campus. This involves relocating existing traffic signals to form a new intersection with South Street (opposite).

- Creating a new, staff only, entrance off Edgar Street into the new underground car park.

- Re-defining internal circulation patterns to provide clear separation between service vehicle access, short terms parking spaces, internal bus stop, setting down locations and car parking access.

- Improving site landscaping, including new pedestrian corridors and links, public open space and landscaping works.

0.5.2 Conclusions

The site has a long history of evolution to meet changing educational needs. Its ability to absorb new works whilst perpetuating past associations lies at the core of its significance for sustained associations with the Catholic Church and education. Works that further the site's role in education present opportunities to support and enhance this significance. The preparation of a Concept Plan is a positive heritage outcome, as it will help ensure that new works are undertaken in a manner that is sensitive to the heritage significance of the site.

The following conclusions are reached:

- The removal of the *Biomechanics Building*, *Plant Room* and *Demountable Classrooms* will have no heritage impact.

- The removal of the *Early Childhood Centre*, formerly handball courts, is mitigated by the fact that the building no longer readily reads as handball courts, its original and most significant use.

- The removal of the *Stores*, formerly handball courts, will have a heritage impact because the original use of this building is more readily understood. This impact can be mitigated through interpretation.

- The four areas or precincts identified as the locations for new buildings will have no, or a limited impact, on significant view corridors to or from heritage buildings within the site or within the public domain. These areas are either outside the areas that contribute directly to the setting of significant buildings or can be appropriately landscaped and detailed to minimise the impact on setting. Basement car parks beneath Precincts 1 and 3 will have a limited visual impact.

- The proposed promenade and outdoor seating along the northern end of the Campus will have no heritage impact and will provide significant benefits in terms of amenity.

- The proposed library commons will have an acceptable heritage impact if the line of trees lining the driveway is retained and the original guttering preserved if possible and interpreted if required.

- The proposed bus pick up and drop off will increase hard surface elements at the front of the *Edmund Rice Building*. This is mitigated by the extension of the lawn to the south on the eastern side. Interpretative measures can be included in detailed designs to preserve the understanding of the driveway to the *Edmund Rice Building* from Albert Road.

- The proposed car park in the north western corner of the site will have no impact because it will be located underground and away from significant buildings. The design of the Edgar Street entrance should take into account the heritage listed Brother Hickey Building on Edgar Street. It is noted, however, that this building is separated from the proposed entrance by other buildings.

- The consolidation of entrances along Barker Road will have no heritage impact. The original entrance into the site was from Albert Road. The entrances of Barker Road have altered over time. The entrances should be detailed to complement the general setting. The design of the new entrance in the south eastern corner should take into account any significant trees in this area.

- The proposed pedestrian-only space in the south western corner of the site will have positive impact on the Campus and have no heritage impact on existing structures.

- An improved landscape setting maintains and supports the heritage features of the Campus.

- The works proposed by the Concept Plan will not impact on heritage items and conservation areas within the immediate vicinity of the site.

CONTENTS

1.0 INTRODUCTION

1.1 Preamble

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At the heart of the Main Campus lies the Late Victorian villa mansion originally known as *Mount Royal*. The villa now forms part of the *Edmund Rice Building*. *Mount Royal* was designed by architect Harry Chambers Kent and constructed in c.1887 for wool merchant John Hinchcliff. In 1907, *Mount Royal* was sold to the Christian Brothers who renamed it *Mount Saint Mary* (hereafter '*Mount St. Mary*'). The Brothers opened the *Mount St. Mary Training College* on the site in 1909. Over the following 80 years, the site was used as the Christian Brothers headquarters for the St. Mary Province (from 1908-1992), a training college for Christian Brothers (from 1908-1992), as a novitiate (1908-1936), as a school for boys who might wish to become Christian Brothers (1922-1975), and as a training college for lay student teachers (from 1974-1992). To accommodate changing needs, the Brothers expanded the site and carried out various building projects, including the erection of several fine buildings designed by architects Sheerin & Hennessy, later Hennessy & Hennessy. The site became part of the Catholic College of Education in 1981-2 and part of the ACU in 1993.

The School of Exercise Science in Albert Road is a relatively recent addition to the ACU. The site, formerly *Our Lady of Loretto Nursing Home*, was purchased from the St. Vincent de Paul Society in 2002. The existing building, constructed in three stages between 1965 and 1974, was renovated at this time and is now the *Edward Clancy Building.*

The Main Campus of the ACU is listed on the following statutory heritage registers:

- The site **is listed** as a heritage item by Schedule 9 (Heritage Items) of the *Strathfield Planning Scheme Ordinance 1969*. The listing reads 'Mount St. Mary College,' No. 179 Albert Road, Strathfield.

- The site **is listed** as a heritage item by Schedule 6 (Heritage Items) of the *Draft Strathfield Local Environmental Plan 2008*. It is identified as 'Victorian Mansion, formerly *Mount Royal*, now the Australian Catholic University', No. 179 Albert Road, Strathfield. The site is identified by this schedule as being of State Significance, with historic, aesthetic and social significance.

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Key issue 9 of the Director General Requirements, issued on 4 February, 2011 states:

> 'A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.'

This statement has been prepared in fulfillment of this requirement.

Section 1.0 locates the site, outlines the objectives and establishes the general philosophy of the assessment undertaken.

1.2 Authorship

This HIS was prepared by Alice Fuller, B.App.Sc. (CCM), M.Hert.Cons (Hons), and James Phillips, B.Sc. (Arch) B. Arch, M.Hert.Cons. (Hons), of Weir Phillips, Architects and Heritage Consultants.

1.3 Limitations

An analysis of Aboriginal heritage did not form part of the brief and is not considered by this assessment.

An assessment of historical archaeology did not form part of the brief and is not considered by this assessment.

Given that this HIS addresses a Concept Plan, an extensive and detailed fabric survey of the buildings within the campus is not provided.

1.4 Methodology

A Conservation Management Plan (CMP) for the Campus is currently being prepared by Weir Phillips Architects and Heritage Consultants. Research associated with the development of the CMP has informed the preparation of the Concept Plan and this HIS.

This assessment has been prepared with an understanding of the NSW Heritage Office (now Branch) publication *Statements of Heritage Impact* (2002) and with reference to Council documents as listed in Section 1.5.

Site visits were conducted between June 2010 and December 2011. Unless otherwise stated, the photographs contained in this HIS were taken by Weir Phillips on these occasions.

1.5 References

A full list of the references used in the preparation of this HIS can be found in Appendix 1.

1.6 Site Identification

1.6.1 Location and Site Boundaries

The Australian Catholic University's Strathfield Campus is located at No. 25B Barker Road (Main Campus) and No. 167 Albert Road (School of Exercise Science), Strathfield, New South Wales.

The Main Campus is identified as Lot 11 D.P. 869042.

The School of Exercise Science is identified as Lot 12 D.P. 1058289.

Figure 1 shows the location of Strathfield within the wider Sydney area. Figure 2 shows the location of the site within Strathfield.
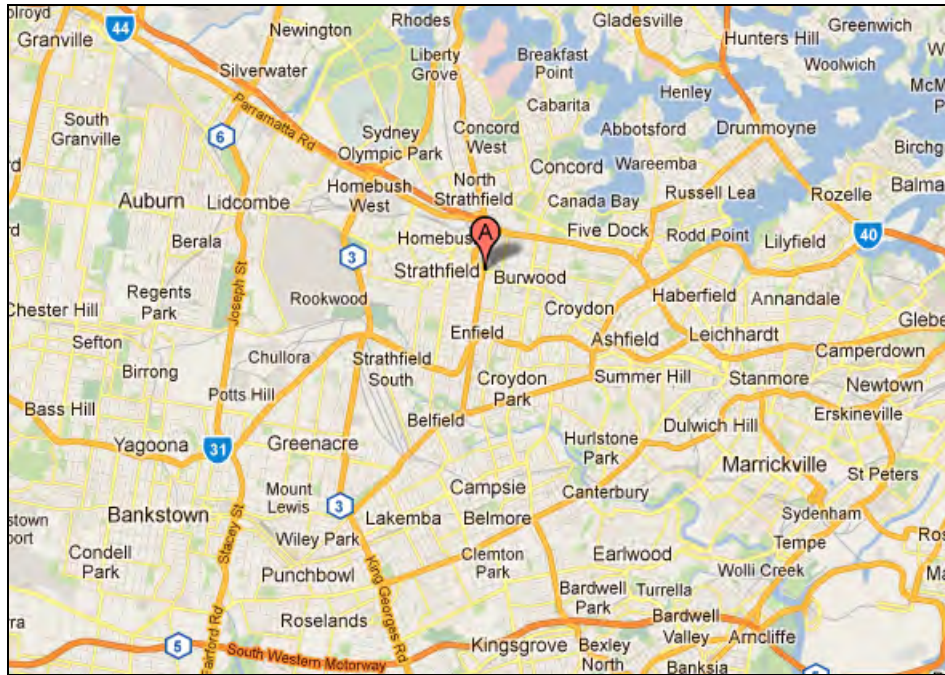
Figure 1: Location of Strathfield within the wider Sydney area.
Google Maps.

Figure 2: Location of the ACU campus within Strathfield.
Google Maps; annotations by A.F.

1.6.2 Site Layout

Figure 3 demonstrates the layout of the campus and identifies the principal built elements.

Buildings

Figure 3: Site Layout
Google Maps; annotations by A.F.

Structures/statues within the Grounds

a Mount Royal Gates (before 1893)
b Limpias Crucifix (1933)
c Statue of Edmund Rice
d Statue of St. Joseph and the Child Jesus Statue

e Statue of Mary –The Immaculate Conception
f Statue of the Sacred Heart of Jesus
g Shade Structure

	Building	Other Names	Major Periods of Construction	Architect
A	*Edmund Rice Administration Building*	*Mount Royal; Mount St. Mary Provincialate*	(1) c.1887 (2) 1908; 1913 (3) c.1930s	(1) H.C. Kent (2) Sheerin & Hennessy (3) Unknown.
B	*Barron Chapel*	-	1923-5	Hennessy, Hennessy, Kessing & Co.
C	Brick Arcades	-	1923-5; 1931	Hennessy, Hennessy & Co.
D	*Mullens Building*	*Juniorate*	1931	Hennessy, Hennessy & Co.
E	*Gleeson Auditorium and Lecture Rooms*	-	1995	Twibill Quinn, O'Hanlon
F	*St. Edmunds Building* (including the *Murray Hall* and *Edmund Rice Hall*)	-	From 1961	Hennessy, Hennessy & Co.
G	*Early Childhood Learning Centre*	Originally St. Enda's handball courts	(1) 1923 (2) 983	(1) - (2) W. McNamara Pty Ltd
H	*Biomechanics Building*	-	2005	Bates Smart
I	*Brother Stewart Library*	*Scholasticate*	(1) 1959 (2) 1994	(1) Hennessy, Hennessy & Co. (2) Twibill Quinn O'Hanlon
J	*Creative Arts Building*	Originally stables for *Mount Royal*	(1) c. 1887 (2) 1957-8	(1) H.C. Kent (2) Unknown
K	*Ceramics Building*	Originally the laundry for *Mount Royal*	(1) c.1887-1893 (2) c.1958	(1) H.C. Kent (?) (2) Unknown
L	Store	Originally handball courts	(1) 1908 (2) 1997	(1) – (2) Twibill Quinn O'Hanlon
M	Demountable 1	-	1984-5	-
N	Demountable 2	-	1984-5	-
O	Plant Building	-	Not known	-
P	*Edmund Clancy Building*, School of Exercise Science	*Our Lady of Loreto Nursing Home*	(1) 1966-1971	(1) William M. Howard Architect (Stage 1) and Gibbons & Gibbons Architects (Stages 2 and 3).

1.6.3   Site Identification Summary

Address	Main Campus: No. 25A Barker Road, Strathfield.
	School of Exercise Science: No. 179 Albert Road, Strathfield.
Land Title	Main Campus: Lot 11 D.P. 869042.
	School of Exercise Science: Lot 12 D.P. 1058289.
Owner	Catholic Archdiocese of Sydney.
Occupier	Australian Catholic University.
Local Government Area	Strathfield Municipality.
Principal Heritage Controls	*Strathfield Planning Scheme Ordinance 1969.*
Land Use Zoning	Main Campus: Special Uses 5A – Ecclesiastical.
	School of Exercise Science: Special Uses 5A- School.
Original Grant	Church Glebe (23 June, 1823). Revoked and part granted to J.H. Potts (3 December, 1841).
Built Elements	See Section 1.6.2.
Principal Architect(s) of the Built Elements	
Heritage Status (statutory)	Main Campus: listed on Schedule 9 *Strathfield SPSO*; listed on Schedule 6 *Draft Strathfield LEP 2008*.
	School of Exercise Science: no statutory listing.

1.6.4   Timeline

The following timeline surmises the most significant events relating to the history of the site and places them within the context of the development of the surrounding area.

Date	Event
-	Wangal Country
1788	Arrival of the First Fleet and the founding of the Colony of New South Wales (January). Establishment of Rose Hill (later Parramatta) (November).
1792	Governor Phillip establishes the boundary line of the Township of Sydney. Present day Strathfield lies outside this boundary line.
1793	First land grants made in the present day Municipality of Strathfield (Liberty Plains).
1802	Foundation of the Christian Brothers in Ireland.
1833	Foundation of the St. Vincent de Paul Society in Paris.
1843	First Christian Brothers arrive in New South Wales. They depart in 1847.
1823	Grant of 450 acres for Church glebe in present day Strathfield (23 June). The Main Campus and the School of Exercise Science lie on this grant.

Date	Event
1826	The above glebe lands revert to the Crown.
1841	Former glebe divided into two. Northern portion of 256 acres, including the two ACU sites, granted to Joseph Hyde Potts (3 December).
1866	First subdivisions of the Redmyre Estate, adjoining Pott's land.
1868	Christian Brothers return to Australia (to Victoria).
1877	Redmyre Station (now Strathfield Station) opens.
1881	*Bates Estate Act* releases Pott's land for subdivision and sale. First Conference of the St. Vincent de Paul Society established in Sydney.
1883	George Frederick Todman and Wilhelm von der Heyde acquire 30 acres and 11 perches of Pott's land, including the two ACU campuses. This is subdivided as D.P. 1601.
1885 **1885**	Municipality of Strathfield gazetted (June). Population estimated to be 550 people. Todman and von der Hedye sell land to Herbert Arthur Tower (April). Tower also acquires a small section of the adjoining lot (November). It is on this land that *Ovalau* is later built (c.1889-90). This includes land now part of the Main Campus. Todman and von der Hedye sell land to Robert Phillips (May). It is on this land that *Ardross* is built soon after (c.1885-1886). This includes land now part of the Main Campus.
1886	Todman and von der Heyde sell land to John Hinchcliff, Alexander Thomson and Francis Lindsay Barker (July). It is on this land that *Mount Royal* is built soon after. This includes land now part of the Main Campus. Architect Harry C. Kent calls for tenders from construction of *Mount Royal* and stables (November).
1887	John Hinchcliff, Alexander Thomson and Francis Lindsay Barker purchase land to the north of *Mount Royal* from the Bates Trustees (December). This includes land now part of the Main Campus. Christian Brothers return to Sydney and establish a school in Balmain.
1888	*Clewer* constructed on site now the School of Exercise Science for Donald Vernon, Secretary for the Railways.
1889	Tower sells his land to Isabella Cameron Morgan (August). It is on this land that *Ovalau* is built soon after, c.1889-90.
1895	Isabella Morgan purchases additional land to the north of *Ovalau* (August). This includes land now part of the Main Campus. Death of John Hincliff, owner and occupant of *Mount Royal*, at *Mount Royal*.
1896	*Mount Royal* used as a preparatory college for boys.
1901	Federation. The population of Strathfield nears 3,000 people.
1907	The Christian Brothers (represented by Patrick Jerome Barron, John Cletus O'Shea and William Mark McCarthy) purchase the first part of the Main Campus site, being land to the north of *Mount Royal* (December). *Mount Royal* (including both 1886 and 1887 land titles) conveyed to the Christian Brothers (in the names of Barron, O'Shea and McCarthy)(December).

Date	Event
	Name changed from *Mount Royal* to *Mount St. Mary* [Note that, to avoid confusion, the villa building itself will continue to be referred to as *Mount Royal*].
1908	Extensions to *Mount Royal*, comprising a two storey transverse wing and Gothic Style Chapel (architects: Sheerin & Hennessy). Handball courts and Pavilion also erected.
	Opening and blessing of the *Christian Brothers' Training College and Novitiate* at *Mount St. Mary* by Cardinal Moran (December).
1913	Further additions to *Mount Royal*, including first floor addition above the ballroom wing (architects: Sheerin & Hennessy).
1914-18	World War I. Population of Strathfield exceeds 5,500 people (1917).
1917	*Ovalau* (including 1889 and 1895 land titles) transferred to the Christian Brothers (in the names of Barron, O'Shea and McCarthy)(February).
1918	*Ardross* to transferred to the Christian Brothers (in the names of Barron, O'Shea and McCarthy)(July). Renamed *St. Josephs*.
1921	Brick boundary walls to Barker Road erected.
1922	Juniorate opened in *Ovalau*, renamed *St Endas* (December).
1923	*The Bungalow* constructed and opened behind *St. Endas* New handball courts erected near *St. Endas*.
1925	Small parcel of land purchased by the Christian Brothers (in the names of Patrick Hickey, Patrick Jerome Barron and Joseph Stephen Turpin) from owners of *Hydebrae* and added to *Mount St. Mary* (July).
	Agreement reached with Strathfield Council for land exchange; part of Albert Road incorporated into Mount St. Mary. *Mount Royal* gates moved to current location as part of this work.
	Barron Chapel dedicated (September). Brick arcade connects the Chapel to the villa (architects: Hennessy, Hennessy, Kessing & Co.).
1928	St. Patrick's College opens on land to the north of *Mount St. Mary*.
1931	Construction of the new *Juniorate* (now the *Mullens Building*) at *Mount St. Mary*. Includes construction of brick arcades to connect the *Barron Chapel* and *Juniorate* (architect: Hennessy, Hennessy, & Co.).
	Swimming pool constructed.
1933	*Limpias Crucifix* erected at *Mount St. Mary*.
1936	Novitiate moved from *Mount St. Mary* to Minto.
	Miss Eileen Cullen establishes a nursing home in *Clewer*.
1939-1945	World War II.
1948	Municipalities of Strathfield, Homebush and Enfield combined to create the Municipality of Strathfield.
1949	The Trustees for the Superior Council of Australia of the St. Vincent de Paul Society purchase *Clewer* (comprising two parts of the current site of the School of Exercise Science). The nursing home is renamed *Our Lady of Loreto Home for the Aged*.
1953	Creation of a second Christian Brothers' Province in Australia, comprising Victoria, Tasmania, South Australia and Western Australia. Reduced St. Mary Province continues to be administered from *Mount St. Mary*.

Date	Event
	Mount Royal transferred to the Trustees of the Christian Brothers (February). *St.* Josephs (*Ardross*) transferred to the Trustees of the Christian Brothers (February). *St Enda's* (*Ovalau*) transferred to the Trustees of the Christian Brothers (February).
1956	Name of *Mount St. Mary* changed to *Mount St. Mary College* (later *Mount St. Mary College of Education*).
1957-8	Additions to the original *Mount Royal* stable building (steam laundry, garages, tailoring and printing services). Vegetable gardens removed from behind the *Barron Chapel* and land added to the playing fields.
1959	*Scolasticate* opened at *Mount. St. Mary* (architects: Hennessy, Hennessy & Co.). This building is now part of the *Brother Stewart Library*.
1960	*St. Enda's (Ovalau)* demolished and rubble used to extend playing fields.
1966	*St. Joseph's* (*Ardross*) destroyed by fire (January). *Our Lady of Loreto Home* is expanded by the purchase of the adjoining bungalow, fronting Albert Road. The *Eileen Cullen Wing* is erected behind *Clewer* (architect: William M. Howard).
1962	New Juniorate blessed and opened at Mount St. Mary (architects: Hennessy, Hennessy & Co.). This building is now *St. Edmunds Building*.
1969	*Our Lady of Loreto* expanded by purchase of land to the rear of the bungalow. *Clewer* is demolished. The *Joseph McNamara Wing* is erected (architects: Gibbons & Gibbons).
1967	Works to *Mount Royal*. Rooms demolished at first floor level and a large community room created. Ceilings were lowered in the upper west wing and washroom near the 1908 Chapel was converted into reception rooms.
1970	Internal alterations to the *Barron Chapel* at *Mount St. Mary* to accommodate changes to modern liturgy.
1974	First male lay students enrolled at *Mount. St. Mary College*. *Our Lady of Loreto* becomes a Schedule 3 Hospital. *Jim Maher Wing* opens at *Our Lady of Loreto* (architect: Gibbons & Gibbons).
1975	Juvenate closes at *Mount St. Mary*.
c.1980s	Alterations and additions to the *St. Enda's* handball courts at *Mount St. Mary, now* the Early Childhood Learning Centre (architects: W. McNamara Pty Ltd).
1981-82	Amalgamation with the Polding College to form the Catholic College of Education. Mount Royal Reserve created out of the cross street leading from Barker Road to Albert Road.
1989	Alterations to the *Scolasticate* at *Mount St. Mary,* creating the *Brother Stewart Library* (architects: Twibill Quinn O'Hanlon).
1992	Christian Brothers depart *Mount St. Marys*. Final mass celebrated in the

Date	Event
	Barron Chapel in September.
1993	Responsibility for the site officially transferred to the Australian Catholic University (January). The villa is renamed the *Edmund Rice Building*.
1995	Alterations and additions to the *Mullens Building* at *Mount St. Mary*, including the construction of *Gleeson Auditorium and Lecture Rooms* (architect: Twibill Quinn O'Hanlon).
2002	*Our Lady of Loretto Nursing Home* purchased for the ACU from the St. Vincent De Paul's Society.
2005	Construction of the *Biomechanics Building* at *Mount St. Mary* (architect: Bates Smart). *Our Lady of Loreto* renamed the *Edward Clancy Building* and is reopened. This building now houses The School of Exercise Science.

2.0 HISTORICAL DEVELOPMENT OF THE MAIN CAMPUS BEFORE 1907

2.1 Preamble

For the purposes of this assessment, the history of the Main Campus is divided into several sections.

Section 2.0 considers the history of the site from before European settlement until the time it was purchased by the Christian Brothers.

2.2 Original Occupation

The brief did not include an assessment of the Aboriginal history of the site. The following provides a summary history only, drawn from secondary sources.

The date of the first human occupation of the greater Sydney region remains unknown. Shell middens dated to at least 20,000 years ago provide evidence that Aborigines passed beyond the Blue Mountains in their migration towards the east coast at least 20,000 years ago. Some potential archaeological sites would now be under water, given the considerable rise in sea levels that occurred following the last ice age.

At the time of the arrival of the First Fleet in 1788, the wider Sydney region was comparatively sparsely settled. Current research indicates that the total population around Sydney was between 2,000 to 3,000 people and, in the greater Sydney region (including the Blue Mountains), between 5,000 to 8,000 people.

Members of Lieutenant James Cook's exploratory journey of 1770 made the earliest known written descriptions of Sydney's original inhabitants. The first European colonists recorded few details about the social structures of the Aboriginal people. The immediate and decided impact that they had on Sydney's original population, as outlined below, creates further difficulties in the use of the records that they did produce.

Recent research suggests the existence of networks of bands, as opposed to the tribes implied by colonial records. These bands were subgroups of larger entities bound by complex rights of language, marriage and ceremony. What have long been described as 'tribes' and 'tribal areas' are thus more accurately described as localities where different languages were spoken. Three major language groups were thought to have occupied the Sydney region at the end of the eighteenth century. Dharug was the most predominant language over much of the Cumberland Plain. The eight known coastal Dharug-speaking bands are frequently referred to as the Eora, meaning 'here' or 'from this place'. The Eora

occupied the area across the southern shores of Sydney Harbour, from Botany Bay in the south to Parramatta in the west.

The Dharug speaking people, known as the Wann-gal or Wangal, occupied the area that is now the Strathfield Municipality. Names often indicated a characteristic of a band; 'wann' is thought to have meant 'west.' Wangal territory, known as *Wanne*, was thought to have extended from Darling Harbour, around the Balmain Peninsula and out towards Parramatta in the west.

Archaeological evidence suggests that patterns of life in the Sydney region changed little in the period before 1788. Bands moved within their territory at the prompting of seasons and with the availability of food. A coastal sea diet of fish and shellfish was supplemented by terrestrial food sources, such as edible tubers, figs and apple berries. The Aboriginal people fired the Cumberland Plains to encourage new grass and hence attract game. A wide variety of materials were used in the production of tools and artefacts.

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion of 1788. First contact between the Wangal and the European colonists occurred in early February 1788 at *Booridiow-o-gule* or Breakfast Point. In an attempt to further their knowledge of the Aboriginal people, a member of the Wangal, Bennelong, was captured by the colonists in November 1877 and taken to the settlement at Sydney; Bennelong would become a prominent figure in the early settlement.

With no resistance to European diseases, the Aborigines were decimated by an outbreak of smallpox in 1789-90; estimates suggest that between 50 to 90 percent of the indigenous population perished. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Violent conflict, at least in the period to 1815, followed from the meeting of two fundamentally different cultures.

The subsequent European use of the area now the Strathfield Municipality has been such that little evidence of Wangal occupation has survived.

2.3   The First Grants

While a magnificent site for a maritime city, Sydney did not possess the rich soils for the crop raising required to ensure the immediate survival of the Colony. Inland exploration led to the discovery of Rose Hill (later Parramatta), where a second settlement was established in November 1788. By 1791, Parramatta had superseded Sydney as the most important settlement within the infant Colony; the two settlements were linked by a rough track known simply as 'The Path' and later as Parramatta Road. Travelling conditions along the road were notoriously poor until rough stone paving was laid in 1820.

Reluctant to alienate land from the Crown during the earliest period of settlement, Governor Phillip used his power to allocate land in the Colony sparingly. Only 60 land grants were made in the period leading up to his departure in December 1792. These first grants were located at Parramatta, at the Field of Mars (North Ryde), Kissing Point (Ryde) and Prospect.

Following Phillip's departure for England in December 1792, Major Francis Grose of the New South Wales Corps became Lieutenant-Governor. In 1793, Grose received greater powers to grant land than had been held by his predecessor. Six months after Phillip's departure the Judge Advocate, David Collins, remarked that:

> 'The quantity of land granted since the governor's departure amounted
> to one thousand five hundred and seventy-five acres, eight hundred of
> which lay between the towns of Sydney and or Parramatta.' [1]

---

[1] David Collins, June 1793, cited in Fox and Associates, *Marrickville Heritage Study*. Unpublished study prepared for Marrickville Council, 1986, p. 16.

The first land grants in the present-day Strathfield Council area were made in 1793 under the hand of Grose. The grants made to these settlers – *Lutner Farm*, *Hunter's Hut*, *Charlotte Farm*, *Webb's Endeavour* and *Dorset Green* – were located in an area that was subsequently named Liberty Plains. These grants lay to the north of present day Barker Road. The name 'Liberty Plains' was chosen to honour of the fact that, with one exception, these grants were made to the first free settlers in the colony.[2] Although initially applied only to the grants of 1793, the name was soon adopted for the wider area.

Although land was cleared and crops planted, the settlement at Liberty Plains ultimately failed. The soil was not as suitable for farming as it had first appeared and the land was quickly exhausted by overcropping and drought. A Committee of Inquiry set up to examine the plight of the Liberty Plains farmers in 1797 concluded:

> '…the farmers are very poor and greatly involved in debt, and are now living upon credit. Most of them have no seed wheat, and have every appearance of approaching ruin…'[3]

The Liberty Plains grants were followed by progressive allocation of lands in the surrounding area. The allocation of these land grants was part of Grose's defence strategy for the colony and was intended to provide a continuous string of settlement between Sydney and Parramatta. As a result, much of the land to the immediate north (in Concord) and northwest was allotted to members of the New South Wales Corps. Among the larger grants were Captain Thomas Rowely's 650 acres; Darcy Wentworth's 920-acre *Homebush Estate*; a 450-acre Church glebe and a 750-acre grant to James Wilshire.[4]

While a substantial part of the present-day suburb of Strathfield lies upon Wilshire's grant, the subject property stands on part of the church glebe. This grant of 450 acres was made to the Chaplain of St. James Church, Sydney on 30 June, 1823, and it extended south from Parramatta Road to Liverpool Road. Three years later, the glebe reverted to the Crown. In 1841, the former glebe was subdivided into two portions of 256 and 283 acres respectively; present-day Barker Road marks the division between the two portions. The northern 256 acres, on which the subject property is now located, were subsequently granted to Joseph Hyde Potts, while the southern 283 acres were granted to Joseph Newton. Potts' grant was dated 3 December, 1841 (Figure 4).

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[2] J.F. Campbell, 'Liberty Plains of the First Free Settlers, 1793', *Journal of the Royal Australian Historical Society*, Vol. XXII/V, 1936, pp. 318 ff.

[3] Cited in J.F. Campbell, *op.cit*., 1936p. 321.

[4] In both Catholic and Anglican traditions, a 'glebe' is an area of land held by the Church that was assigned to support a priest or clergyman, and which could include farms, shops houses and even factories, which could be used or leased.

Figure 4: Detail of an undated plan of the Parish of Concord, County of Cumberland, showing the division of the Glebe grant into two.
NSW LPI Parish Map Preservation Project.

Joseph Hyde Potts (1793-1865) was the first employee to be engaged by the Bank of New South Wales. By the time that he obtained his land in present-day Strathfield, he was serving as Secretary of the Bank of New South Wales. Potts is best remembered for giving his name to the present-day suburb of Potts Point upon which he acquired 64 acres of land in 1830.

2.4   *Redmyre*

While Potts acquired his land at a time when Sydney's population was increasing, present-day Strathfield was too distant from Sydney to be significantly affected. The only subdivision in the present-day Council area within the preceding ten years had been the Village of St. Anne's on the Liverpool Road (1837), an event that attracted little interest. Development was further retarded by the severe economic depression of the early 1840s. What settlement existed was clustered around inns and other service industries scattered along the Parramatta and Liverpool Roads and near the Homebush Racecourse, located on Wentworth's *Homebush Estate*.

Present-day Strathfield lay just beyond the western limits of expansion that occurred following the opening of the first railway line between Sydney and Parramatta in 1855. Stations were initially provided only at Newtown, Ashfield, Burwood and Homebush. Thus at the time when James Wilshire's grant, *Redmire*, also known as *Redmyre,* located to the east of Pott's land, was first offered for sale in October 1866, there had been little development of note within the present-day suburb. In the words of an early resident:

> '…on the west side of the Burwood Road, south of the railway, it
> would be hard to find a dwelling till Parramatta or Liverpool were
> reached, except for a few along Liverpool Road…'[5]

The *Redmyre Estate* was marketed towards well-to-do families seeking a villa lifestyle outside of the older congested city suburbs.[6] After 1876, when Redmyre Station (later Strathfield Station) opened, the distance between Strathfield and the City was reduced to an easy 28-minute journey. The railway made it possible to combine a country villa lifestyle with daily access to the city. The timetabling and the relative expense of the service at this time, however, contributed to the social exclusivity that the area quickly developed.

The *Redmyre Estate* attracted some of the most prominent families in Sydney society, including members of parliament, senior public servants, surgeons, solicitors and businessmen. The early residents of this Estate were to play an important role in the shaping of the present-day municipality.

Some purchasers of land in the area at this time built large houses within park-like surrounds; others left their land undeveloped and/or carried out further subdivisions, the first occurring as early as 1872. These subsequent subdivisions tended to comprise still generous allotment sizes. By 1884, the *Town and Country Journal* was able to say of the 'suburb' *Redmyre*:

> 'This pretty suburb is about seven and a half miles from Sydney to the
> westward, and stands some 60ft above sea level. It is one of the nicest
> suburbs, looking so fresh and healthy. There is any amount of free foliage,
> which gives it a pretty appearance.'[7]

The name of the present-day suburb of Strathfield originates from one of these *Redmyre* estates. Walter Renny, painter and decorator and later Mayor of Sydney (1869-1870) purchased land on the *Redmyre Estate* in 1868, building a house which he called *Strathfieldsaye*, possibly after the Duke of Wellington's country mansion or, alternatively, for a migrant vessel of the same name.[8] Ownership of *Strathfieldsaye* was transferred several times until the property was acquired by Davidson Nicols, who changed the name to *Strathfield House* and later to *Strathfield*. Following his death in November 1880, the property was subdivided. As discussed below, it was around this time that the area was incorporated as a Municipality and the name of Renny's house chosen.

The wealthy residents of the Strathfield villa estates pushed for the creation of a Municipality in the early 1880s. Their enthusiasm for the change, however, was not supported by their neighbours in the southern and eastern areas of the proposed municipality, who organised a counter-petition. This petition, published in the *Sydney Gazette* of February 1885, provides an insight into the area outside the exclusive precinct of the Redmyre Estate:

> 'With the exception of that part of the proposed Municipality lying
> between the east boundary thereof and the east side of the Homebush
> Road, the district is very sparsely inhabited, and consists mostly of
> unoccupied lands…the original Petition is made solely in the interests of
> the inhabitants of Redmyre.'[9]

The political influence of the residents of the Estate is made clear by the fact that, despite the equally number of petitioners against the proposal, the Municipality of Strathfield was

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[5] Quote attributed to Henderson, a resident of Burwood from the mid 1850s. Cited in Michael Fox Architects and Planners (on behalf of Strathfield Municipal Council and the Department of Environment and Planning), *Strathfield Heritage Study*, unpublished, 1988, Volume 1, p.25.

[6] J.F. Campbell, *op.cit.*, 1936, p. 328.

[7] Cited in Michael Jones, *op.cit.*, 1985, p. 33.

[8] Cathy Jones, 'Strathfield – Origin of the name', Strathfield District Historical Society Website, 2004.

[9] Cited in Michael Jones, *op.cit.*, 1985, p. 31.

gazetted on 2 June, 1885. The population at the time was estimated at 550 people in 130 houses. Within five years this had increased to 1,200 people living in 275 houses.[10] In 1888, the *Aldine Centennial History of New South Wales* described Strathfield as:

> '…purely residential. The location is beautiful. The houses are of the better class of merchants and retired people. It is worthy of note, and what its citizens have mentioned is, that there are no public houses in the borough, although there are already within the municipality 1,129 electors…Although it is a desirable suburb, most suitable for those who love quiet retirement.'[11]

The early Council took an active interest in maintaining and improving the municipality. The primary motivation for Council's annexation of the Flemington Municipality in 1891 was the opportunity to close a number of noxious industries, which had been a 'foul-smelling nuisance' to residents of Strathfield.[12] Municipal improvements proceeded apace. In the three years between 1898 and 1901, roads were metalled, earthen footpaths provided and underground drains constructed. Strathfield Council took advantage of State government subsidies for street planting in the late 1880s and 1890s, continuing the programme on their own initiative when abandoned by the state in 1893. Given this activity, it is hardly surprising that Strathfield had the highest housing values for the western sector in 1895.[13]

2.5 The *Bates Estate Act 1881*

During the same period of development (c.1870-1895), Pott's land remained vacant, locked up by familial agreements. Joseph Potts had transferred ownership of his land to his mother-in-law, Mary Ann Bates, possibly to raise money to finance his other concerns. When Mary Anne died in 1860, she granted her daughter and son-in-law a life interest in the occupancy of the estate, but left it in trust, with the intention that it be kept intact for the benefit of her grandchildren after her daughter's death. The trustees were not given the authority to sell or mortgage the estate. As Mary's daughter, Emma, continued to live into old age, the estate headed towards insolvency. The land was described in the early 1880s as:

> '…unimproved and almost unproductive of income and certain buildings on the lands and hereditaments…are becoming dilapidated and almost unproductive and of small and decreasing value.'[14]

The family petitioned the NSW Parliament to resolve the situation. *The Bates Estate Act 1881* finally freed the estate for sale, lease or mortgage. Subdivision followed soon after.[15]

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[10] 'The Suburbs of Sydney: No. XXII-Strathfield and Homebush, A History of their Progress', *The Echo*, 18 September, 1890. Mitchell Library Newspaper Cuttings, Volume 159, pp. 91-93.

[11] 'Aldine Centennial History of New South Wales', 1888 cited in 'Early descriptions of Strathfield', Strathfield and District Historical Society website.

[12] Cited in *ibid*, p. 19.

[13] Cited in *ibid*, p. 15.

[14] *An Act to authorize the Sale Mortgage and Leasing of certain Lands and Heredita- ments devised by the Will of Mary Ann Bates deceased and for other purposes*. [18th August, 1881.]
http://www.legislation.nsw.gov.au/sessionalview/sessional/act/1881-bea.pdf

[15] Cathy Jones, *Airey Park*. http://strathfieldhistory.org/buildings/parks-and-reserves/airey-park/

2.6   George Frederick Todman and Wilhelm Von der Heye

The land title of the site after this time is complex and has only been partially resolved.

Thirty acres and eleven perches of the southern most part of Potts' land were conveyed by the Trustees of the *Bates Estate Act* to tobacco merchants George Frederick Todman and Wilhelm von der Heyde on 30 May, 1883. The subject site was included in this conveyance. Todman and von der Heyde made an application to bring these lands under the provision of the *Real Property Act* on 10 June, 1884. The land was valued at this time at £4,500 and was then occupied by both owners.[16]

Todman and von der Heyde were prominent members of the Strathfield community. The two men were business partners, who had established the successful Heyde, Todman & Co., Importers and Tobacco Merchants, in 1875. The *Adeline Centennial History* (1888), described the business as follows:

> 'HEYDE, TODMAN, AND CO., Importers and Tobacco Merchants, 51 York Street. The business of which these gentlemen are the proprietors was established in 1875, and is a wholesale house of great importance. The firm are connected with the leading tobacco manufacturers in Richmond, Virginia, and are the agents for the most prominent manufacturers of cigars in Havana, Island of Cuba, from which places the choicest brands of tobacco and cigars are constantly imported by them. Representatives are always visiting the Australian colonies as well as the mother colony of New South Wales to enable the firm to freely disseminate their importations. William Von Der Heyde was born in Germany, his partner George Frederick Todman, being a native of London.'[17]

The partners built and occupied villa mansions side by side on their Strathfield land, fronting Albert Road, known as *Milroy* and *Elwood House* respectively; both were demolished in the 1930s.

Until his death in 1896, von der Heyde was active in local politics, serving on the first Strathfield Council and becoming its second Mayor. He was also appointed Consul to Spain in 1890. Heyde Street is named in his honour.

Todman was noted for his community and philanthropic involvements, particularly with regard to hospitals. He was also active in land and property developments in Strathfield and other areas of Sydney, notably Kensington. His family built, and in some cases lived in, some of Strathfield's most prominent residences. Todman continued to live at *Milroy* until his death in 1924.[18] Todman Avenue and Todman Reserve are named in his honour.

Todman and von der Heyde subdivided their land in the mid 1880s. A plan of this subdivision, Figure 5, should be referred to in the following discussion.

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[16] Primary Application No. 6119. NSW LPI.

[17] Cited in 'George Todman'. Information sheet researched and written by Cathy Jones and published on the Strathfield Historical Society website.

[18] 'George Todman' and 'Wilheim von der Heyde'. Information sheets researched and written by Cathy Jones and published on the Strathfield Historical Society website. Further information is available on these sheets, including photographs of Todman and both dwellings.
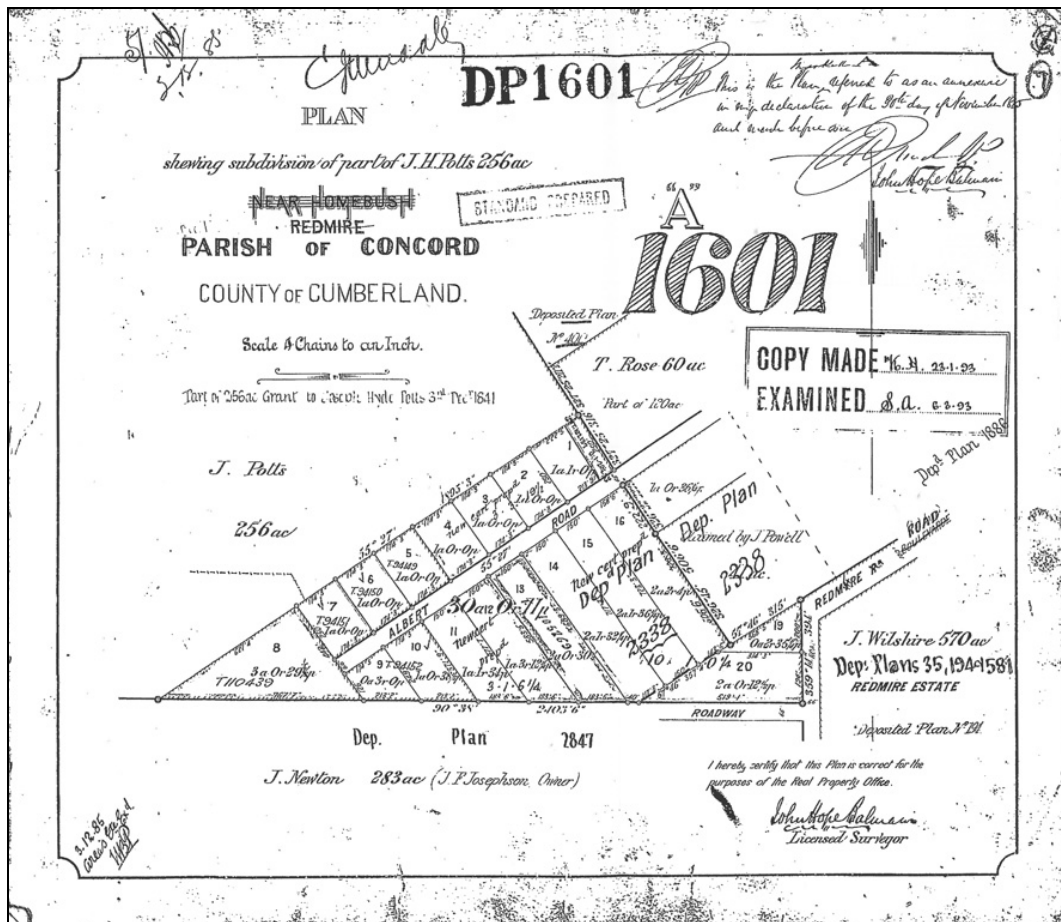
Figure 5: John Hope Balmain, Plan showing subdivision of part of J.H. Potts 256 acres, 1886(?)
NSW LPI D.P. 1601.

2.7 The Three Villas: *Mount Royal*, *Ardross* and *Ovalau*

2.7.1 Defining the Villa Estates Now Comprising the Site

Although Barker Road had yet to be named and formed in 1886 (see Figure 5), Albert Road was first listed in *John Sands' Sydney and Suburban Directories* in this year. The road was named for the Prince Consort, Albert. Barker Road is not recorded in *John Sands' Sydney and Suburban Directories* until around 1905.

During the 1880s, three villa estates were developed on the land now the Main Campus of the ACU: *Mount Royal* (now the *Edmund Rice Building*), *Ardross* (demolished) and *Ovalau* (demolished). The remainder of the Main Campus is formed from land part of a fourth villa estate, the Pott's family, *Hydebrae*.

Figure 6 and the key below set out the historical associations of different parts of the site with each of the four villa estates.
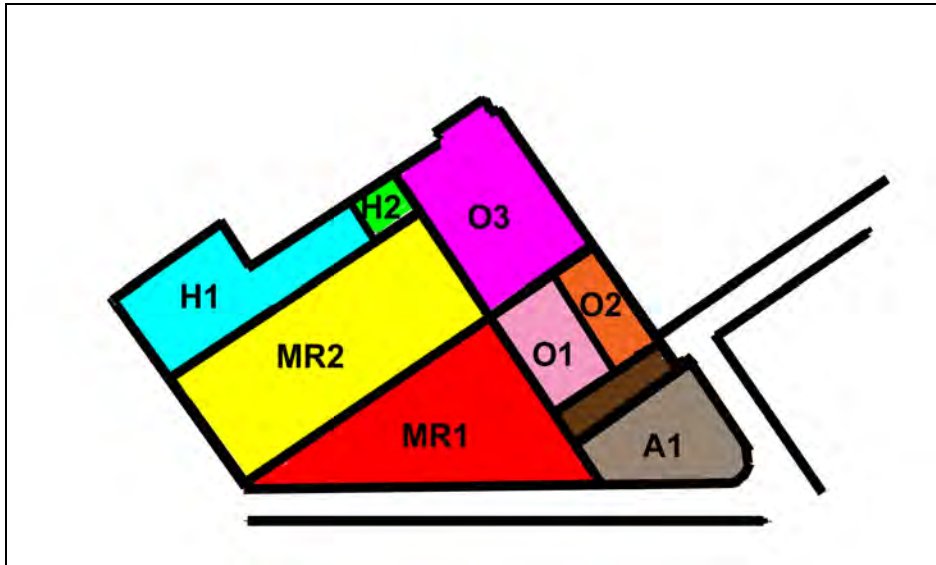
Figure 6: Plan (not to scale) showing the land historically associated with the different nineteenth century estates now comprising the site.

Key:

- Land coloured red and marked 'MR1': Land purchased by Thomson, Barker and Hinchcliff in 1886 and on which *Mount Royal* was built. Purchased by the Christian Brothers in 1907.

- Land coloured yellow and marked 'MR2': Land purchased by Thomson, Barker and Hinchcliff in 1888 and added to *Mount Royal*. Purchased by the Christian Brothers in 1907.

- Land coloured grey and marked 'A1': Land purchased by Phillips in 1885 and on which *Ardross* was built. Purchased by the Christian Brothers in 1918.

- Land coloured pale pink and marked 'O1': Land purchased by Morgan in 1889 and on which *Ovalau* built. Purchased by the Christian Brothers in 1917.

- Land coloured orange and marked 'O2': Land purchased by Morgan in 1889 and forming part of *Ovalau*. Purchased by the Christian Brothers in 1917.

- Land coloured bright pink and marked 'O3': Land purchased by Morgan in 1895 and added to *Ovalau*. Purchased by the Christian Brothers in 1917.

- Land coloured blue and marked 'H1': Land part of *Hydebrae* purchased by the Christian Brothers in 1907.

- Land coloured green and marked 'H2': Land part of *Hydebrae* purchased by the Christian Brothers in 1925.

- Land coloured brown: formerly part of Albert Road. Formerly vested in the Christian Brothers in 1953.

The panoramic photograph, Figure 7, shows *Mount Royal*, *Ovalau* and *Ardross*. This history of each villa estate is outlined separately below. The villa *Hydebrae* did not stand within the site boundaries and is not further considered.
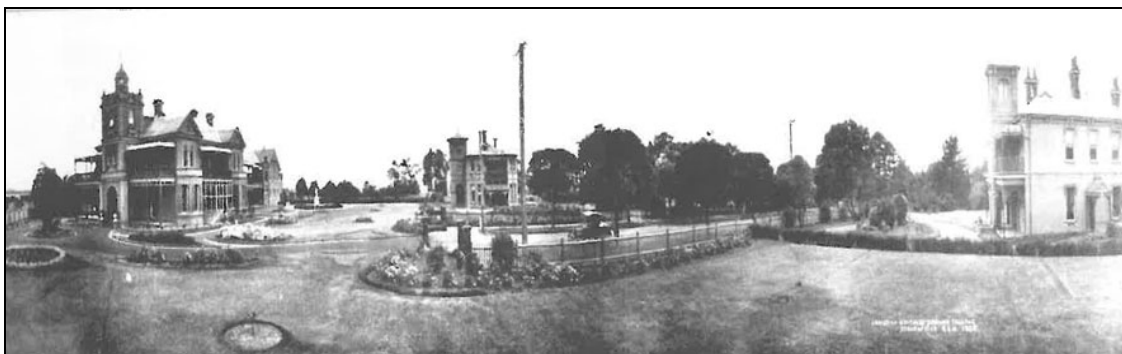
Figure 7: *Mount St. Royal* **(left),** *Ovalau* **(centre) and** *Ardross* **(right).**
Mount Royal to Mount Saint Mary, 1987.
This photograph dates from after 1908, when the Christian Brothers constructed the transverse wing on the end of *Mount Royal*. The original extent of Albert Road, which separates *Ardross* and *Mount Royal* from *Ovalau*, is shown. Note the landscaping.

2.7.2   *Mount Royal*

2.7.2.1   John Hinchcliff and the Construction of the Villa

Lot 8 D.P. 1601, comprising 3 acres and 29 ½ perches of land, was conveyed to Alexander Thomson (gentleman), Francis Lindsay Barker (stock and station agent) and John Hinchcliff (wool broker) on 23 July, 1886.[19] The type of agreement that existed between these gentlemen has not been determined; it was Hinchcliff who occupied the property. This land is coloured red (and marked 'MR1') in Figure 6.

The architect Harry C. Kent advertised for tenders for the erection of a 'first class residence and stables, at Homebush' for J. Hinchcliff in *The Sydney Morning Herald* on November, 1886 (Figure 8). Hinchcliff's villa still stands and comprises the oldest section of what is now known as the *Edmund Rice Building.*
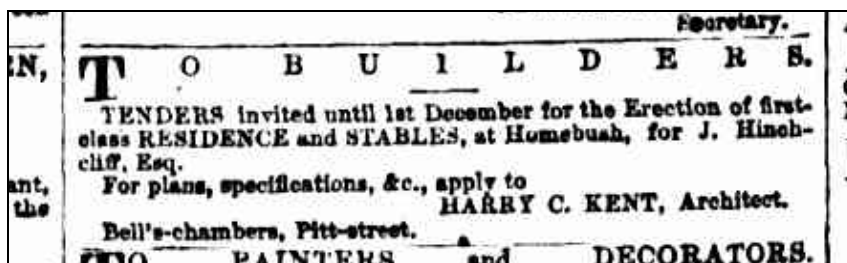

Figure 8: Tender notice for the erection of *Mount Roya***l, 1886.**
The Sydney Morning Herald, 20 November, 1886.

Hinchcliff is first listed as a resident of Albert Road by *John Sands' Sydney and Suburban Directories* in 1888, which accords with a construction date for the villa of c.1887. The name of Hinchcliff's dwelling, *Mount Royal*, is first recorded by the *Sands' Directories* of 1891. *Mount Royal* is usually listed as being located on the northern side of the road. According to a former archivist of the Christian Brothers, who researched the history of *Mount Royal*, the ballroom and billiard room were additions to the original building, added in 1888; no primary source is cited for this information and the physical evidence is inconclusive.[20]

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[19] Certificate of Title Volume 728 Folio 225 and 226; Volume 780 Folios 131 and 132.

[20] D.M. Stewart, *op.cit.*, 2004, p.11.

Little information has been found about Hinchcliff. An article in *The Illustrated Sydney News* in January 1890 described A. Hinchcliff, Son & Co., the company established by Hinchcliff's father and of which he was senior partner, as:

> 'One of the oldest firms connected with the wool trade of New South Wales is that carried on under the title of Messrs. A. Hinchcliff, Son and Co., the senior partner of which is Mr. John Hinchcliff.
>
> In the year 1845, the late Mr. Andrew Hinchcliff commenced business on the site of the premises now occupied by the firm, adjoining the Customs House, Circular Quay. Being one of the best judges of Australian wool then living, and a man of indomitable perseverance and energy, he soon formed a large and lucrative connection, placing his venture on a sound and substantial basis. To his capacity as a wool merchant he added that of scourer, by establishing extensive works at Waterloo, and so greatly did his undertakings prosper that, he shortly became well and favourably known in his dual capacity of buyer and shipper of wool.
>
> In the year 1864 Mr. John Hinchcliff, his only son, joined his father in the trade, and in 1882, on the latter's death, became senior partner. Some years previous he took advantage of a visit to England to devote himself to the study of the manufacture of wool, and thus obtained a thorough and valuable insight into the business and requirements of the consumer, which he added to his knowledge of the trade as conducted in the colonies. It is therefore scarcely to be wondered at that the firm now conducted as A. Hinchcliff, Son and Co. became still more widely and favourably known.
>
> In addition to shipping thousands of bales on the account of growers, on which most liberal advances are made, Messrs. Hinchcliff effect very extensive local sales of wool on the part of the growers, and their charges, which have not varied during the past twenty years, are known to be the lowest in the market.
>
> For some years past, to show the extent of the trade which this firm effects, between twenty and thirty thousand bales of wool have passed annually through their hands for consignment to their London agents, the well-known firm of Edwin Holt and Co., of Leeds and London.
>
> The foregoing will give our readers some idea of the large amount of business conducted by this firm, which, though far from demonstrative in its operations, is, nevertheless, one of the oldest and largest houses to be found connected with the Australian wool trade.'[21]

The Hinchcliff warehouse still stands in Young Street, Sydney. In addition to his business activities, Hinchcliff was active in local politics, serving as an alderman of Strathfield Council from 1889 to 1895 and as Mayor in 1890 and 1892. The face in the stained glass window of the grand stair hall of *Mount Royal* is said to be a likeness of John Hinchcliff (Figure 9).[22] No other likeness has been found.

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[21] 'Our Leading Wool Firms', *The Illustrated Sydney News*, 9 January, 1890, p.15.

[22] *Mount St. Mary Centenary,* 7 December, 1908-7 December, 2008.

Figure 9:
What is thought to be the face of John Hinchcliff in the stained glass of *Mount Royal*.

At the time that *Mount Royal* was constructed, and for many years to come, Albert Road was a prestigious address. The street was listed across two suburbs, Homebush and Strathfield. There were nine listings for Albert Road, Homebush, when *Mount Royal* was first listed in 1888. The Homebush end of the road developed more quickly than the Strathfield end. Other estates along Albert Road included not only *Milroy* and *Elwood*, as discussed above, and *Ardross* and *Ovalau*, as discussed below, but also *Arnottholme* (home of William Arnott, biscuit manufacturer), *Milroy*, *Tuxedo* (home of Joseph Falk, merchant), *Chepstowe* (William Newman, show manufacturer and partner in David Jones) and *Osdora* (Sydney R Corkhill, senior treasury official).

2.7.2.2 The Architect

The architect of *Mount Royal*, Harry Chambers Kent (1852-1938), was born in Devonshire, England, in 1852, the second son of a minister of the Congregational Church (see Figure 10). The Kent family migrated to Sydney when Harry was two years old. Kent was educated at Camden College, Newtown, where his father was headmaster, and later graduated from the University of Sydney with a Master of Arts (1874). In the absence of opportunities for formal education in architecture at that time, Kent initially worked as a teacher in order the raise the funds required to secure a position as an articled student with an architectural firm. During this period, he took private drawing lessons with Thomas Sapford, who became the Architect and Building Surveyor of the Sydney City in the 1880s.

Kent had early experience in the offices of Edmund Blacket and John Horbury Hunt.[23] It is perhaps from Hunt that:

> '…he (Kent) acquired a love of good brickwork and developed a thorough knowledge of construction and a sound appreciation of the importance of qualities and costings...'[24]

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[23] Reference in Morton Herman, *The Blackets: An Era of Australian Architecture*, NSW, Angus and Robertson, 1977; J.M. Freeland, *Architect Extraordinary: The Life and Work of John Horbury Hunt 1838-1904*, NSW/Melbourne, Cassell Australia, 1970.

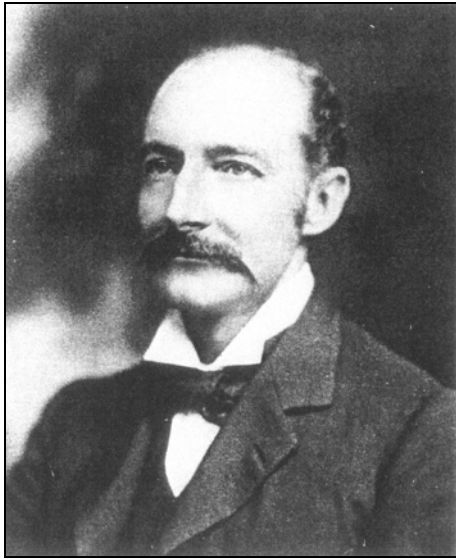[24] J.M. Freeland, *op.cit.*, 1970, p. 141.

Figure 10: Harry Kent.

Emery Balint et al, *Warehouses & Woolstores of Victorian Sydney*, 1982

Prior to establishing his own practice, Kent was also associated with entrepreneurial builder-turned architect John Young, who carried out a number of prestigious commissions in Sydney, including St. Mary's Cathedral and the unusual Gothic Revival residence, *The Abbey* in Annandale. Kent's association with Young began in 1876 and lasted for seven years, and included work on the NSW Lands Department Building in Bridge Street.[25]

In 1883, Kent established his own architectural practice; *Mount Royal* was a significant early commission. Kent concurrently carried out an equally important commission for the Fairfax family. This commission, the dwelling *Caerleon* in Bellevue Hill, was carried out in conjunction with the noted English architect Maurice B. Adams and completed in the same year as *Mount Royal* (1887). *Caerleon* is now considered the finest example Queen Anne Style in New South Wales. Kent and Adams were also jointly linked in the design of James Reading Fairfax's retreat *Woodside* in the Southern Highlands, also in the 1880s. Figures 11 and 12 illustrate *Caerleon* and *Woodside* respectively. The dwellings share some similarities with *Mount Royal*, most notably in the gable detailing.

Despite his early success, Kent was involved in a public disagreement with his former employer, Hunt, who caustically commented on the shortcomings of an architect. In Hunt's opinion, Kent was,

> '…a youth during this first few years of 'flash' practice…
> (who)…carrying on his business after the style and with the feeling of
> a manager of some pushing trade establishment…I should not care to
> have my name attached to the best of his work to date…it would be to
> the credit of our profession if much of his work were relegated to the
> output of some building fraternity.'[26]

Not surprisingly, Kent lodged an objection to these attacks to the Committee of the Institute of Architects, supported by the architect John Hennessy, which led to heated meetings at what was, at this time, an often troubled and divided Institute. Despite these difficulties, Kent later became President of the Institute of Architects (1906-7).

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[25] 'John Fairfax- A Reminiscent Tribute' by V.H.C. Kent cited in a letter to Robert Staas in Zeny Edwards, *op. cit.,* 1997.

[26] Hunt in the 'Sydney Daily Telegraph' 28 June, 1888 cited in J.M. Freeland, *op.cit*., 1970, p. 142.

Figure 11: *Caerleon.*
Weir Phillips, *Caerleon CMP*, 2009.
Figure 12: *Woodside.*
Photographed by Robert Staas, cited in Weir Phillips, *Caerleon CMP*, 2009.

Notwithstanding Hunt's attacks, Kent's reputation as an architect continued to grow. In 1899 Henry E. Budden joined the partnership; in 1912, the partnership again expanded with the addition of Carlyle Greenwell. In 1919, after the erection of over 150 buildings, the partnership dissolved and Kent entered into a new partnership with H.H.I. Massie, which continued until his retirement in the 1930s. Kent and Massie were a highly regarded and active partnership that was responsible for around 180 buildings. A number of notable architects were articled to Kent, including his one-time partners, Budden and Madden, and W. Hardy Wilson.

It is said that, during his 48 years of practice, Kent designed, or was associated with the design, of over 670 buildings; many of which have not been identified. A search of the Architectural Index compiled by Melbourne University, which references tender notices in early publications, refers to numerous churches, work for Randwick Race Course (gates and grandstands), warehouses, commercial premises and a number of dwelling across Sydney suburbs, particularly around Homebush/Strathfield, where he and his wife lived.[27] His domestic commissions in Strathfield include *Agincourt* (now the *Jesmond Nursing Home* in Albert Road, 1890), the *Institute for Blind Women* (now the *Catholic Institute of Sydney*, Albert Road, 1891), shown by Figures 13 and 14 respectively.

Figure 13: The Catholic Institute of Sydney, former the Institute for Blind Women.
http://www.cis.catholic.edu.au/

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[27] Microfilm copy of index held by Mitchell Library.

Figure 14: *Agincourt*
Michael Jones, *Oasis in the West*, 1985.

2.7.2.3   Expansion of the Grounds and Early Photographs

On 21 December, 1887, soon after *Mount Royal* was built, Thomson, Barker and Hinchcliff purchased an additional 4 acres and a quarter perches of land from the Bates Trustees to the north of their original purchase. When they applied to bring this land under the *Real Property Act*, it was valued at £1,400.[28] This land is coloured yellow (and marked 'MR2') in Figure 6.

Figures 15 to 20 provide five early photographs of *Mount Royal* during the period when the Hinchcliff family were in residence. To date, they are the only known photographs of the villa that predate the Christian Brother's occupation, and thus the only photographs of the villa in use as a private residence.

Figure 15: *Mount Royal***, front hall.**
ACU, originally from the Hinchcliff family.

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[28] Primary Application No. 7253. NSW LPI.

Figure 16: *Mount Royal*, **formal sitting/drawing room.**
ACU, originally from the Hinchcliff family.
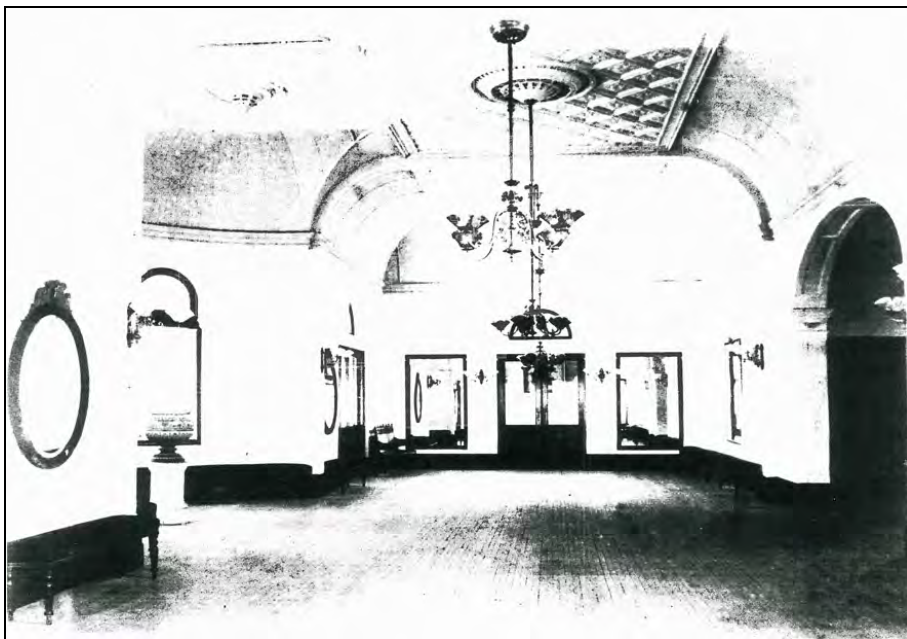
Figure 17: *Mount Royal*, **ballroom, looking south.**
ACU, originally from the Hinchcliff family.
Note: The ballroom ceiling was lowered when the Brothers added an additional
storey in 1913. The arched opening on the right hand side once led into the billiards
room.
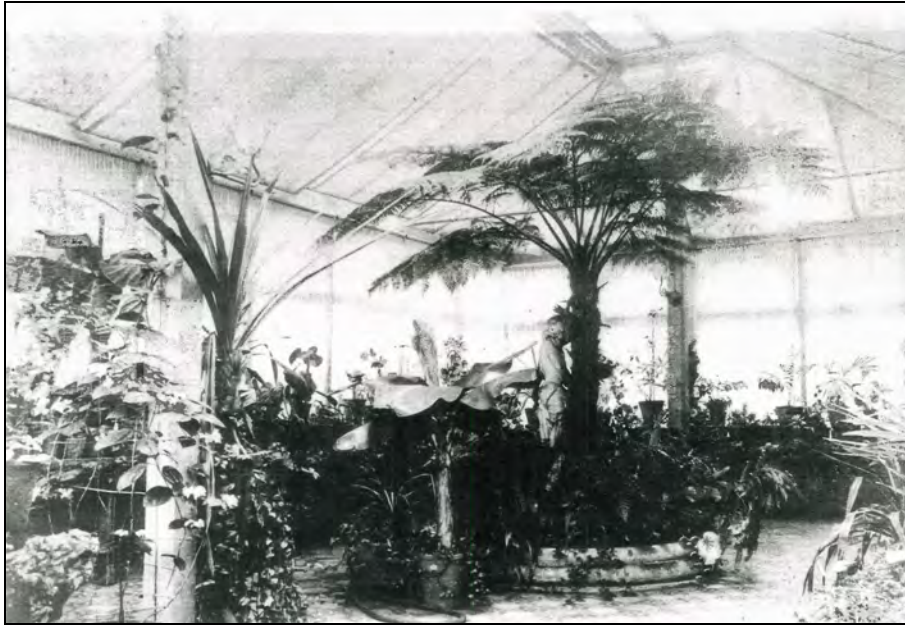
Figure 18: *Mount Royal***, conservatory.**
ACU, originally from the Hinchcliff family.
Note: The conservatory was demolished in 1908.

Figure 19: *Mount Royal***.**
ACU, originally from the Hinchcliff family. This appears to be the
bush house, once located to the rear of the main body of the villa
(refer to Figure 22 below).

2.7.2.4   Later Occupants

John Hinchcliff was among many city wool merchants who experienced considerable
financial difficulties in the severe financial depression of the 1890s. When he died at *Mount
Royal* in 1895, he was heavily in debt. No change in ownership was registered until 1902-3,

when various people are listed as owners, presumably trustees of Hinchcliff's estate. This aspect of the title has not been investigated further.[29]

The first tenant of *Mount Royal* after Hinchcliff's death was school master W. Stewart Page, who opened a college on the site. Page's college was one of a number of private colleges in the area at this time. Figure 20 reproduces the advertisement that Page placed in *The Sydney Morning Herald* on 4 January, 1896.

Figure 20: Advertisement for the school at *Mount Royal*.
The Sydney Morning Herald, 4 January, 1896.

Later advertisements claimed:

> 'Boys prepared for all University examinations and for commercial pursuits. Most comfortable home of boarders. Extensive playgrounds.'[30]

The school was not a success and is only listed for one year (1897) by *Sands' Directories*. It is unclear if the property referred to as 'Mount Royal, Strathfield' and advertised by *The Sydney Morning Herald* in 1898 as a boarding house for families and bachelors is the subject property.[31] *Sands' Directories* never listed the property as a boarding house. Indeed, there is no listing in the Directory for 1898.

In 1898, the Trustees of Hinchcliff's estate attempted to sell *Mount Royal*. A sale notice for Mount Royal from *The Sydney Morning Herald* in January 1898 provides a detailed description of the house and grounds (Figure 21).

Mount Royal did not sell at this time and was again offered for lease. *Sands' Directories* list W. M. King as the occupant of *Mount Royal* between 1900 and 1902. A contents sale for the villa was held by King in 1901, presumably at the end of his lease. The villa was described as being 'sumptuously furnished throughout'; the 'suites of furniture' for the 'various apartments' had been 'made to special order.' A number of carriages, horses and a jersey cow were also offered for sale.[32]

The *Sands' Directories* of 1903 and 1904 record the brief occupation of the estate by G.R. Reid, Hon, G.H., P.C., K.L.C., M.H.R, barrister – the most notable of the building's early residents. Sir George Reid was Minister for Education from 1883 to 1884 and Premier of New South Wales from 1894-1899. In 1901, Reid became a member of the Federal

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[29] For further information see Certificate of Title, Volume 801 Folio 157.

[30] 'Mount Royal College', *The Sydney Morning Herald*, 15 February, 1896, p.11.

[31] 'Strathfield, Mount Royal, Albert Road', *The Sydney Morning Herald*, 19 April, 1897.

[32] 'Auction Sales: Mount Royal', *The Sydney Morning Herald*, 13 November, 1901, p.3.

Parliament. Reid's occupation of *Mount* Royal was brief, lasting only from March 1903 until August 1904, when he became Prime Minister. Reid also auctioned the villa's contents prior to his departure in 1904.[33]

Figure 21: Advertisement for Mount Royal, 1898.
The Sydney Morning Herald, 8 January, 1898.

Following the end of Reid's lease in 1898, the villa was once again put up for sale.[34] By this time, there was concern among the wider community over the uncertainty of *Mount Royal's* future. Moves by some Councillors to obtain the property for public parklands at this time were unsuccessful.

This part of Strathfield was surveyed in detail for the Metropolitan Sewerage and Drainage Board in the 1890s, most likely in conjunction with planing of water and sewerage services. The dark lines in the survey Figure 22 shows the extent of the villa and its outbuildings in 1894. The lighter lines show additions made after this date, which are discussed in later sections of this report.

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[33] Auction notice in *The Sydney Morning Herald*, 20 August, 1904.

[34] 'By order of the Trustees…', *The Sydney Morning Herald*, 27 August, 1904.
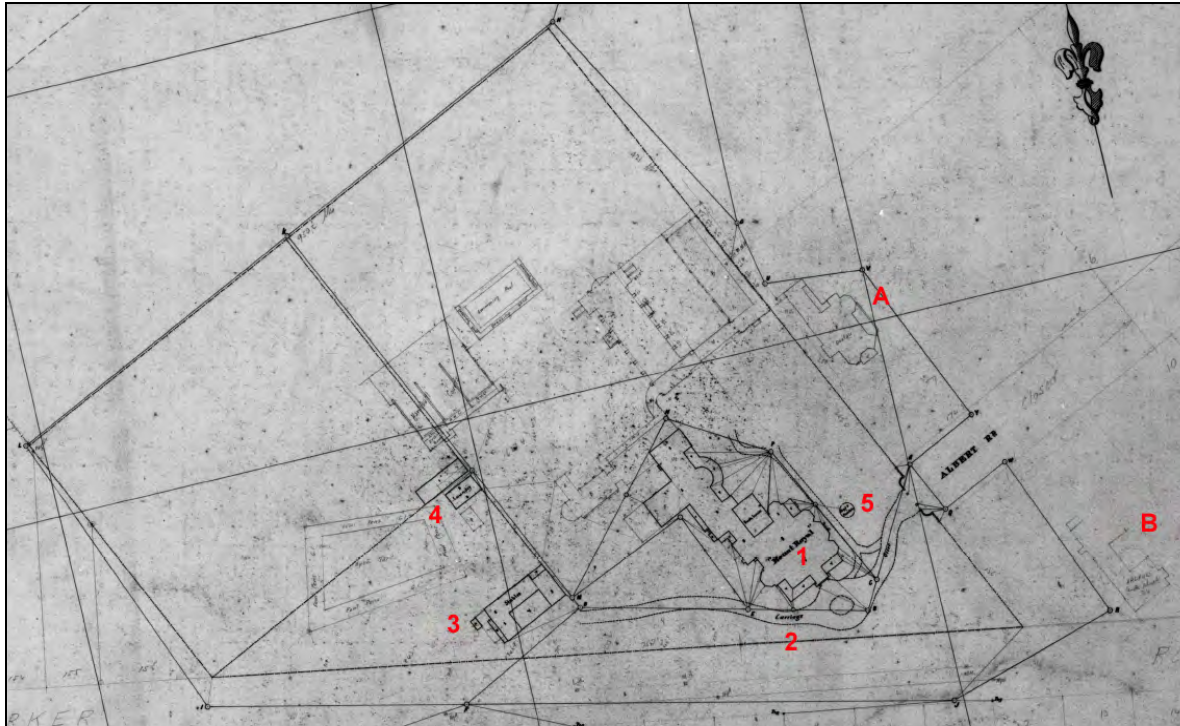
Figure 22: PWD Survey, Strathfield, Sheet No. 23 (detail), 1894.
Sydney Water Plan Room; annotations in red by Weir Phillips.

Notes:

1. The text reads 'Mount Royal.' The rectangular structure attached to the rear of the main body of the villa is a 'bush house.'
2. The text reads 'carriage'.
3. The text reads 'stables.' The notations on the Field Survey that preceded this survey record that the stables have brick walls, with a narrow weatherboard addition on the eastern side.
4. The text reads 'laundry.' The notations on the Field Survey that preceded this survey record that the walls of the laundry are of brick. The unidentified structure just to the north of the laundry is marked 'iron.'
5. The text reads 'pond and foundation.'
A. Marks the location of *Ardross*.
B. Marks the location of *Ovalau*.

The above survey also shows the original location and layout of the gates to Albert Road and now-demolished structures, such as a 'bush house', which was attached to the eastern side of the villa.

2.7.2.5 Purchase by the Christian Brothers

Mount Royal was purchased by the Christian Brothers (in the names of Patrick Jerome Barron, John Cletus O'Shea and William Mark McCarthy) on 20 December, 1907 for £7,428.[35] That land title would remain until 1953, when the title was invested in the Trustees of the Christian Brothers.[36] Sections 3 and 4 outline the history of *Mount Royal* from 1908 onwards.

No exterior photographs of *Mount Royal* prior to the major additions carried out by the Christian Brothers in 1908-9 have been found. A selection of the many photographs of the

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[35] Brother A.I. Kennan, 'Mount Royal', *Strathfield District Historical Society, Volume 3/2*, September 1980.

[36] See Certifcate of Title Volume 801 Folio 157; Volume 886 Folio 244.

villa held by the Christian Brothers Archive from this time onwards can be found in Section 3.0 of this history.

2.7.3   *Ardross*

The south eastern corner of the Main Campus comprises land once part of the villa estate *Ardross*.

Lots 9 and 10 of D.P. 1601, comprising 1 acre, 3 roods and 38 ½ perches, were conveyed from Todman and von der Heyde to Robert Phillips on 1 May, 1885.[37] This land is coloured grey (and marked 'A1') in Figure 6.

Nothing is known of Phillips, who is simply described by land title documents as a 'gentleman.' Phillips is first listed as a resident of Albert Road, Homebush, by the *Sands' Directories* in 1887, providing a construction date of c.1885-6 for the villa that he erected on his land and called *Ardross*. The directories usually list the dwelling as being on the northern side of Albert Road. Phillips occupied *Ardross* until it was conveyed to the Christina Brothers (in the names of Patrick Jerome Barron, William Mark McCarthy, Michael Benignus Hanrahan and John Cletus O'Shea) on 18 July, 1918.[38] The origin of the name *Ardross* is unknown, but may relate to the Scottish Highland region of that name, to the north of Inverness.

A detailed field survey plan of *Ardross*, known to have been carried out in 1894, has not located.[39] The footprint of the villa is marked 'A' in Figure 22 above. Figures 23 and 24 provide two early, but undated photographs, of the villa, prior to the additions carried out by the Christian Brothers.

Figure 23: Undated photograph of *Ardross.*
Christian Brothers Archive.

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[37] Certificate of Title Volume 728, Folios 225 and 226; Volume 748 Folio 120.

[38] Certificate of Title Volume 728, Folios 225 and 226.

[39] Only the outline of the villa is shown in copies of surveys obtained from Sydney Water.

Figure 24: Undated photograph of *Ardross*. This photograph appears to be later in date than Figure 23.

Christian Brothers Archives.

2.7.4   *Ovalau*

The north eastern corner of the Main Campus comprises land once part of the villa estate *Ovalau*.

Lot 7 D.P 1601, comprising 1 acre of land, was conveyed from Todman and Wilhelm von der Heyde to merchant Herbert Arthur Trower on 2 April, 1885.[40] This land is coloured pale pink (and marked 'O1') in Figure 6. Tower expanded his land by purchasing 2 roods of the adjoining lot, Lot 6, on 19 November, 1886 from John Soame Richardson.[41] This land is coloured orange (and marked 'O2') in Figure 6. Trower's use of the land, if any, is unclear. Four years later, on 3 August, 1889, he conveyed both parcels of land to Isabella Cameron Morgan, wife of the merchant George Morgan.[42] The villa *Ovalau* was built for the Morgan family.

Figure 25 reproduces an entry from a Chamber of Commerce commemorative publication of 1909, which provides some information on George Morgan and his business. Given Morgan's associations with Fiji, the name *Ovalau* is most likely a reference to the Island of Ovalau, the sixth largest island in Fiji's Lomaiviti Archipelago.

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[40] Certificate of Title Volume 728 Folios 225 and 226

[41]Certificates of Title Volume 748 Folio 104 and Volume 818 Folio 111.

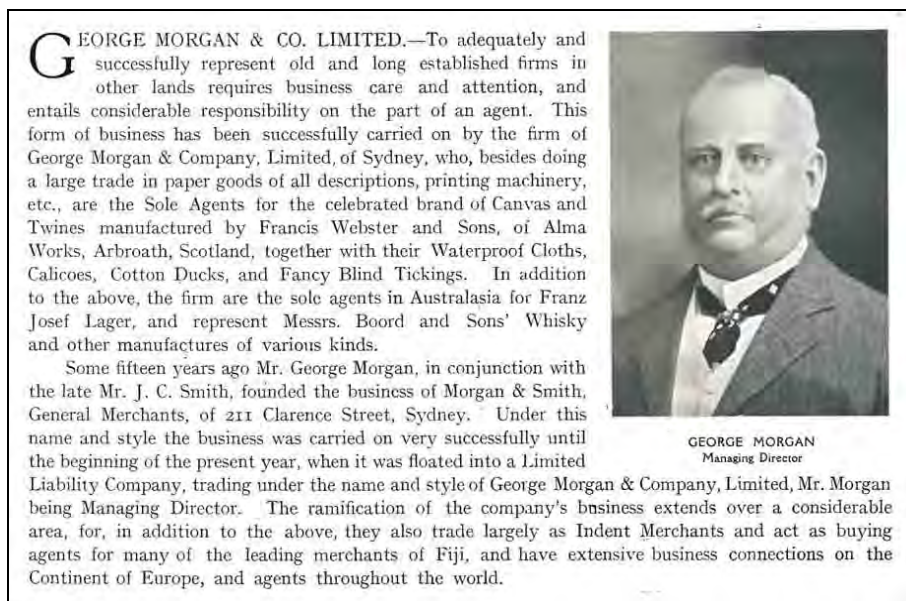[42] Certificates of Title Volume 728 Folios 225 and 226; and Volume 748 Folio 107.

Figure 25: George Morgan & Co. Ltd.
Commerce in Progress, Sydney, 1909.

Ovalau, is first listed on this site by *Sands' Directories* in 1891, providing a construction date of c.1890 or the immediately preceding years.

The survey, Figure 26 shows the extent of the villa and its outbuildings in 1894.
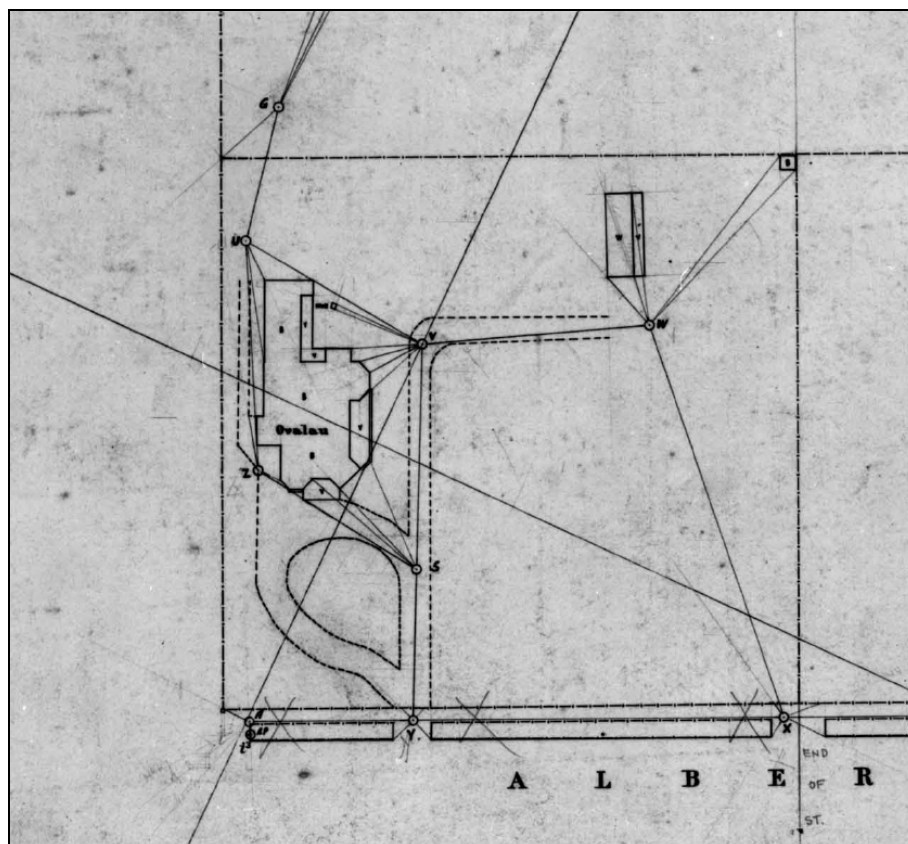

Figure 26: PWD Survey, Strathfield, Sheet No. 23 (detail), 1894.
Sydney Water Plan Room.

The grounds of *Ovalau* were expanded when Isabella Morgan purchased an additional 2 acres 2 roods and 3 perches of land to the north of the existing estate boundaries on 12 August, 1895 from the Bates Trustees. When this land was brought under the provisions of the *Real Property Act* soon after, it was valued at £500.[43] This land is coloured bright pink (and marked 'O3') in Figure 6.

George Morgan continues to be listed as the occupant of the villa by *Sands' Directories* until 1904, after which time there was a succession of tenants. Between 1905 and 1908, J.B. Clark occupied the villa. In 1908, the new occupant, James Edmund, an associate editor at *The Bulletin*, adopted the name *Mount Royal*, which continued to be used throughout his period of residence. In the directories of 1916 to 1919, the name *Ovalau* is again recorded and Mrs. A.S. Barton is listed as the occupant.

The villa was offered for sale, under the name *Ovalau*, in January 1914. Figure 27, an excerpt from *The Sydney Morning Herald*, provides a good description of the villa at this time.[44]

Figure 27: Advertisement for *Ovalau*.
The Sydney Morning Herald, 3 January, 1914.

[43] Primary Application No. 9606.

[44] 'Order of Sale…', The Sydney Morning Herald, 19 January, 1914.

The villa evidently did not sell at this time. Three years later, on 27 February, 1917, Isabella Morgan transferred ownership to the Christian Brothers, in the names of Patrick Jerome Barron, John Cletus O'Shea and William Mark McCarthary.[45]

Figures 28 and 29 provides early, but undated photographs of the villa, prior to the alterations carried out by the Christian Brothers. They are two of many held by the Christian Brothers Archive.

Figures 28 and 29: Undated photographs of *Ovalau.*
Christian Brothers Archives ; Strathfield Historical Society.

Figure 28 is one of a number of photographs held by the Christian Brothers Archive that predate the occupation of the site by the Christian Brothers.

2.7.5 *Hydebrae*

The remainder of the site, being the areas coloured blue (and marked 'H1') and green (and marked 'H2') in Figure 6 formed part of the *Hydebrae Estate.* The villa *Hydebrae*, which is listed in the *Sands' Directories* from at least the mid 1880s, was the home of the Potts family, the descendants of the original grantee. No further information has been found about this villa.

It is land part of *Hydebrae* that was the first part of the subject site to be purchased by the Christian Brothers. A week prior to their purchase of *Mount Royal*, on 14 December, a parcel of 3 acres, 1 rood and 34 perches of land to the north of the boundaries of *Mount Royal* was conveyed to Patrick Jerome Barron, John Cletus O'Shea and William Mark McCarthy by the Trustees of the Bates Estate. The land was invested in the Trustees of the Christian Brothers in late 1952.[46]

Fittingly, it was another small section of the *Hydebrae*, comprising 1 acre and 22 ½ perches of land, that was the last section of the site to be purchased by Patrick Ignatius Hickey, Patrick Jerome Barron and Joseph Stephen Turpin (i.e. Christian Brothers) on 9 July, 1925.[47] This land is coloured green (H1) in Figure 6.

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[45] Certificates of Title Volume 748 Folio 107 (re Lot 7); Volume 818 Folio 111 (re Lot 6); Volume 1169 Folio 200.

[46] Primary Application No. 62960.

[47] Certificate of Title Volume 2853 Folio 61; Volume 3767 Folio 227.

3.0   MOUNT ST. MARY

3.1   Preamble

This section outlines the history of the site from its purchase by the Christian Brothers in 1907 until their departure from the site in 1992.

3.2   The Christian Brothers

As noted above, the Christian Brothers purchased two sections of the subject site in December 1907, the first being part of *Hydebrae* and the second being *Mount Royal* (coloured blue, red and yellow in Figure 6). The Brothers renamed the site *Mount Saint Mary* and placed it under the patronage of Mary, Mother of Jesus. *Mount St. Mary* would become the centre of the Christian Brothers Congregation for the whole of Australia and New Zealand, a training centre and, for a short period, a novitiate.

By the time that the Christian Brothers purchased *Mount Royal*, the Congregation was 105 years old. The Christian Brothers were founded by Edmund Ignatius Rice (1762-1844) in Waterford, Ireland in 1802. Rice was a successful businessman who, at the age of 40, began to use his wealth to educate destitute boys. Rice built a community house and school on land provided by his diocese and soon attracted others to his cause. On 15 August 1808, seven men, including Edmund Rice, took religious vows under Bishop John Power of Waterford, becoming known as the 'Presentation Brothers'. This was one of the first congregations of men to be founded in Ireland, and one of the few ever founded in the Church, by a layman. The schools and communities spread to other Irish cities and the Congregation was formally established as the Christian Brothers in 1820. The motto of the Christian Brothers is 'Facere et docere', 'To Do and To Teach.' Edmund Rice was beatified in Rome in 1996.

The first three Christian Brothers arrived in New South Wales from Ireland in 1843 at the request of Archbishop Polding, where they assumed responsibility for three schools. Four years later, however, when differences arose between the Brothers and the Benedictine Order, who exercised great influence in the Colony, they were recalled to Ireland in 1847.

The Christian Brothers returned to Australia in 1868 and established a college in Melbourne. It would be a further twenty years before the Brothers returned to Sydney. In 1887, in response to a request from Cardinal Moran, the Brothers established a community house and schools at Balmain, to be followed by Lewisham (1891) and Rozelle (1892). The Order was one of many invited by Moran into New South Wales at this time, primarily to support the Catholic education system after the withdrawal of state funding from church schools. Initially, the schools established by the Brothers were almost entirely dependent on Irish brothers. The first novitiate house was established in Victoria, before being moved to Sydney in 1897 to *Towers House*, in Lewisham. Overcrowding at *Towers House* was one of the primary reasons why *Mount Royal* was purchased.

3.3   Strathfield in 1907

The Christian Brothers purchased *Mount Royal* at the beginning of a period of change in Strathfield. From 1900, the area began to support a higher density of population. Changes to the land taxation system and the increasing costs associated with maintaining a large estate encouraged subdivision. While generally following the existing pattern of 'magnificent, modern homes', the new dwellings were predominately of a smaller scale than the Victorian mansions.[48] The quadruplication of the railway line (1892) and the availability of express services encouraged a period of rapid population growth. The population of

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[48] Harris, 1918 cited in Michael Fox Architects and Planners, *op.cit.,* p. 20.

Strathfield increased from 600 people in 1884 to 2,991 people in 1901, 3,670 people in 1908 and 5,550 people in 1915. Growth continued; during the decade 1911 to 1921, the population of Strathfield increased 88%, while the populations of neighbouring Enfield and Homebush increased by over 140%.[49]

The Provincial, Brother Jerome Barron (1858-1949) had initially hesitated about purchasing a mansion as grand as *Mount Royal*, but was attracted by the size of the land and the fact that it was more reasonably priced than comparable properties within the inner city suburbs. The Christian Brothers were not alone in acquiring such an estate at this time. The purchase of *Mount Royal* was part of a wider pattern that saw numerous large Victorian period mansions bought by religious orders or charities in the late nineteenth and early twentieth centuries following the economic depression of the 1890s. A second example within Strathfield is provided by purchase of the Victorian mansion *Brundah* by the Methodist Church in 1915, to establish a training college.

3.4   Additions to *Mount Royal* in 1908

Note: Although the site is referred to as Mount Saint Mary, the villa itself continues to be referred to as *Mount Royal* in the following.

In the first of many building works to be carried out on the site, a two storey wing and Gothic Style Chapel were added to the north side of *Mount Royal* in 1908, soon after the Brothers acquired the site. *The Book of Foundations*, an annual record of the activities of the Christian Brothers across all their properties, noted somewhat optimistically that it was better to 'put up' at once such additions as would 'obviate the need for any others for a good many years, if not forever.'[50]

The two storey wing and chapel were designed by the architects Sheerin & Hennessy, later Hennessy, Hennessy & Co., who would carry out other significant works on the site over time.

3.4.1   The Architects: Sheerin & Hennessy

According to the *Cyclopaedia of New South Wales*, published in 1907, the

> '…firm of Sheerin and Hennessy is one well known throughout the state.'[51]

Joseph Sheerin (d.1915, see Figure 30) was born in Sydney, the son of a builder and contractor. Having obtained experience in building construction, he entered the office of John F. Hilly, a leading Sydney architect and, in 1871, the firm of Mansfield Bros.

John Francis Hennessy (1853-1924, see Figure 31) was born and educated in England. On completing his apprenticeship in 1875 he was awarded the Ashpitel Prize of the Royal Institute of Architects and a silver medal for measured drawings. While attending the architectural schools of the Royal Academy of Arts, London, he obtained practical experience with, among others, the noted Gothic Revival architect William Burges.

- Following a period working in New York, Hennessy arrived in Sydney in October 1880, where he became a draughtsman under the City Architect and later, Assistant City Architect.

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49 Michael Fox Architects and Planners, *op.cit.,* p.33.

50 *The Book of Foundations*, 1907.

51 *The Cyclopaedia of New South Wales: An Historical and Commercial Review*, NSW, McCarron, Stewart & Co., Printers, 1907, pp. 425-6. See also: *Australian Men of Mark, Volume II*, Sydney, Charles F. Maxwell, undated, pp. 145-9.

Figures 30 and 31: J. Sheerin (left) and J.F. Hennessy (right).
The Cyclopaedia of New South Wales, 1907.

In this capacity he designed the Frazer Fountain in Hyde Park and the Centennial Hall Extension of the Sydney Town Hall. Although he resigned his position in 1884 but remained a consulting architect for the completion of the Centennial Hall and an instructor in architecture at the Sydney Technical College. Hennessy became the president of the Institute of Architects of New South Wales; during his term, in 1911-12, he instituted the process of registration for architects and helped establish the Chair of Architecture at the University of Sydney. Hennessy lived in nearby Burwood for over 40 years, serving as an Alderman on Burwood Council from 1890 to 1895, and as Mayor from 1892 to1895.

Sheerin and Hennessy formed a partnership in 1884. Both men were devout Catholics, active in Church charities and friends of Archbishop (later Cardinal) Moran. Among the many convents and schools they designed for the Catholic Church in New South Wales are:

- St. Mary Star of the Sea Convent, Hurstville (from 1885).

- St. Patrick's College, Manly and the nearby Episcopal residence. Awarded a medal at the Colonial and Indian Exhibition, London, 1886.

- Sacred Heart Monastery, Kensington (opened in 1897).

- Holy Cross College, Ryde.

- Santa Sabina College Group, Strathfield (1892-1905). See Figure 32.

- St Martha's Church and School, Strathfield (1904).

- Loreto Convent, Normanhurst.

- Ladies' College, Monte St. Angelo.

- St. Joseph's College, Hunters Hill (originally Hill and Sheerin, 1881; 1884-94).

- St. Vincent's College, Potts Point (1886).[52]

- Holy Cross College, Victoria Road.

- Our Lady of the Sacred Heart Monastery, Kensington.

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[52] *Australian Men of Mark, Volume II*, Sydney, Charles F. Maxwell, undated, pp. 145-9; Bede Nairn and Geoffrey Serle (eds.), *Australian Dictionary of Biography, Volume 9 1891-1939 Gil-Las*, Victoria, University of Melbourne Press, 1983, p. 264.

- St. Patrick's College (middle school), Strathfield (1927). See Figure 33.
- Completion of Wardell's plans for St. Mary's Cathedral.

The firm of Sheerin & Hennessy also designed many commercial buildings and private residences throughout New South Wales.

When Sheerin left the firm in 1912, Hennessy was joined by his son, Jack; the firm became Hennessy & Hennessy. Hennessy (snr.) retired in 1923, a year before this death. An important figure in the development of church architecture in New South Wales, Pope Benedict XV appointed him a knight of the Order of St. Sylvester in 1920:

> 'He designed a wide variety of buildings, enabling him to experiment
> with a spectrum of architectural styles and building materials. Despite
> an eclectic but controlled approach to stylistic representation,
> examples of decorative details executed in two-tone brickwork bear
> witness to his virtuosity as a skilled and sensitive designer….he
> died….(in) November 1924.'[53]

**Figure 32: Santa Sabina Convent and School Building, Strathfield, described by the
State Heritage Inventory as being in the Renaissance Style.**
Google Images.
**Figure 33: St. Patrick's School, undated. This building shares strong similarities to the
Barron Chapel and the *Mullens Building*.**
St. Patrick's School website.

3.4.2 Construction

Tenders for the construction of the wing and chapel were called for in December 1907.[54]
The completed wing and chapel were described in *The Sydney Morning Herald* in December 1908 as:

> '…a handsome and commodious building. The old ballroom has been converted
> into a fine dormitory, and a beautiful little chapel, with choir gallery, and organ,
> is a feature. The main wing is two storeys in height, containing wide stair hall,
> and large dormitory and lavatory on the ground floor, the upper floor being
> devoted to lecture hall, classrooms etc. A wide verandah and balcony extend
> along the north-east frontage, on to which the main roofs open, connected by a
> wide porch opening form the end of the wing to the chapel, which is designed in
> the early Gothic style, with a chancel arch and semi-circular apex and two
> vestieres. Opening from the opposite end from a window arch in the organ

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[53] Bede Nairn and Geoffrey Serle (eds.), *op.cit.,* p. 264.

[54] Under tenders. *The Sydney Morning Herald*, 4 December, 1907, p.4.