



CONSERVATION MANAGEMENT STRATEGY

MOORE COLLEGE
NEWTOWN CAMPUS
PART 3A CONCEPT PLAN SITE

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**MOORE COLLEGE
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PART 3A CONCEPT PLAN SITE**

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1.0 INTRODUCTION

1.1 Introduction

This Conservation Management Strategy has been prepared by NBRSPartners for Moore Theological College as part of the Environmental Assessment required by the Director-General of the Department of Planning for a Part3A Concept Plan Application. Its purpose is to provide the framework for the continuing use and conservation of the most significant parts of the site and mitigate potential impacts arising from redevelopment of the site. The site is a complex of buildings of varying ages and condition developed and redeveloped since the mid-nineteenth century which Moore Theological College has progressively acquired and consolidated since the 1950s. The site also includes land owned by others – notably the Deaconess Institution which was established on part of the site from 1916.

This strategy is intended to be a practical working document to guide future works at Moore College Newtown Campus *Part3A Concept Plan Site*. This report addresses the following:

- Historical evidence for the development and use of the site;
- Analysis of the physical fabric of the site;
- Statement of Significance; and
- Conservation policy and management section to assist in guiding the redevelopment of the site and conservation of its most significant aspects.

1.2 Definition of the Study Area

The site is located within Moore College's Newtown Campus and is shown in Figure 1. The study area includes those items within the Part 3A Concept Plan site. These elements are:

- 1 King Street;
- 3-5 King Street;
- 7 King Street;
- 9 King Street;
- 11 King Street;
- Knox Building (13-15 & 17-19 King Street);
- 21 King Street;
- 23-25 King Street;
- 27-31 King Street;
- 33-35 King Street;
- 2-16 Carillon Avenue;
- 18-28 Carillon Avenue;
- 30-44 Carillon Avenue & 84-86 Campbell Street;
- 48 Carillon Avenue;
- 1-17 Little Queen Street; and,
- 2-20 Little Queen Street.

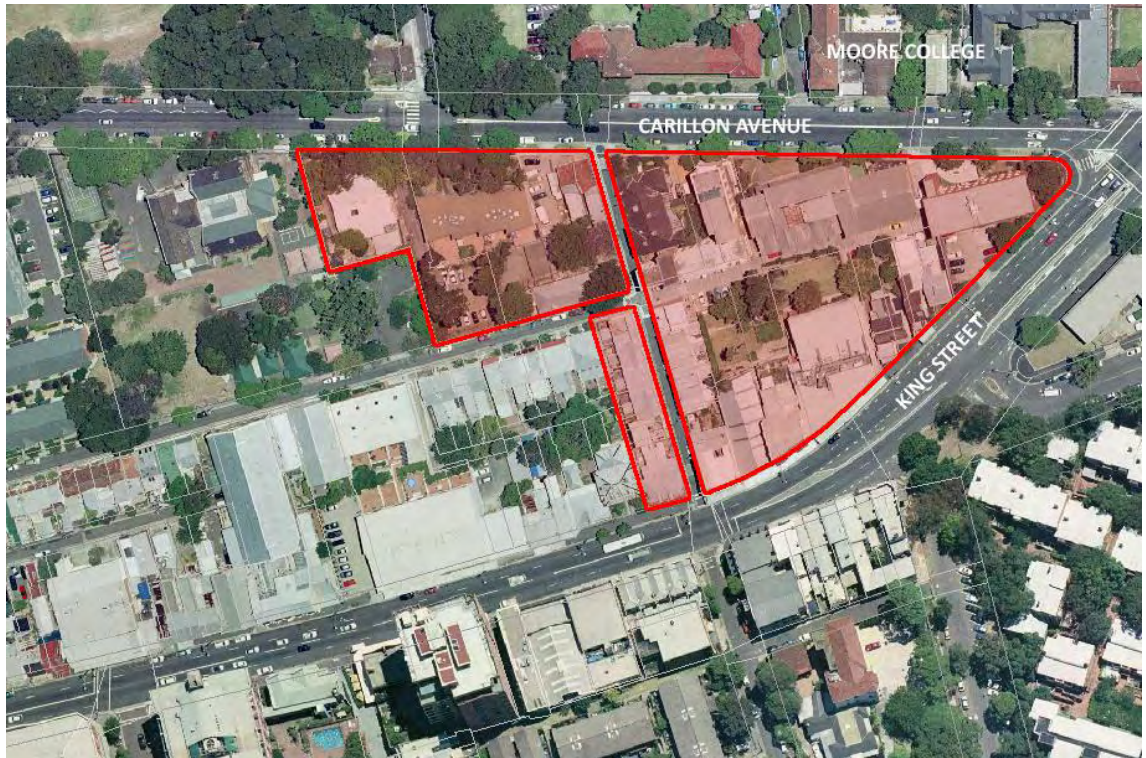


Figure 1 – Location of the site

1.3 Methodology

This report generally follows the approach and structure set out in *The Sixth Edition Conservation Plan* by J. S. Kerr (2004) and the guidelines of the NSW Heritage Office for the preparation of conservation management strategies. In accordance with the guidelines' structure for conservation strategies, some sections of assessment and analysis precede presentation of the evidence from which they are drawn.

This report has been prepared acknowledging and in accordance with the requirements of the NSW Land & Environment Court Practice Notes, Division 2 of Part 31 of the Uniform Civil Procedure Rules and the Expert Witness Code of Conduct in Schedule 7 of the Uniform Civil Procedure.

The terms fabric, place, preservation, reconstruction, restoration, adaptation and *conservation* used throughout this report have the meaning given to them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, 1999 (Burra Charter)*. The assessment of Indigenous heritage values is outside the scope of this plan. *Ask First: A guide to respecting Indigenous heritage places and values* can provide guidance in that regard.

1.4 Limitations

External inspection of the fabric was carried out without any physical intervention in the place.

1.5 Identification of Authors & Sources

This report was prepared by Robert Staas, Heritage Consultant and Director, and Don Wallace, Senior Heritage Consultant, of NBRS+Partners Architects. The history was researched by Michelle Richmond, Historian, of NBRS+Partners.

1.6 Sources

The main documentary sources consulted in the research for this report are listed below:

- Mitchell Library: State Library of NSW – Maps, Plans and Small Pictures File
- NSW Department of Lands
- Sydney Water Plan Room
- City of Sydney Archives

1.7 Acknowledgments

The authors acknowledge the assistance of the following people and organisations in its preparation:

- Cindy Ch'ng and Mark Louw, Allen Jack + Cottier
- Doug Marr, Moore Theological College
- Mitchell Library, State Library of NSW
- NSW Department of Lands
- Sydney Water Plan Room
- City of Sydney Archives

1.8 Copyright

This report is copyright of NBRS+Partners and was prepared specifically for Moore Theological College to inform the place's maintenance, conservation and development. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

2.0 INVESTIGATION AND ASSESSMENT

2.1 ITEM DETAILS

2.1.1 Name of Item

Moore College Newtown Campus Part 3A Concept Plan Site
Various – refer Section 4.0.

Other Name/s - unknown
Former Name/s – unknown

2.1.2 Item type

Built

2.1.3 Item group

Various – refer Section 4.0.

2.1.4 Item category

Various – refer Section 4.0.

2.1.5 Area, Group, or Collection Name

Includes part CA5 - Camperdown Estate Conservation Area and part CA31 – King Street Conservation Area.

2.1.6 Address

Carillon Avenue, Little Queen Street, King Street and Campbell Street
Newtown NSW 2042

2.1.7 Local Government

City of Sydney

2.1.8 Property description

Various – refer Section 4.0.

Corner of Little Queen Street and Campbell Street has following geographical coordinates:

Latitude: 33° 53' 31" South
Longitude: 151° 11' 12" East

2.1.9 Owner

Moore Theological College Council
The Church of England Deaconess Institution Sydney Limited
The University of Sydney

2.1.10 Current use

Education and retail, residential and other ancillary uses

2.1.11 Former Use

Residential, Commercial Office and Commercial Retail

2.2 STATEMENT OF SIGNIFICANCE FOR MOORE THEOLOGICAL COLLEGE NEWTOWN CAMPUS PART 3A CONCEPT PLAN SITE

Moore Theological College Newtown Campus Part 3A Concept Plan Site is of cultural heritage significance because:

- It contains two of the earliest buildings on King Street (33 and 35 King Street) and the substantially intact Little Queen Street west which together demonstrate the first phase of residential subdivision and development of the Camperdown Terrace Subdivision;
- Little Queen Street is an enclosed laneway streetscape with simple and austere two storey row houses with bald-faced facades which is rare in the locality and provides an intimate ambience and distinct sense of place;
- The site contains Deaconess House which was established on Carillon Avenue in 1916 and has continuing significance in the history of theological education of Anglican women as well as aesthetic significance as a two storey brick and slate building with characteristics of the Federation Queen Anne style;
- The corner position at Carillon Avenue and King Street has landmark significance as a principal gateway site from the city into Newtown; and,
- The site demonstrates the expansion and development of Moore Theological College on the southern side of Carillon Avenue following the 1939-45 war.

2.2.1 Level of Significance

The properties vary in statutory listing and in relative significance.

The NSW Department of Planning's Heritage Branch uses a four tier plus intrusive scale as below in order to grade the components of places.

- Exceptional
- High
- Moderate
- Little
- Intrusive

Exceptional Significance

- There are no elements of exceptional significance.

High Significance

- There are no elements of high significance.

Moderate significance

- 9 King Street
- 11 King Street

- 33 King Street
- 35 King Street
- Deaconess House, 28 Carillon Avenue
- 6-18 Little Queen Street
- 1-13 Little Queen Street

Little significance

- 1 King Street
- 3-5 King Street
- 7 King Street
- Knox Building (13-15 & 17-19 King Street)
- 21 King Street
- 23-25 King Street
- 27-31 King Street
- 2-16 Carillon Avenue
- Former Mary Andrews College 18-26 Carillon Avenue
- 30-44 Carillon Avenue & 84-86 Campbell Street
- 48 Carillon Avenue
- 15-17 Little Queen Street
- 2-4 Little Queen Street

Intrusive

- There are no elements that are highly intrusive overall.

2.3 DESCRIPTION

2.3.1 Designer

Various – refer Section 4.0.

2.3.2 Builder/ maker

Various – refer Section 4.0.

2.3.3 Physical Description

Various – refer Section 4.0.

2.3.4 Physical condition and Archaeological potential

Physical Condition

Various – refer Section 4.0.

Overview of Archaeological Potential

The first post-1788 use of the land is unknown. As part of Bligh's land, it was outside Grose's Farm but it was likely also used for pastoral and agricultural uses. There are no known structures or areas of intensive use from the period before subdivision of the land in 1841. As the primary access from the town of Sydney to the Cook's River, evidence of roadway use may have been deposited at the margins of the King Street properties by passing traffic. The likelihood of such relics is generally similar for all land at the margins of King Street.

The first residential subdivision occurred to the western parts of the site in 1841. The was progressively developed throughout the nineteenth century with some parts (including extant structures) erected in the 1850s. The early period immediately following the 1841 subdivision has the greatest significance.

Subsequent development included that undertaken in the late nineteenth and early twentieth century of the eastern portion of the land and redevelopment of parts of the initial 1841 subdivision. Progressive redevelopment in the post-World War Two period would have included excavation and erasure of strata associated with the 1850s and earlier period.

The retained early structures on Little Queen Street, at 33-35 King Street and beneath the former White Horse Hotel have the greatest potential to hold relics of significance. There is no evidence to suggest that the significance of relics elsewhere on the Concept Plan site is of local or State significance specific to this site relative to other late nineteenth inner suburban residential developments. The sites with greatest potential to yield an archaeological resource associated with the early use of the place remain the retained early structures noted above. Within these sites, it is possible that there are relics of local significance to the historical development of Newtown and Camperdown within the local context of the development of inner suburban Sydney.

The moderate archaeological potential of some of the site and the low potential of most of it could likely be appropriately managed by a Section 140 (Heritage Act) Application and monitoring of any proposed excavation with any relics of local or State significance retained on site and interpreted.

Subject Sites – Individual Archaeological Potential

Site	1 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The land was developed by 1888 by a freestanding house and garden which was added to by 1897.
Subsequent Development and Excavation on the Site	The site was subsequently redeveloped with demolition of the house and the erection of the Master Builders’ Association of NSW in 1960. It is likely that the erection of the building involved substantial disturbance to the ground and some excavation.
Likelihood of Relics of Local or State Significance	Unlikely to have relics related to the first Camperdown subdivision or other relics of local or State significance.
Archaeological Potential	Low

Site	3-5 King Street
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First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The land was not developed until 1874 when the houses were erected.
Subsequent Development and Excavation on the Site	No subsequent development or excavation known.
Likelihood of Relics of Local or State Significance	Unlikely to have relics related to the first Camperdown subdivision or other relics of local or State significance.
Archaeological Potential	Low

Site	7 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The land was not developed until 1874 when the house was erected.
Subsequent Development and Excavation on the Site	No subsequent development or excavation known.
Likelihood of Relics of Local or State Significance	Unlikely to have relics related to the first Camperdown subdivision or other relics of local or State significance.
Archaeological Potential	Low

Site	9 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The land was not developed until c. 1873 when the house was erected.
Subsequent Development	No subsequent development or excavation known.

and Excavation on the Site	
Likelihood of Relics of Local or State Significance	Unlikely to have relics related to the first Camperdown subdivision or other relics of local or State significance.
Archaeological Potential	Low

Site	11 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The land was not developed until c. 1873 when the house was erected.
Subsequent Development and Excavation on the Site	No subsequent development or excavation known.
Likelihood of Relics of Local or State Significance	Unlikely to have relics related to the first Camperdown subdivision or other relics of local or State significance.
Archaeological Potential	Low

Site	Knox Building (13-15 & 17-19 King Street)
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	Part of the land was developed as part of the 1841 subdivision with terraces (before 1888) along the alignment of Campbell Street.
Subsequent Development and Excavation on the Site	The land has been added to by commercial buildings along King Street in the late nineteenth and early twentieth century. The land has subsequently been redeveloped by the demolition of the Campbell Street terraces.
Likelihood of Relics of Local or State Significance	Relics related to the first Camperdown subdivision may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low- moderate

Site	21 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The site was first used as a hotel in 1855 following the 1841 subdivision.
Subsequent Development and Excavation on the Site	After 1878, the hotel was bought by Tooth and another and renamed the White Horse Hotel. The existing building dates from the late nineteenth century but its facade was remodelled in the inter-war period. The extent of excavation undertaken in the adaptive reuse in 1990 for Moore Books is not known.
Likelihood of Relics of Local or State Significance	Relics related to the 1855 hotel within the first Camperdown subdivision may be retained on site subject to confirmation of degree of excavation and may contain relics of local significance.
Archaeological Potential	Low- moderate

Site	23-27 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	Before 1888, a pair of terrace houses occupied the site.
Subsequent Development and Excavation on the Site	The terrace houses were demolished to allow subsequent development of the place as a garage and workshop in the Inter-War period. The extent of excavation undertaken in the redevelopment is unknown.
Likelihood of Relics of Local or State Significance	Unlikely to have relics related to the first Camperdown subdivision or other relics of local or State significance.
Archaeological Potential	Low

Site	29-31 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early	Before 1888, the land was developed with

Residential/Commercial Subdivision	structures along King Street.
Subsequent Development and Excavation on the Site	These structures were remodelled and added to in the late 1880s or early 1890s. The extent of excavation involved in the remodelling is unknown.
Likelihood of Relics of Local or State Significance	Relics related to the first Camperdown subdivision may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low- moderate

Site	33-35 King Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	This pair of houses was part of the earliest residential subdivision of 1841 and was built around the mid-nineteenth century.
Subsequent Development and Excavation on the Site	Subsequent development included exterior and interior alterations but there is no apparent evidence of excavation.
Likelihood of Relics of Local or State Significance	Likelihood of relics associated with the first residential subdivision which may be of local significance.
Archaeological Potential	Moderate

Site	2-16 Carillon Avenue
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	This land was first developed following the subdivision of 1873 with a number of residential structures and included a small laneway running north off Campbell Street.
Subsequent Development and Excavation on the Site	The post-1873 buildings were demolished in the 1950s when a dining hall and lecture hall for Moore College were erected. The extent of excavation is unknown.
Likelihood of Relics of	Relics related to the first Camperdown subdivision

Local or State Significance	may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low- moderate

Site	18-28 Carillon Avenue
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	Initial construction included small dwellings located on Campbell Street which followed the 1841 subdivision.
Subsequent Development and Excavation on the Site	The Deaconess Institution was built on the corner of Little Queen Street and Carillon Avenue in 1916. Its construction together with the erection of the Archdall wing in 1961 would have included some excavation across the site.
Likelihood of Relics of Local or State Significance	Relics related to the first Camperdown subdivision may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low.

Site	30-44 Carillon Avenue
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	By 1888, part of the 1841 subdivision on Campbell Street had been developed as terrace houses and a house had been erected on Carillon Avenue.
Subsequent Development and Excavation on the Site	In 1897, two additional houses had been erected. In 1970 all structures were demolished and townhouses were erected on the site. The redevelopment of the site would have involved excavation to level the site. Subsequent excavation and subsidence has occurred on this site. Two late nineteenth century attached dwellings remain on the eastern end of the site – these were erected post-1897 – originally there was a third but this was demolished in the 1980s.
Likelihood of Relics of Local or State Significance	Relics related to the first Camperdown subdivision may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low.

Site	48 Carillon Avenue
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	By 1888, part of the 1841 subdivision on Campbell Street had been developed with a building of domestic scale adjacent the school site.
Subsequent Development and Excavation on the Site	The building now in place on the site may have been relocated there from a previous site as the weatherboard building on brick footings is somewhat similar to school buildings of the 1920s. This building has been remodelled and is currently in use as a child care centre owned by the University of Sydney. Excavation may have occurred on the western part of the site in erecting the existing building.
Likelihood of Relics of Local or State Significance	Relics related to the first Camperdown subdivision may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low.

Site	84-86 Campbell Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The land is part of the 1841 subdivision but the retained houses date from the Federation period. An 1888 plan shows that the site was developed with a single structure along Campbell Street at the time.
Subsequent Development and Excavation on the Site	The two houses on the land were erected in 1900.
Likelihood of Relics of Local or State Significance	Relics related to the first Camperdown subdivision may be retained on site but no specific evidence to suggest relics of local or State significance.
Archaeological Potential	Low.

Site	1-13 Little Queen Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.

Early Residential/Commercial Subdivision	The buildings are evidence of the 1841 subdivision and were erected in the mid-nineteenth century.
Subsequent Development and Excavation on the Site	No subsequent development or excavation at the site known.
Likelihood of Relics of Local or State Significance	Likelihood of relics associated with the first residential subdivision which may be of local significance.
Archaeological Potential	Moderate

Site	15-17 Little Queen Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The site was first developed in the mid-nineteenth century following the 1841 subdivision.
Subsequent Development and Excavation on the Site	In the 1980s, the buildings on the land now referred to as 15-17 Little Queen Street (formerly 119 Campbell Street) were demolished and replaced with a building of similar form to that which it replaced. The degree of excavation at the time would likely have removed evidence of the demolished structure and its use.
Likelihood of Relics of Local or State Significance	Some possibility of relics associated with the first residential subdivision which may be of local significance but may be significantly disturbed.
Archaeological Potential	Low - Moderate

Site	2-4 Little Queen Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The site was first developed as part of the 1841 subdivision in the mid-nineteenth century.
Subsequent Development and Excavation on the	In recent years, Nos 2 and 4 were demolished and replaced with buildings of similar form. The degree of excavation at the time would likely have

Site	removed evidence of the demolished structure and its use.
Likelihood of Relics of Local or State Significance	Some possibility of relics associated with the first residential subdivision which may be of local significance but may be significantly disturbed.
Archaeological Potential	Low - Moderate

Site	6-20 Little Queen Street
First Post-Settlement Use of Site	Unknown – possibly agricultural and pastoral. No known structures or areas of intensive use recorded.
Early Residential/Commercial Subdivision	The buildings are evidence of the 1841 subdivision and were erected in the mid-nineteenth century.
Subsequent Development and Excavation on the Site	No subsequent development or excavation at the site known.
Likelihood of Relics of Local or State Significance	Likelihood of relics associated with the first residential subdivision which may be of local significance.
Archaeological Potential	Moderate

2.3.5 Construction years

Various – refer Section 4.0.

2.3.6 Historical notes

Moore Theological College was first established in Liverpool in 1856. It was established as a result of the initial efforts of Bishop Broughton and following the benefice of a prominent churchman, Thomas Moore to the Anglican Church following his death in 1840. A purpose built college and chapel were erected at Liverpool adjoining the former house of Thomas Moore and accommodated 14 students, a lecture room, library, dining room as well as a small chapel.

Growth in the importance of The University of Sydney gave impetus for the relocation of Moore College to Sydney and in 1886 land was purchased on the northern side of Carillon Avenue Newtown (adjoining the Sydney University Site) for this purpose, with the college opening there in 1889. The college continued to purchase land on either side of this site up until 1927.

Moore College operated solely from the north side of Carillon Avenue (Bligh Street) until the 1950s, though they did purchase on the southern side of Carillon Avenue Nos 10-16 in 1916 and Nos 2-8 in 1923. The Deaconess Institution purchased land on the southern side of Carillon Avenue, Nos 18-28

and constructed Deaconess House in 1916 which was enlarged in 1961. After the 1939-45 war, the College began to purchase surrounding properties in Newtown with the view of enlarging their land holdings to enable a master plan to be implemented. Acquisition began in earnest from the 1950s when the idea of a master plan for the southern properties was first presented.

Part 3A Concept Plan Site, Moore College Newtown Campus

The Part 3A Concept Plan Site, Moore College Newtown Campus, currently owned by both Moore College, the Deaconess Institution and The University of Sydney, lies on land which was originally part of a grant of 240 acres to William Bligh in 1806 and part of the first subdivision of this land in 1841 known as the Camperdown Terrace. The site also includes a small triangular portion of land, corner City Road and Carillion Avenue, which was initially set aside for the Church of England but when unused was re-granted in 1871 to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane, who subdivided the land as DP 105 in 1873.

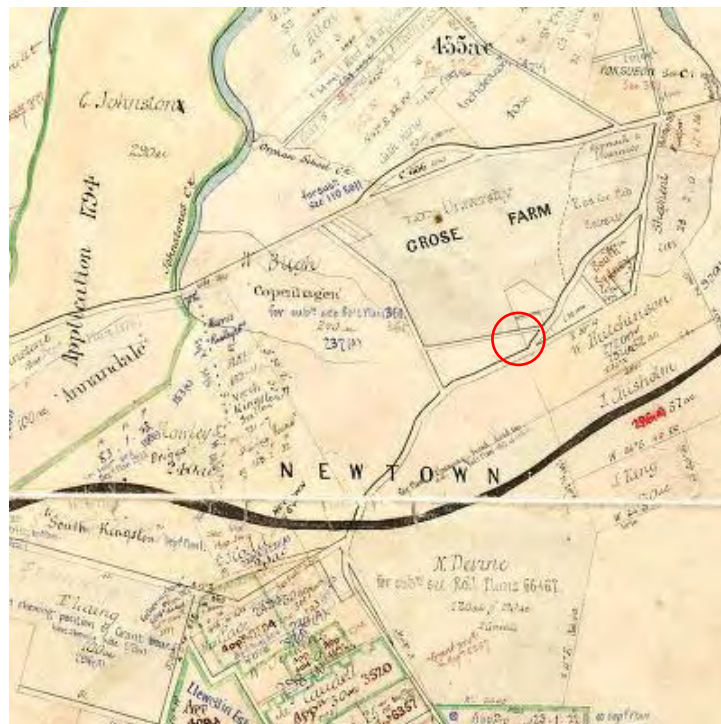


Figure 2 Parish Map No. 14072901 showing approximate location of subject land circled. Department of Lands.

The first subdivision of William Bligh's 240 acres was in 1841 when John Kettle and John Davis purchased an area of just over 5 acres which they subdivided into 54 lots known as the Camperdown Terrace subdivision.¹ Development on this land began almost immediately in the form of residential and commercial buildings. In the 1880s, a second wave of development began with much of the early development demolished to make way for new more substantial buildings and land that had been left vacant was built upon. Moore College now owns the

¹ OST Bk W No. 662

majority of land in the original Camperdown Terrace subdivision. Many of the properties are used by the college for staff and student housing. Some sites have been redeveloped to house dining and lecture spaces.

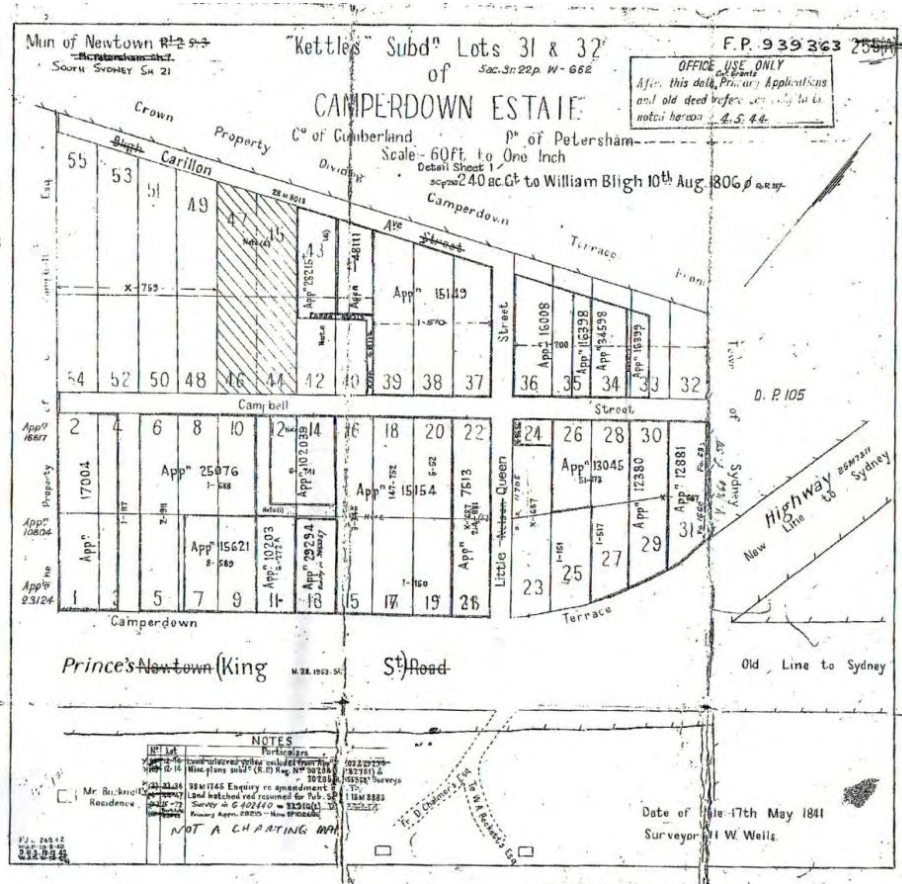


Figure 3 Deposited Plan 939363 dated 1841. Department of Lands.

The Deaconess Institution purchased land on the southern side of Carillon Avenue (Lots 34, 35 & 36 of the Camperdown Terrace Subdivision), in 1916. They demolished the existing buildings which included sheds and a small residence fronting Campbell Street, and constructed Deaconess House on Lot 36 and part Lot 35 numbered 28 Carillon Ave. A further L shaped wing, known as Mary Andrews College (formerly the Archdall Wing) was constructed on Lot 34 and across the rear of lots 34 to 36, in 1961. This building is numbered 18-26 Carillon Avenue.

Lots 47 and 45 of the Camperdown Terrace subdivision, part of the land shown shaded above, was included in land resumed by the government in 1841 for a public school. This land was included in the site of the North Newtown Primary and Intermediate High School. By 1888 however, only the western portion of Lot 47 had been developed with a building of domestic scale. An aerial photograph from 1943 and a drawing from 1956 show no change to the development on the site with the eastern portion still remaining vacant. The building now in place on the site may have been relocated there from a

previous site as the weatherboard building on brick footings is somewhat similar to school buildings of the 1920s. This building has been remodelled and is currently in use as a child care centre owned by the University of Sydney.

The small triangular portion of land, corner City Road (formerly Newtown Road) and Carillion Avenue (formerly Bligh Street), was subdivided into 13 residential allotments in 1873 as DP 105. The land was developed with cottages, gardens, terrace buildings and sheds in the 1870s. All of these allotments are now in the ownership of Moore College, having been purchased gradually since 1916.

Lots 2,3,4,9 and pt Lot 1 DP 105 originally contained a house and garden built for Joseph Abbott in 1873 to 1874. These buildings were demolished in 1960 for the construction of the Master Builders Association Building which currently occupies the site. On Lots 5,6,7, & 8 DP 105 the properties now numbered 3,5,7,9 & 11 King Street were constructed between 1873 and 1874. These properties still occupy the land. Construction on Lots 10,11,12 & 13 (4-6 Carillion Avenue) originally consisted of a pair of semi detached cottages, a small cottage and a shed built in c1876. These were demolished in the 1950s as part of the site for the construction of a dining and lecture hall for Moore College.

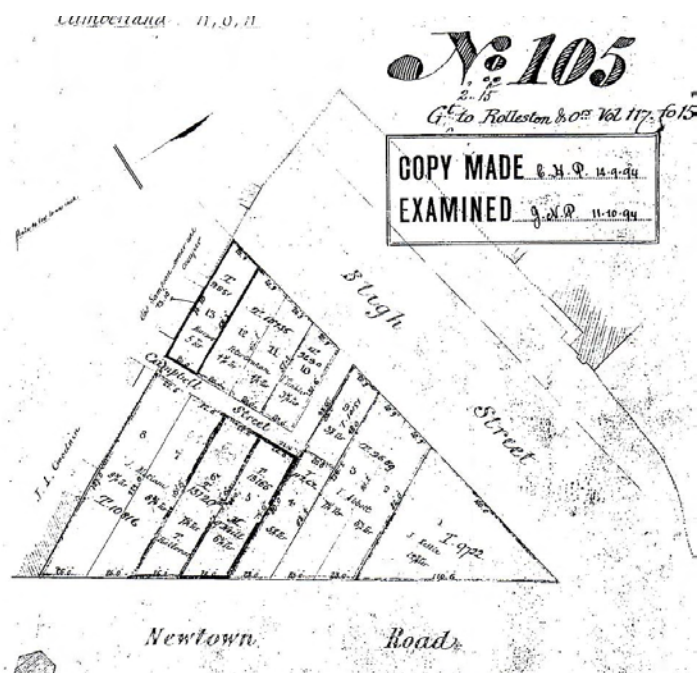


Figure 4 - DP 105 dated 1873. Source: Department of Lands

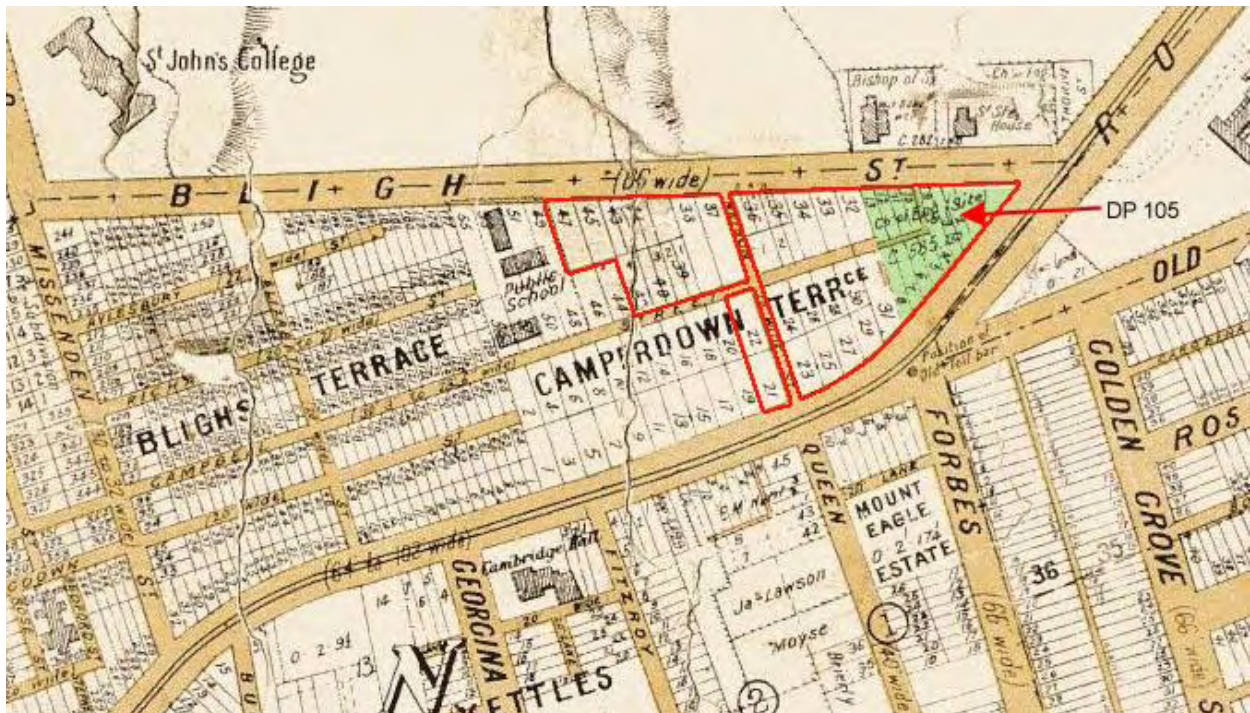


Figure 5 - Part of Map of Newtown dated 1890 Land outlined in red is the land included in Part 3A Concept Plan Site Moore College Newtown Campus. Land shaded green was included in DP 105 . Department of Lands.



Figure 6 Metropolitan Survey Plan – Newtown 1888 (Detail) showing development on the Campdown Terrace Subdivision. Land outlined in red is the land included in Part 3A Concept Plan Site Moore College Newtown Campus. State Library of NSW Maps Collection

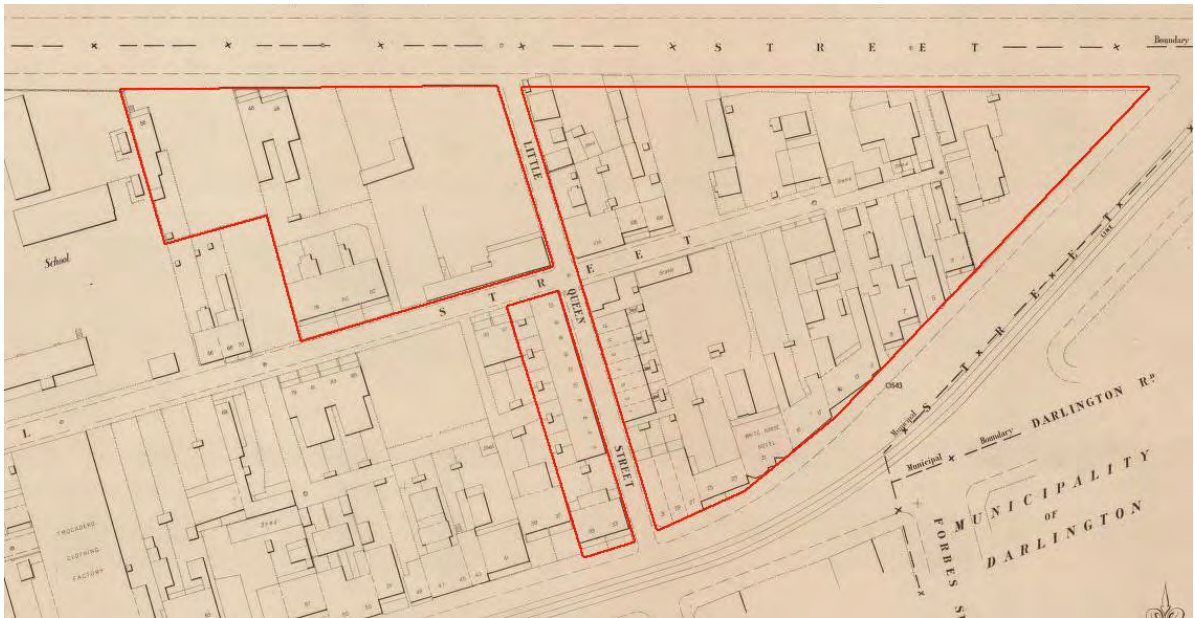


Figure 7 - Metropolitan Survey Plan Newtown dated 1897 showing development on the Camperdown Terrace Subdivision. Land outlined in red is the land included in Part 3A Concept Plan Site Moore College Newtown Campus. State Library of NSW Maps Collection



Figure 8 - 1943 Aerial photograph of the Part 3A Concept Plan Site Moore College Newtown Campus. RTA "From the Skies", Aerial Views of Sydney in 1943

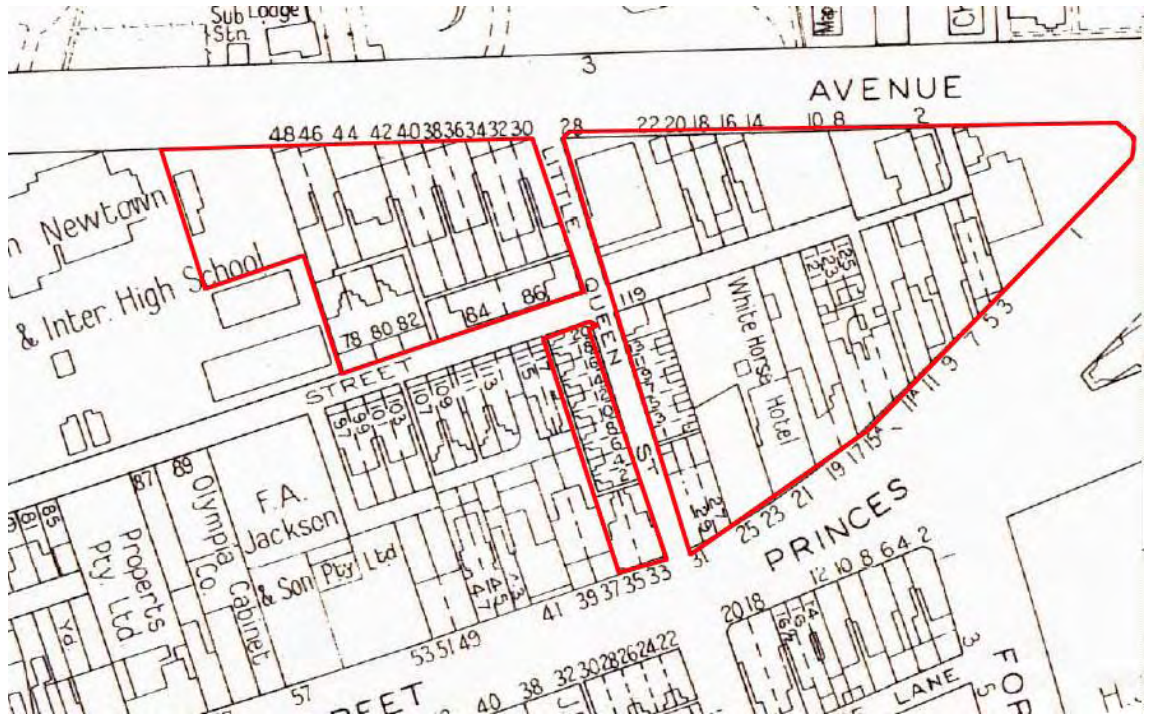


Figure 9 - 1956 City Building Surveyor's Detail Sheet showing the Part 3A Concept Plan Site Moore College Newtown Campus outlined in red. Source: City of Sydney Archives

A master plan for the sites on the southern side of Carillon Avenue was prepared for redevelopment of part of the site in 1960 and an appeal for funds was made at this time.

The college has continued to purchase sites around its original landholding including –

- | | |
|------------|---|
| 1916 | 10-16 Carillon Avenue |
| 1916 | 18-28 Carillon Avenue by Deaconess Institution |
| 1923 | 2-8 Carillon Avenue |
| 1957 | 9 King Street |
| 1958 | 11 King Street |
| 1959 | 3,5,7, 13a, 15, 15a,37,39,43,47 King Street |
| | 121,123,125, 107-111, 115, Campbell Street |
| | 2-20 Little Queen Street |
| 1960 | 27-31, 41 King Street |
| | 30-44 Carillon Avenue |
| | 15-17 Little Queen Street |
| 1963 | 99, 103 Campbell Street, |
| 1964 | 23-25 King Street |
| From 1960s | 1-17 Little Queen Street |
| 1970 | 117 Campbell Street, 30-44 Carillon Avenue |
| 1974 | 69-77 King Street |
| 1980 | 1 King Street (Former Master Builders Association Building) |

1982	17-19, 21 King Street
1983	11a King Street
Pre 1984	101 Campbell Street
1984	45 King Street
1990	49-51 King Street
1997	97 Campbell Street
1998	65 King Street (89 Campbell Street)
2002	93-99 King Street
	3 Little Queen Street

In 2009, Moore College is submitting a concept plan which consolidates the College's facilities on the site.

2.4 THEMES

2.4.1 Australian historical themes

The Australian Historic Themes Framework was developed by the Australian Heritage Commission to assist in identifying and managing historic heritage. Relevant themes and sub-themes are set out below.

<i>Theme Group</i>	<i>Themes</i>	<i>Sub-Themes</i>
Building Settlements, Towns and Cities	4.1 Planning urban settlements	4.1.1 Selecting township sites 4.1.2 Making suburbs 4.1.4 Creating capital cities 4.1.5 Developing city centres

2.4.2 New South Wales historical themes

Relevant State historic themes are shown below.

<i>NSW Themes</i>	<i>Notes on Theme</i>
Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation.

2.4.3 Local historical themes

Historic themes identified by Wendy Thorp in the Thematic Framework - Sydney CBD Heritage Inventory (May 1995) that are relevant to Part3A Concept Plan Site include:

<i>Themes</i>	<i>Sub-themes</i>
Shaping a city	Forming streets
Living in the city	Owning and renting

2.5 COMPARABLE ITEMS

There are a number of comparable urban areas of mixed scale and character within the inner suburbs of Sydney which demonstrate continued evolution throughout the second half of the nineteenth and throughout the twentieth

century. Other areas include parts of Surry Hills, Darlinghurst, Woolloomooloo, Millers Point and elsewhere in Newtown, Camperdown and Erskineville.

2.6 ASSOCIATED ITEMS

The concept plan site is most strongly associated with Moore College proper on the northern side of Carillon Avenue.

'Related objects' - that is objects that contribute to the 'cultural significance' of the concept plan site but are not held at the place – have not been investigated.

2.7 CURTILAGE

Lot curtilage.

2.8 HERITAGE LISTINGS National Heritage List

- Not listed on the National Heritage List – does not warrant listing as an item in itself on this list which is reserved for places of outstanding heritage value.

Commonwealth Heritage List

- Not listed on the Commonwealth Heritage List – unable to be listed on this list unless it changes ownership to the Commonwealth Government.

State Heritage Register

- Not listed on the State Heritage Register – below threshold for State listing.

Local Environment Plan

- It is also subject to listings on the South Sydney Local Environment Plan (LEP) 1998 under the Environmental Planning and Assessment Act, 1979 (EP&A Act) with 21 King Street, 23-25 King Street, 33-35 King Street and 6-20 Little Queen Street within the Part 3A Concept Plan Site being listed as heritage items in Schedule 2 of the South Sydney LEP 1998
- Parts of the site lie within two conservation areas – the King Street Conservation Area (CA31) and the Bligh and Camperdown Terrace Conservation Area (CA5). Information from the conservation area maps are set out below.

	Contributing	Neutral	Detracting	Heritage Item
1 King Street	N/A	N/A	N/A	No
3-5 King Street	Yes	-	-	No
7 King Street	Yes	-	-	No
9 King Street	Yes	-	-	No
11 King Street	Yes	-	-	No
Knox Building (13-15 & 17-19 King Street)	Yes	-	-	No

21 King Street	-	-	Yes	Yes
23-27 King Street	Yes	-	-	Yes
29-31 King Street	Yes	-	-	No
33-35 King Street	Yes	-	-	Yes
2-16 Carillon Avenue	-	-	Yes	No
18-28 Carillon Avenue	28 Yes	-	18-26 Yes	No
30-44 Carillon Avenue	Part Yes	Part Yes	Part Yes	No
48 Carillon Avenue	-	-	-	Yes
84-86 Campbell Street	-	Yes	-	No
1-13 Little Queen Street	Yes	-	-	No
15-17 Little Queen Street	-	Yes	-	No
2-4 Little Queen Street	-	Yes	-	No
6-20 Little Queen Street	Yes	-	-	Yes

The South Sydney Local Environment Plan 1998 includes Newtown North Primary School at 48-90 Carillon Avenue as a heritage item and shows the site at 48 Carillon Avenue on the LEP Heritage Map. However, the State Heritage Inventory entry for the school cites it as 50 Carillon Avenue and makes no mention of the building on 48 Carillon Avenue. The SSLEP and the heritage study which informed it contain a number of such anomalies in property description and the delineation of the sites of heritage items. Although arguably within the boundaries of a heritage item, the site is not a significant component of the public school site and is of little significance.



Figure 10 City of Sydney Conservation Area 5 'Bligh & Camperdown Terrace' showing contributing, neutral, detracting and heritage items. The map has been annotated by NBRSPartners to show the Concept Plan site bordered in blue. The Carillon Avenue sites and Campbell Street (North) sites have been identified for exclusion from the conservation area following a review by the City of Sydney.



Figure 11 City of Sydney Conservation Area 31 'King Street' showing contributing, neutral, detracting and heritage items. The map has been annotated by NBRSPartners to show the Concept Plan site bordered in green. Note that heritage items within the LEP schedule are not all shown on this drawing and that 21 King Street (a heritage item) is indicated as 'detracting'.

3.0 CONSERVATION POLICY AND MANAGEMENT

3.1 General Statement of Conservation Approach

The general approach to conservation is to retain and conserve items of highest significance while adaptively reusing them in an integrated campus plan (concept plan) for the site. The approach also includes further development and consolidation of parts of the site with lesser significance so as to reinforce the continuing significance of Moore College and the Deaconess Institution on the site and to further reinforce the landmark significance of the Carillon Avenue and King Street junction as a gateway to Newtown from the city.

3.2 Owner's or Steward's Requirements

The owners' require an increase in capacity and improvements in the standard of education accommodation and facilities within a coherent campus environment which integrates its existing landholdings within the urban context of King Street and Carillon Avenue.

3.3 What are the items/fabric that must be conserved?

The items of greatest significance that must be conserved are the early houses and streetscape of Little Queen Street, 33-35 King Street, the former Deaconess Institution (now Mary Andrews House) at 28 Carillon Avenue and other contributory elements.

3.4 What are the items/fabric that can be altered?

Items of lesser significance can be removed if preceded by adequate recording and supplemented with heritage interpretation.

3.5 What are the exemptions from the Heritage Act?

No place within the site is listed on the State Heritage Register so, the Minister for Planning's Standard Exemptions of March 2006 do not apply to the site. The ordinary exemptions for unlisted sites apply for excavations.

3.6 What to do with archaeological material?

The moderate archaeological potential of some of the site and the low potential of most of it could likely be appropriately managed by a Section 140 (Heritage Act) Application and monitoring of any proposed excavation with any relics of local or State significance retained on site and interpreted. Found relics of local and State significance or otherwise of interest could be retained on site and conserved and interpreted within the provisions of an interpretation strategy.

3.7 What are the gaps in existing knowledge about the item?

Detailed knowledge of earlier forms of the buildings requires further research which is recommended in detailed conservation management planning for individual items before conservation and reconstructive works commence.

3.8 Who should receive copies of this document?

- Copies of this CMS should be provided to Moore College property managers, private lessees, maintenance managers, short and long term lessees, and contractors, as required;
- A copy should be provided to the Department of Planning.

- A copy should be provided to the City of Sydney.

3.9 If the item is to be open to the public, what are the risks to public safety and how might they be mitigated?

Parts of the site will be open to the public. Risks will be assessed during the design development phase of the developments and mitigated by compliance with building codes and other requirements as necessary.

3.10 What are the item's conservation needs and interpretation requirements?

The items of highest significance require physical conservation and some degree of reconstruction and restoration to reveal their significance and conserve them. The whole site would benefit from a coordinated interpretation strategy to explain the significance of the site and Moore College and to integrate, as far as possible, interpretive strategies into the new development proposed.

Specific conservation, interpretation, conservation planning and recording needs are as follows:

	Conservation options	Conservation needs
Whole of Concept Plan Site	Supplement continued site development with heritage interpretation	Prepare Interpretation Strategy
1 King Street	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
3-5 King Street	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
7 King Street	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
9 King Street	Retain, conserve and adaptively reuse. Partial demolition to rear acceptable.	Reconstruct original form to King Street including fenced front yard and adaptively reuse. Supplement with interpretation.
11 King Street	Retain, conserve and adaptively reuse. Partial demolition to rear acceptable.	Reconstruct original form to King Street including fenced front yard and adaptively reuse. Supplement with interpretation.
Knox Building (13-15 & 17-19 King Street)	Retain, conserve most significant fabric and spaces and adaptively reuse.	Supplement with interpretation.
21 King Street	Retain, conserve most significant fabric and spaces and adaptively reuse.	Supplement with interpretation.
23-25 King Street	Retain, conserve most significant fabric and spaces and adaptively reuse.	Supplement with interpretation.
27-31 King Street	Retain, conserve most significant	Supplement with

		Conservation options	Conservation needs
		fabric and spaces and adaptively reuse.	interpretation.
33-35 King Street		Retain, conserve and adaptively reuse.	Prepare conservation management plan. Reconstruct original form to King Street by removal of parapet and adaptively reuse. Supplement with interpretation.
2-16 Avenue	Carillon	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
18-26 Avenue	Carillon	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
28 Avenue	Carillon	Retain, conserve and adaptively reuse.	Prepare conservation management plan. Reconstruct original form to Carillon Avenue by removal of verandah infill and adaptively reuse. Supplement with interpretation.
30-44 Avenue	Carillon	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
48 Avenue	Carillon	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
84-86 Street	Campbell	Retain and adapt or demolish and redevelop	Record before demolition. Supplement with interpretation.
1-13 Little Queen Street		Retain, conserve and adaptively reuse with lightweight sympathetic additions to the rear.	Record before change. Supplement with interpretation.
15-17 Little Queen Street		Retain or demolish. New development to be sympathetic in scale, character and materials.	None.
2-4 Little Queen Street		Retain or demolish. New development to be sympathetic in scale, character and materials.	None.
6-18 Little Queen Street		Retain, conserve and adaptively reuse with lightweight sympathetic additions to the rear.	Record before change. Supplement with interpretation.
20 Little Queen Street		Demolish and rebuild.	None.

3.11 Are there confidential matters to be included in an appendix?

There are no confidential matters related to the place.

3.12 Review

This conservation management strategy should be reviewed before December 2014 or earlier if the need arises.

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.0 INDIVIDUAL CONSERVATION MANAGEMENT STRATEGIES

Outlines Individual Conservation Management Strategies for the following properties are set out in the following sub-sections:

- 1 King Street;
- 3-5 King Street;
- 7 King Street;
- 9 King Street;
- 11 King Street;
- Knox Building (13-15 & 17-19 King Street);
- 21 King Street;
- 23-25 King Street;
- 27-31 King Street;
- 33-35 King Street;
- 2-16 Carillon Avenue;
- 18-28 Carillon Avenue;
- 30-44 Carillon Avenue & 84-86 Campbell Street;
- 1-17 Little Queen Street; and,
- 2-18 Little Queen Street.

Not all information for each property is readily available. Key heritage values have been assessed in Sections 2.0 and 3.0 of this report. The Statement of Significance and management strategies recommended there are based on the assessed significance of the places. The strategies below are presented as working strategies to be built upon over time.

CONSERVATION MANAGEMENT STRATEGY (CMS)


4.1 1 KING STREET

ITEM DETAILS			
Name of Item	1 King Street		
Other Name/s Former Name/s	Former Master Builders Association of NSW Building		
Street number	1		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 100 on Deposited Plan 106825		

HISTORY	
Historical notes	<p>1 King Street</p> <p>Heritage: Located within King Street Conservation Area Not individually listed No obvious heritage value Former Master Builders Association Headquarters built in 1960 Purchased by Moore College 3rd December 1980</p> <p>Site Evolution: This building occupies Lot 2,3,4, 9 and part of Lot 1 of the original 1873 subdivision known as DP 105. This subdivision occupied an area of 2 rood 15 perches originally set aside for the Church of England which was granted in 1871 to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane. These lots were formally occupied by a free standing terrace house and garden which was demolished in 1960 for the construction of the current building by the Master Builders Association.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	<p>The building may be retained or demolished and the site redeveloped following archival recording.</p> <p>Refer Section 3.0 from page 30.</p>

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	Carillon Avenue Entrance to 1 King Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.2 3-5 KING STREET

ITEM DETAILS			
Name of Item	3-5 King Street		
Other Name/s Former Name/s			
Street number	3 – 5		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 1 on Deposited Plan 171499		


HISTORY	
Historical notes	<p>3-5 King Street</p> <p>Heritage: Located within King Street Conservation Area Not individually listed Potential heritage value Pair of two storey semi detached dwellings built c1874 Purchased by Moore College July 1959</p> <p>Site Evolution This building occupies Lot 5 and part of Lot 6 of the original 1873 subdivision known as DP 105. This subdivision occupied an area of 2 rood 15 perches originally set aside for the Church of England but which was granted in 1871 to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane. The current terraces were built for Michael O'Neill, inn keeper in 1874.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	3 & 5 King Street – King Street Frontage				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	3 & 5 King Street's end wall in the context of King Street viewed from the northeast.				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.3 7 KING STREET

ITEM DETAILS			
Name of Item	7 King Street		
Other Name/s Former Name/s			
Street number	7		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 6 on Deposited Plan 664096		

HISTORY	
Historical notes	<p>7 King Street</p> <p>Heritage Located within King Street Conservation Area Not individually listed Potential heritage value Two storey free standing terrace built 1874 Purchased by Moore College in March 1959</p> <p>Site Evolution This building occupies part of Lot 6 of the original 1873 subdivision known as DP 105. This subdivision occupied an area of 2 rood 15 perches originally set aside as a church of England site which was granted in 1871 to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane. The existing building was constructed in 1874 for Thomas Halloran of Redfern, labourer .</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	7 King Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.4 9 KING STREET

ITEM DETAILS			
Name of Item	9 King Street		
Other Name/s Former Name/s	Macleay (existing nameplate)		
Street number	9		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot A on Deposited Plan 314368		

HISTORY	
Historical notes	<p>9 King Street</p> <p>Heritage Located within King Street Conservation Area Not individually listed Potential heritage value One of a pair of two storey terraces built c1873 Purchased by Moore College in April 1957</p> <p>Site Evolution This building occupies Lot 7 of the original 1873 subdivision known as DP 105. This subdivision covered an area of 2 rood 15 perches originally set aside for the Church of England which was granted in 1871 to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane. The existing building was constructed in 1873 for John Mettam of Strawberry Hills, land owner.</p>

CONSERVATION MANAGEMENT STRATEGY (CMS)

GENERAL STATEMENT OF CONSERVATION APPROACH

General statement of Conservation approach	Refer Section 3.0 from page 30.
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IMAGES

Image Caption	9 King Street (centre)				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS



CONSERVATION MANAGEMENT STRATEGY (CMS)

4.5 11 KING STREET

ITEM DETAILS			
Name of Item	11 King Street		
Other Name/s Former Name/s			
Street number	11		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot B on Deposited Plan 314368		

HISTORY	
Historical notes	<p>11 King Street</p> <p>Heritage Located within King Street Conservation Area Not individually listed Potential heritage value One of a pair of two storey terraces built c1873 Purchased by Moore College in December 1958</p> <p>Site Evolution This building occupies Lot 8 of the original 1873 subdivision known as DP 105 This subdivision occupied an area of 2 rood 15 perches originally set aside as a church of England site which was granted in 1871 to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane. The existing building was constructed in 1873 for John Mettam of Strawberry Hills, land owner.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	11 King Street (centre behind street pole)				
Image Year		Image By		Image Copyright Holder	
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.6 KNOX BUILDING (13-15 & 17-19 KING STREET)

ITEM DETAILS			
Name of Item	Knox Building		
Other Name/s Former Name/s			
Street number	11a -15 & 17-19		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 17 in DP 830070		

HISTORY	
Historical notes	<p>11A-15 King Street & 17-19 King Street, Knox Building</p> <p>Heritage Located within King Street Conservation Area Not individually listed No obvious heritage value, streetscape character Amalgamates a series shop facades dating from the late 19th and late 20th century which have been adaptively reused as a lecture theatre with only the facades retained Purchased by Moore College - No. 11A (1983), No. 13a (1959), No. 15 (1959), No. 15a (1959). Land at rear 121,123,125, Campbell Street and right of way (1959) No. 17-19 King Street (1982)</p> <p>Site Evolution The Knox Building occupies land that was originally part of the 1806 grant to William Bligh of 240 acres and part of the original subdivision of this land in 1841 known as the Camperdown Terrace subdivision. It occupies lots 29,30 & 31 and with the adjoining White Horse Hotel site also includes Lots 26-28 of this subdivision. The land extends through to Campbell Street and originally contained a row of terraces with shops below and residences above plus terraces fronting Campbell Street on Lot 31. Lot 31 was re-subdivided in 1954 as lots 1-6 in DP108430.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH

General	Refer Section 3.0 from page 30.
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CONSERVATION MANAGEMENT STRATEGY (CMS)

statement of Conservation approach	
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IMAGES					
Image Caption	Knox Building from northeast.				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS



CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	Knox Building from southeast on King Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.7 21 KING STREET

ITEM DETAILS			
Name of Item	21 King Street		
Other Name/s Former Name/s			
Street number	21		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lots 26,27,28 on Deposited Plan 939363		

HISTORY	
Historical notes	<p>21 King Street - Moore Books (includes part Knox Building)</p> <p>Heritage Located within King Street Conservation Area Not individually listed No obvious heritage value, streetscape character Amalgamates former White Horse Hotel and beer garden dating from the late 19th century which has been adaptively reused as the Moore College book shop plus lecture theatre and garden space in 1990. Purchased by Moore College - 1982</p> <p>Site Evolution This site occupies land that was originally part of the 1806 grant to William Bligh of 240 acres and part of the original subdivision of this land in 1841 known as the Camperdown Terrace subdivision. It occupies lots 26,27,28 of this subdivision which together with lots 29-31 now form the Knox Building complex constructed in 1990. Lots 26,27 & 28 of the Camperdown Terrace subdivision were purchased from John Kettle by Patrick Flanigan, licensed victualer, in 1855 and by J.S Mitchell and R.L.Tooth in 1878. The land extends through to Campbell Street and has been occupied by a hotel and beer garden since 1855. The hotel became known as the White Horse following Tooth's purchase. It ceased usage as a hotel in 1976.The current building (former White Horse Hotel, now Moore Books) dates from the late 19th century and the façade was reconstructed in the inter war period by Tooth & Co. It complements the adjoining inter war Spanish mission garage.</p>

CONSERVATION MANAGEMENT STRATEGY (CMS)

GENERAL STATEMENT OF CONSERVATION APPROACH

General statement of Conservation approach	Refer Section 3.0 from page 30.
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IMAGES

Image Caption	King Street elevation to Moore Books building at 21 King Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS



CONSERVATION MANAGEMENT STRATEGY (CMS)


4.8 23-25 KING STREET

ITEM DETAILS			
Name of Item	23 – 25 King Street		
Other Name/s Former Name/s	Malcolm Motors (existing signage to garage)		
Street number	23 - 25		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 21 on Deposited Plan 1041490 (23-25 King Street)		

HISTORY	
Historical notes	<p>23-25 King Street - workshop</p> <p>Heritage Located within King Street Conservation Area Not individually listed Potential heritage value Brick workshop built in the inter war period Purchased by Moore College - 1964</p> <p>Site Evolution This site occupies land that was originally part of the 1806 grant to William Bligh of 240 acres and part of the original subdivision of this land in 1841 known as the Camperdown Terrace subdivision. It occupies lot 25 of this subdivision. The site was originally occupied by a pair of terrace houses. It is currently occupied by a work shop built in the mid to late 19th century. The land was re-subdivided in 2003 with the adjoining land at 27 to 31 King Street in DP 1041490.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	23-25 King Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.9 27-31 KING STREET

ITEM DETAILS			
Name of Item	27 – 31 King Street		
Other Name/s Former Name/s			
Street number	27 – 31		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	27-31 king Street Lot 18 on Deposited Plan 1041490		

HISTORY	
Historical notes	<p>27-31 King Street</p> <p>Heritage Located within King Street Conservation Area Not individually listed No obvious heritage value, streetscape character Corner site, row of three shops with residences above built in the 1890s Purchased by Moore College - 1960</p> <p>Site Evolution This site occupies land that was originally part of the 1806 grant to William Bligh of 240 acres and part of the original subdivision of this land in 1841 known as the Camperdown Terrace. It occupies part of lot 23 of this subdivision which fronted both King and Little Queen Streets. The land was re-subdivided in 2003 with the adjoining land at 23 to 25 King Street in DP 1041490.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	27-31 King Street at corner of Little Queen Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.10 33-35 KING STREET

ITEM DETAILS			
Name of Item	33 – 35 King Street		
Other Name/s Former Name/s			
Street number	33 – 35		
Street name	King Street		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	33 King Street Lot 11 in DP 33414 35 King Street Lot 12 in DP 33414		

HISTORY	
Historical notes	<p>33-35 King Street</p> <p>Heritage Located within King Street Conservation Area Not individually listed Potential heritage value Pair of single storey terraces built mid 19th century Purchased by Moore College –1959</p> <p>Site Evolution This site occupies land that was originally part of the 1806 grant to William Bligh of 240 acres and part of the original subdivision of this land in 1841 known as the Camperdown Terrace. It occupies part of lot 22 of this subdivision which fronted both King and Little Queen Streets. Terraces were built on the site in the mid 19th century. The land was re-subdivided in 1955 as part of a larger amalgamated site as Lots 11 & 12 in DP 33414.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	33 & 35 King Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	Side view of 33 & 35 King Street at corner of Little Queen Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS



CONSERVATION MANAGEMENT STRATEGY (CMS)


4.11 2-16 CARILLON AVENUE

ITEM DETAILS			
Name of Item	2 – 16 Carillon Avenue		
Other Name/s Former Name/s			
Street number	2 – 16		
Street name	Carillon Avenue		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 29 Deposited Plan 1117009		

HISTORY	
Historical notes	<p>2-16 Carillon Avenue</p> <p>Heritage: Located within the Bligh and Camperdown Terrace Conservation Area Not individually listed No heritage value. Potential infill site Purpose built dining and lecture hall built 1960s Purchased by Moore College - 2-8 Carillon Avenue – 1923 10-16 Carillon Avenue - 1916</p> <p>Site Evolution This building occupies Lots 10,11,12,13 of the original 1873 subdivision known as DP 105 granted to Christopher Rolleston, Thomas Breillat, Stephen Brown and William Crane in 1871, and also Lots 32 and 33 of the Camperdown Terrace subdivision. By 1876 Lots 10-13 were in the ownership of John Campbell, plasterer and construction included a substantial two storey semi on Lots 11 & 12 numbered 4 & 6 Carillon Avenue with a small cottage on Lot 10 and a shed on lot 13. Lots 32 and 33 of the Camperdown Terrace subdivision were owned by Charles Sampson and contained small dwellings. These building were demolished in the 1950s for the construction of the dining and lecture hall.</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	2-16 Carillon Avenue obscured by a jacaranda tree in the road reserve.				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.12 18-28 CARILLON AVENUE

ITEM DETAILS			
Name of Item	18 – 28 Carillon Avenue		
Other Name/s Former Name/s	Deaconess House/Mary Andrews College Mary Andrew's College (formerly Archdall Wing)		
Street number	18 – 28		
Street name	Carillon Avenue		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	AC 7737-41		

HISTORY	
Historical notes	<p>18-28 Carillon Avenue</p> <p>Heritage: Located within the Bligh and Camperdown Terrace Conservation Area Building 2 – Heritage Listed (draft) Listed as a contributory item in the Bligh and Camperdown Terrace Conservation Area Building 1 – Not individually listed. No heritage value. Potential infill site Building 2 – Built 1916 as a training college by the Deaconess Institution. Building 1 - Built 1961 as extra accommodation for the Deaconess Institution</p> <p>Site Evolution These buildings occupy Lots 34,35 & 36 of the Camperdown Terrace subdivision. Initial construction on the site included sheds and small residences fronting Campbell Street. Deaconess House was constructed on Lot 36 and part of Lot 35 in 1916 numbered 28 Carillon Avenue. A further L shaped wing known as Mary Andrews College (formerly the Archdall Wing) was constructed on Lot 34 and across the rear of Lots 34-36 in the 1961. This building is numbered 18-26 Carillon Avenue.</p>

CONSERVATION MANAGEMENT STRATEGY (CMS)

GENERAL STATEMENT OF CONSERVATION APPROACH


General statement of Conservation approach	Refer Section 3.0 from page 30.
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IMAGES

Image Caption	Deaconess House				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS



CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	Former Mary Andrews College with the eaves of Deaconess House on right				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.13 30-44 CARILLON AVENUE & 84-86 CAMPBELL STREET

ITEM DETAILS			
Name of Item	30 – 44 Carillon Avenue & 84-86 Campbell Street		
Other Name/s Former Name/s			
Street number	30 – 44 and 84 – 86 Campbell Street		
Street name	Carillon Avenue and Campbell Street respectively		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 1 on Deposited Plan 547291		

HISTORY	
Historical notes	<p>30 – 44 Carillon Avenue (includes cottages numbered 84 and 86 Campbell Street)</p> <p>Heritage Located within the Bligh and Camperdown Terrace Conservation Area No heritage value. Development infill potential Building 1 - listed as a contributory item in the Bligh and Camperdown Terrace Conservation Area. Building 2 – not individually listed. No obvious heritage value Building 3 - listed as a contributory item in the Bligh and Camperdown Terrace Conservation Area Building 1 – Constructed 1910 Building 2 – Constructed 1970s Building 3 – Constructed 1900 Purchased by Moore College – Lot 37,38,39 - 1959 Lot 41 – 1960 Part Lot 43 - 1965</p> <p>Site Evolution These buildings occupy Lots ,37,38,39,41 and part a lot 43 of the Camperdown Terrace subdivision. Initial construction on the site included small residences fronting Campbell Street on lots 37 and 38, a single cottage on Lot 39 and a pair of semi detached cottages on Lot 43. The buildings on Lots 39, 41 and 43 were demolished and in 1970 a row of 4 two storey town houses were constructed. Cottages numbered 30 & 32 Carillon Avenue built 1910 were originally a row of four terraces however No. 34 & 36 was demolished in the 1980s. The cottages numbered 84 & 86 Campbell Street were constructed across the rear of Lots 37-39 in 1900</p>

CONSERVATION MANAGEMENT STRATEGY (CMS)

GENERAL STATEMENT OF CONSERVATION APPROACH


General statement of Conservation approach	Refer Section 3.0 from page 30.
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IMAGES

Image Caption	84 & 86 Campbell Street				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS



CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	30 and 32 Carillon Avenue with Mary Andrews House in the left background.				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

IMAGES					
Image Caption	44 Carillon Avenue				
Image Year	2009	Image By	WDW	Image Copyright Holder	NBRS+PARTNERS
					

CONSERVATION MANAGEMENT STRATEGY (CMS)

4.14 48 CARILLON AVENUE

ITEM DETAILS			
Name of Item	48 Carillon Avenue		
Other Name/s Former Name/s	University of Sydney Childcare Centre		
Street number	48 Carillon Avenue		
Street name	Carillon Avenue		
Suburb/town	Newtown	Postcode	2042
Local Government Area/s	City of Sydney		
Property description	Lot 102 in DP 866089		

HISTORY	
Historical notes	<p>48 Carillon Avenue</p> <p>Heritage Not located within the Bligh and Camperdown Terrace Conservation Area Listed in the South Sydney LEP 1998 as part of the North Newtown Practice School Group. Local significance Weatherboard Child Care Centre, which appears to have been relocated to this site sometime after 1956. Site purchased by the University of Sydney in 1997.</p> <p>Site Evolution This building occupies Lots 45 & 47 of the Camperdown Terrace subdivision. Initial construction on the site included small building of domestic scale in the western side of Lot 47 shown on 1888 plans of the site. The remainder of the land remained vacant until the subject building was relocated to the site sometime after 1956. Purchased by University of Sydney in 1997</p>

GENERAL STATEMENT OF CONSERVATION APPROACH	
General statement of Conservation approach	Refer Section 3.0 from page 30.