

The URBIS logo consists of the word "URBIS" in a bold, white, sans-serif font. To the right of the text is a white square frame. A white vertical line extends from the top of the page down to the top of this square frame, and a white horizontal line extends from the left side of the frame to the right edge of the page, creating a crosshair effect.

**URBIS**

# **HERITAGE IMPACT STATEMENT**

Sydney Children's Hospital  
Stage 1 and Children's  
Comprehensive Cancer Centre  
(SCH1/CCCC),  
Randwick NSW

Prepared for

**HEALTH INFRASTRUCTURE NEW SOUTH WALES**

23 March 2021

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Associate Director Heritage	Ashleigh Persian, B Property Economics, G Dip Herit Cons		
Heritage Consultant	Sarah Hawkins, B Arts (Hons), M Museum & Heritage Studies		
Heritage Consultant	Annabelle Cooper, B Arts, M City Planning		
Project Code	P0030419		
Report Number	01	15.01.2021	Draft
	02	08.03.2021	Final
	03	23.03.2021	Updated final

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**urbis.com.au**

# CONTENTS

<b>Executive Summary.....</b>	<b>1</b>
<b>1. Introduction .....</b>	<b>3</b>
1.1. Background.....	3
1.2. Site Location .....	4
1.3. Project Overview.....	4
1.4. Methodology & Limitations.....	5
1.5. Heritage Listing .....	5
1.6. Author Identification .....	6
<b>2. Site Description .....</b>	<b>7</b>
2.1. Site Location and Context.....	7
2.2. Existing Development .....	8
2.3. Surrounding Development .....	8
<b>3. Historical Overview .....</b>	<b>9</b>
3.1. Area History .....	9
3.2. Site History.....	12
<b>4. Heritage Significance.....</b>	<b>18</b>
4.1. What is Heritage Significance? .....	18
4.2. Statements of Significance .....	18
4.2.1. Subject Property .....	18
4.2.2. Vicinity Heritage Items.....	18
<b>5. The Proposal.....</b>	<b>21</b>
5.1. Project History.....	21
5.1.1. Randwick Campus Redevelopment .....	21
5.1.2. Greater Randwick Urban Masterplan .....	22
5.1.3. SCH Stage 1 Masterplan.....	22
5.2. Description of the Subject Proposal.....	22
<b>6. Impact Assessment.....</b>	<b>24</b>
6.1. Randwick Local Environmental Plan 2012 .....	24
6.2. Randwick Comprehensive Development Control Plan 2013.....	25
6.3. Heritage NSW Guidelines .....	26
<b>7. Conclusion and Recommendations .....</b>	<b>28</b>
<b>8. Bibliography and References .....</b>	<b>29</b>
8.1. Bibliography .....	29
8.2. References.....	29
<b>Disclaimer.....</b>	<b>30</b>

## FIGURES

Figure 1 Locality map with the subject site outlined in red .....	4
Figure 2 Extract of heritage map with the subject site outlined in yellow .....	6
Figure 3 Aerial Photo of Site with an approximate outline of the subject site in red .....	7
Figure 4 Road survey plan of the Randwick district, showing the swampland within and surrounding F. Marsh's land grant, with the subject site in yellow. Red outlines and Stage 1 refer to the Randwick Campus Redevelopment project. ....	12

Figure 5 E J H Knapp Jr's survey of High Street and Botany Street, showing James Pearce's stone cottage on High Street, 1860. Subject site indicated in yellow, with red outlines reflecting the Casey & Lowe 2018 study area. ....	13
Figure 6 Parrott's Reconnaissance Survey, showing two buildings in addition to James Pearce's cottage, 1881. Current subject site indicated in yellow, red outlines represent the Casey & Lowe 2018 study area. ....	14
Figure 7 Illustration of the Pearce Brother's fernery within the nursery complex at the subject site. ....	15
Figure 8 Extract of the 1943 aerial ....	16
Figure 9 Historical Parish Map, date unknown, with an approximate outline of the subject site in yellow .....	16
Figure 10 Aerial view of the subject site (outlined in yellow) as at October 2018 .....	17
Figure 11 Aerial view of the subject site (outlined in yellow) as at January 2019 .....	17
Figure 12 Randwick Campus Redevelopment Indicative Masterplan .....	21

## TABLES

Table 1 Summary of SEARs.....	1
Table 2 Summary of SEARs.....	3
Table 3 Heritage items in the vicinity .....	5
Table 4 Heritage items in the vicinity .....	18
Table 5 Assessment against the Randwick Local Environmental Plan 2012.....	24
Table 6 Assessment against the Randwick Comprehensive Development Control Plan 2013 .....	25
Table 7 Heritage NSW Guidelines.....	26

# EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared to be submitted to the Department of Planning, Industry and Environment (DPIE) on behalf of Health Infrastructure (HI, the Applicant) and in support of SSD application SSD-10831778 for the development of Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre (SCH1/CCCC, the project) at Randwick Hospitals Campus (RHC).

The Randwick Health Precinct is one of the most comprehensive health innovation districts in Australia. While health care in the Randwick Health Precinct has been evolving for over 160 years, the last five years has seen a strengthening of collaboration amongst a wide range of organisations in the precinct, including with Government, universities and the Community.

The project seeks to strengthen the precinct as a world-class centre for health, research and education-driving cutting edge, compassionate and holistic healthcare and wellness programs for the local Community and other residents of NSW. The project will deliver brand new, state-of-the-art paediatric health, medical research and education facilities and will assist in transforming paediatric services- a key step in realising the vision for the Randwick Health Precinct.

This heritage impact statement has been prepared to support the SSDA and responds to the relevant matters listed within the Secretary's Environmental Assessment Requirements (SEARs) issued on 2<sup>nd</sup> December 2020. The following table provides a summary of the SEARs and outlines where the requirements are addressed in the main body of the report or appendices (i.e. specialist consultant report).

Table 1 Summary of SEARs

Description / Requirement	Location in EIS
<b>GENERAL REQUIREMENTS</b>	
6. Heritage  • Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015)	This HIS satisfies this SEAR

Further detail regarding the proposed works is contained at Section 5.

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no adverse impact on the significance of the heritage items and conservations in the vicinity of the subject site. Key aspects of the proposal assessment are listed below:

- All heritage items and conservation areas are to be wholly retained as is. No physical impacts are proposed as part of the subject development to any of the heritage items and conservation areas.
- The subject property is located in the broader vicinity of heritage items and conservation areas only. All heritage items are separated from the subject property by existing development and therefore there are no visual links between the subject site and vicinity heritage items. No significant views towards any of the existing heritage items will be impacted by the proposal.
- The proposal sits within an existing and expanding health and innovation precinct and is consistent with the existing development and character of the area, and therefore will have no negative visual impacts and will not adversely change the character of the area.
- The subject site will be developed with a fit for purpose, contemporary health facility appropriate for the health, technology and education precinct within which it is located. The heritage items and conservation areas in the broader vicinity of the site will not be adversely impacted by the contemporary design of the proposed development.

- The proposal will expand the existing health facilities in the precinct thereby reinforcing the significance of the '*Prince of Wales Hospital Group*' heritage item in the vicinity, and supporting the precinct as an important and historic provider of health related services.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

# 1. INTRODUCTION

## 1.1. BACKGROUND

This Heritage Impact Statement has been prepared to be submitted to the Department of Planning, Industry and Environment (DPIE) on behalf of Health Infrastructure (HI, the Applicant) and in support of SSD application SSD-10831778 for the development of Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre (SCH1/CCCC, the project) at Randwick Hospitals Campus (RHC).

The Randwick Health Precinct is one of the most comprehensive health innovation districts in Australia. While health care in the Randwick Health Precinct has been evolving for over 160 years, the last five years has seen a strengthening of collaboration amongst a wide range of organisations in the precinct, including with Government, universities and the Community.

The project seeks to strengthen the precinct as a world-class centre for health, research and education-driving cutting edge, compassionate and holistic healthcare and wellness programs for the local Community and other residents of NSW. The project will deliver brand new, state-of-the-art paediatric health, medical research and education facilities and will assist in transforming paediatric services- a key step in realising the vision for the Randwick Health Precinct.

This heritage impact statement has been prepared to support the SSDA and responds to the relevant matters listed within the Secretary's Environmental Assessment Requirements (SEARs) issued on 2<sup>nd</sup> December 2020. The following table provides a summary of the SEARs and outlines where the requirements are addressed in the main body of the report or appendices (i.e. specialist consultant report).

Table 2 Summary of SEARs

Description / Requirement	Location in EIS
<b>GENERAL REQUIREMENTS</b>	
6. Heritage  • Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015)	This HIS satisfies this SEAR

In addition to the above SEARs, Heritage NSW have provided the following additional commentary which has been considered as part of this heritage impact statement.

*It is recommended that the draft SEARs are adopted and the following additional SEARs are included:*

*Heritage and Archaeology*

*a) The impacts of the proposal on heritage items in the vicinity, in particular impacts on view lines and significant view corridors be address in the Statement of Heritage Impact.*

*b) The Statement of heritage Impact should also detail the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the surrounding heritage items.*

*c) Archaeological works have been addressed in an Early Works DA and a s141 approval under the Heritage Act 1977. No requirements are recommended to be included for historical archaeology under this SSD.*

## 1.2. SITE LOCATION

The subject site is located within the land bound by High Street (north), Avoca Street (east), Barker Street (south) and Botany Street (west). The subject block is located within the local government area (LGA) of Randwick.

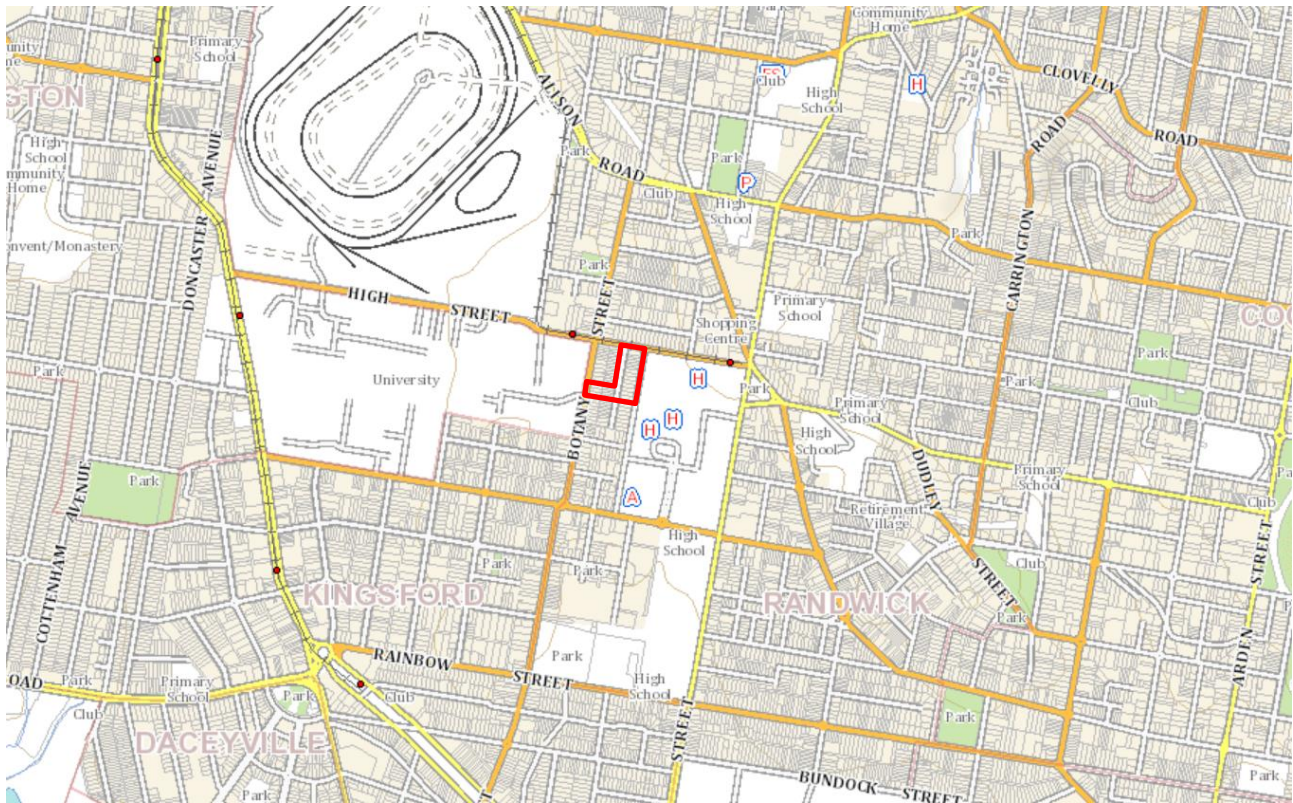


Figure 1 Locality map with the subject site outlined in red

Source: SIX Maps 2021

## 1.3. PROJECT OVERVIEW

The SSDA seeks consent for the construction and operation of a 9-storey building with rooftop plant and 2 basement levels to accommodate the SCH1/CCCC, which represents Stage 1 of the Sydney Children's Hospital redevelopment and Stage 2 of the multi-stage redevelopment program known as the Randwick Campus Redevelopment (RCR).

The site on which the proposed development is located is bound by High Street to the north and Hospital Road to the east. The site adjoins the Integrated Acute Services Building (IASB) to the south, currently under construction, and the UNSW Health Translation Hub (HTH), located to the west (subject to a separate SSD).

The proposed development includes the following components:

- A new Emergency Department;
- A new Intensive Care Unit;
- Short Stay Unit;
- Children's Comprehensive Cancer Centre
- Day and Inpatient CCCC oncology units;
- Ambulance access, parking, back of house and loading dock services accessed via the lowered Hospital Road;



- Integration with the Prince of Wales Integrated Acute Services Building (ASB), currently under construction;
- Integration with the proposed Health Translation Hub (HTH) which is a facility being developed by UNSW for education, training and research;
- Public domain and associated landscaping;
- Tree removal;
- Utilities services and amplification works; and
- Site preparation and civil works.

## 1.4. METHODOLOGY & LIMITATIONS

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Randwick Local Environmental Plan (LEP) 2012* and the Randwick Comprehensive Development Control Plan (DCP) 2013.

It is beyond the scope of this report to assess the potential archaeological impacts of the proposal. Visual assessment has been undertaken by a separate consultant and is not included in this report.

## 1.5. HERITAGE LISTING

The subject site is not a listed heritage item and is not located within a conservation area. The site is located within the broader vicinity of heritage items and conservation areas as outlined below:

Table 3 Heritage items in the vicinity

Item No.	Description	Heritage List
388	Prince of Wales Hospital group (Main Block, Catherine Hayes Hospital and Superintendent's residence) at 61 High Street	Schedule 5, Randwick LEP 2012
C12	High Cross Heritage Conservation Area	Schedule 5, Randwick LEP 2012
307	Blenheim House and outbuilding at 17 Blenheim Street	Schedule 5, Randwick LEP 2012
C15	Randwick Junction Heritage Conservation Area	Schedule 5, Randwick LEP 2012
316	Semi-detached pair at 17–19 Clara Street	Schedule 5, Randwick LEP 2012
387	"Cotswold", late Victorian cottage at 4 Hay Street	Schedule 5, Randwick LEP 2012
390	Randwick Destitute Children's Asylum Cemetery at 61 High Street	Schedule 5, Randwick LEP 2012

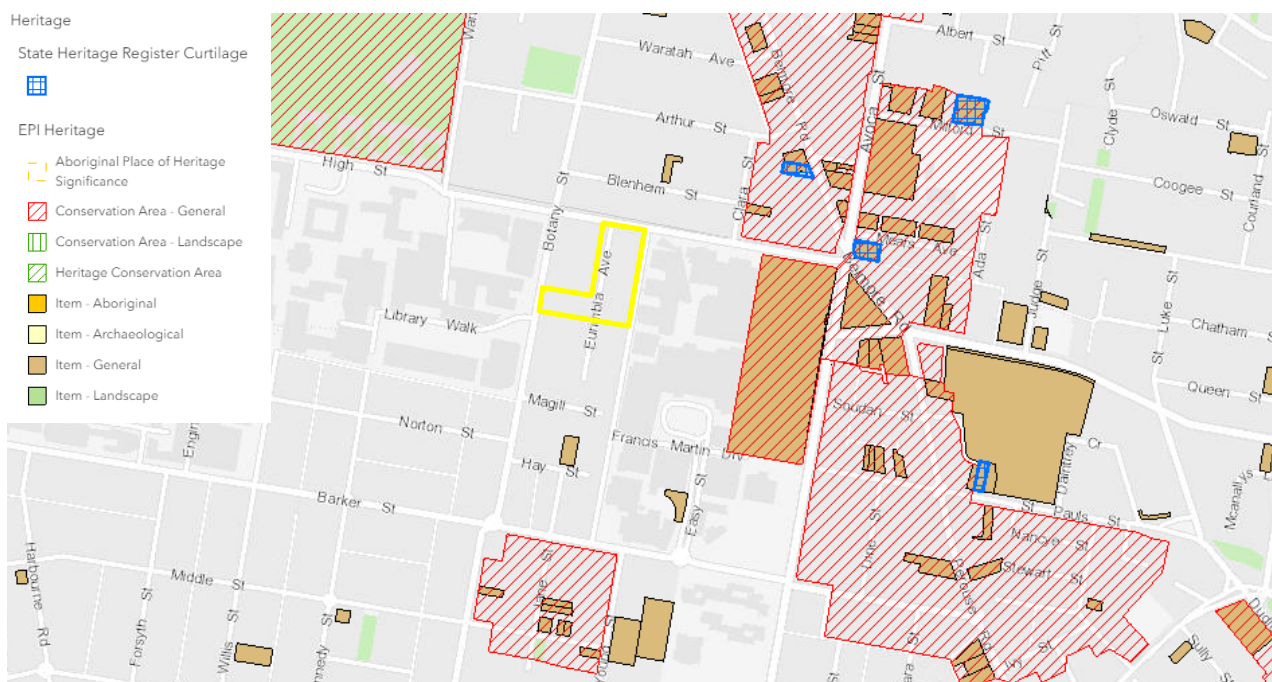


Figure 2 Extract of heritage map with the subject site outlined in yellow

Source: NSW Planning Portal 2020

## 1.6. AUTHOR IDENTIFICATION

The following report has been prepared by Annabelle Cooper (Heritage Consultant), Sarah Hawkins (Heritage Consultant) and Ashleigh Persian (Associate Director Heritage). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2. SITE DESCRIPTION

### 2.1. SITE LOCATION AND CONTEXT

This SSDA relates to the land on the southern side of High Street and the eastern side of Hospital Road, Randwick, in the north-eastern corner of the RCR site. An aerial photograph of the subject site is provided below.



Figure 3 Aerial Photo of Site with an approximate outline of the subject site in red  
Source: Nearmap 2021

The SCH1/CCCC project will develop only part of the RCR site. The development will have a building footprint of approximately 5,710sqm, with the remaining area comprising of ground plane access, public domain and landscaping works.

The Site is located in the Randwick Local Government Area (**LGA**), approximately 6 kilometres (**km**) from the Sydney Central Business District (**CBD**) and 4km from Sydney Airport.

The site is located approximately 400m from Randwick Town Centre, 1km from Royal Randwick Racecourse and 2km from Coogee Beach.

Randwick is a district hub for bus services in Sydney's Eastern Suburbs. A number of bus routes provide regular services to and from Randwick. The majority of these buses provide frequent services to the CBD whilst others also provide services to surrounding areas, including Green Square, Mascot, Bondi Junction, Maroubra Junction as well as express services between UNSW and Central Station.

The majority of bus routes travel along Belmore Road, with some services also using Alison Road, Botany Street, Barker Street and Avoca Street.

Interfacing with the RHIP, services for the City and South East Light Rail L2 Randwick Line commenced in December 2019, running from Circular Quay in Sydney CBD to High Street in Randwick.

High Street is a major frontage for the RHIP. The Light Rail is a key driving factor for revitalising the High Street frontage. While it presents a major opportunity for the RHIP, it is driving changes in transport access

and will require a re-planning of access points for existing services, in particular, for the SCH Emergency Department.

The CBD and South East Light Rail – L2 Randwick Line runs in both directions along the High Street frontage of the site. The Randwick stop is located 250m to the east of the site and the UNSW High Street stop is located 150m to the west of the site.

The site is located in the RCR site which bridges the gap between the two components of the RHIP – the RHC and UNSW Kensington Campus.

The RHC includes the existing Sydney Children's Hospital, Prince of Wales Hospital, Royal Hospital for Women, and the Prince of Wales Private Hospital and is located to the east of the RCR. The UNSW Kensington Campus adjoins the RCR to the west.

The RHEP employs over 22,000 people, provides over 1.8 million patient interactions and teaches over 58,000 students each year.

## 2.2. EXISTING DEVELOPMENT

The site has been cleared of previous residential dwellings, ancillary structures and vegetation, and has been remediated under DA-208/2018, approved by Randwick Council on 4<sup>th</sup> September 2018. The site is currently occupied by site sheds and construction equipment relating to the IASB that is currently under construction.

Current construction vehicle access to the site is via Botany Street, with pedestrian (worker) access available from High Street and Hospital Road.

## 2.3. SURROUNDING DEVELOPMENT

The surrounding land use activities include the following:

- **North:** Medium density residential flat development is located to the north of the site across High Street.
- **East:** The RHC adjoins the site to the east across Hospital Road.
- **South:** The IASB is currently under construction on the southern portion of the RCR site.
- **West:** The site adjoins the western portion of the RCR site which is currently vacant and will accommodate the future UNSW HTH building, subject to separate approval. Further to the west across Botany Street is the UNSW Kensington Campus.



## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The following history has been reproduced from Dictionary of Sydney, contributed by Pauline Curby in 2015.

#### Land of Swamps and Heath

For thousands of years, Indigenous people lived in what was once a land of swamps and heath vegetation in south-eastern Sydney where the City of Randwick is now located.<sup>1</sup> This local government area – including the suburb of the same name – stretches from Centennial Park, on the edge of the Sydney CBD, to Botany Bay.

In 1995, on a high ridge between Sydney and the coast, an Aboriginal hearth, or campsite, was discovered off Avoca Street. Dated to 8,000 years before the present, it was the oldest such site in coastal Sydney at that time. Because of fluctuating sea levels, Indigenous people only lived in a relatively stable coastal environment for the last 6,500 years, so this site is exceptional as it one of the few in Sydney predating this period.<sup>2</sup>

In the first half of the nineteenth century only a small number of European settlers lived in this district. While some had land grants, all early settlers benefited by a contribution from the public purse, made possible by the colonists' exploitation of Aboriginal land.<sup>3</sup>

The decision in the 1850s to transplant destitute children from central Sydney into this rural locality was pivotal in bringing the attention of Sydney society to the district. The Asylum for the Relief of Destitute Children was officially opened in 1858 and, although initially celebrated, it became increasingly crowded and scandal-prone as instances of abuse occurred. When it was determined in 1915 that the facility was needed for servicemen returning from World War I, the children were dispersed and the suite of magnificent sandstone buildings on Avoca Street – constructed between 1856 and 1880 – were transformed into a hospital. When the heir to the British throne visited Australia in 1920 this was named the Prince of Wales Hospital.<sup>4</sup>

In this land of swamps and heath, horseracing was held spasmodically from the 1840s at what was known as the 'sandy track'. From the 1860s this track was a permanent fixture and so Randwick became one of Australia's pre-eminent centres for horse racing. Horses were a vital part of colonial life and being able to handle one was as necessary as the ability to drive a car is today. In the 1860s, horseracing was regarded as the 'national pastime' and for Australians the name 'Randwick' became synonymous with horseracing.<sup>5</sup>

#### Randwick Village

While the asylum and the racecourse gave the district a public profile, the village of Randwick emerged in the 1850s largely from one man's vision. English bounty migrant Simeon Henry Pearce bought property in the area, naming it 'Randwick' in honour of his Gloucestershire village. Randwick began to take on the air of an English village when a vacant space opposite the asylum, near cross-roads, began to be called, as in the English Randwick, the 'High Cross'. A devout churchman, Pearce chose the site for a church, schoolhouse, and parsonage nearby and an additional area for burial grounds on Crown land set aside for these purposes.

---

<sup>1</sup> Arthur Phillip, *The voyage of Governor Phillip to Botany Bay: with an account of the establishment of the colonies of Port Jackson & Norfolk Island*; compiled from authentic papers which have been obtained from the several departments; to which are added the journals of Lieuts. Shortland, Watts, Ball & Capt. Marshall, with an account of their new discoveries, facsimile reprint of first edition printed by John Stockdale, London, 1789 (Richmond, Victoria: Hutchinson of Australia, 1968), 63.

<sup>2</sup> Joseph Waugh, ed, *Aboriginal People of the Eastern Coast of Sydney: Source Documents* (Randwick, NSW: Randwick & District Historical Society, 2001), 43; Val Attenbrow, *Sydney's Aboriginal Past: Investigation the Archaeological and Historical Records* (Sydney: University of New South Wales Press, 2002), 37–39, 56.

<sup>3</sup> Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 31.

<sup>4</sup> John Ramsland, *Children of the Back Lanes: Destitute and Neglected Children in Colonial New South Wales* (Kensington, NSW: New South Wales University Press, 1986); Frank Doyle and Joy Storey, *Destitute Children's Asylum, Randwick, 1852–1916*, edited by Ellen Waugh (Randwick, NSW: Randwick & District Historical Society, c1991); Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 69–83.

<sup>5</sup> Martin Painter, Richard Waterhouse, *The Principal Club: A History of the Australian Jockey Club* (North Sydney, NSW: Allen & Unwin, 1992) 3–12.

A complex of nineteenth century buildings would eventually line Avoca Street with the first temporary St Jude's Church of England and schoolhouse – largely supported by government funds – opening on 23 May 1858.<sup>6</sup>

East of Randwick, another village began to develop in the 1850s, even though coastal Coogee had been formally surveyed in 1838. Largely as a result of the need to pay for the upkeep of the road joining these villages, a local government area was incorporated in 1859. With Simeon Pearce as its first mayor, the Municipality of Randwick experienced some difficult early years, and animosity between Randwick and Coogee reached a climax in the early 1860s over the building of a second St Jude's Church. Completed in 1865, this became the centre of Randwick village life, as churches were in English villages.<sup>7</sup>

While religion was a binding force in colonial New South Wales, it also drove a wedge through society. This was particularly the case as sectarianism, fuelled by British and Irish politics, took hold in the second half of the nineteenth century. A complicating factor was the attempt to make the Anglican Church an established religion in New South Wales, as in England. As this did not happen, other Christian religions thrived.<sup>8</sup>

On 6 May 1888 Cardinal Moran presided at the opening of Our Lady of the Sacred Heart Church in Avoca Street. This Catholic church was designed by architects Sheerin and Hennessy, of Pitt Street, while builders Eaton Brothers from the North Shore undertook construction. [9] Two years later the district's Presbyterians also built a new church, located on the highest point of the municipality near the junction of Alison Road and the tramline. Aware of a demand for 'a distinct type of Australian ecclesiastical edifice', architects Sulman and Power of George Street designed this red brick church, faced with stone, to meet local climatic conditions.<sup>9</sup>

Pubs also filled an important social function in English and Australian villages. Publican John Grice, the village postmaster until 1864, provided a civilised, affordable service, selling drinks at town prices and mounting shows at holiday time. Band performances, dancing on the green, quoits and skittles were all held at the Vauxhall Gardens adjoining his Coach and Horses Hotel.<sup>10</sup>

Generally, the village of Randwick was a place of well-behaved people where royal events were much anticipated. Special days of celebration in the colony helped reinforce imperial loyalty and devotion to the British royal family. Randwick's celebrations for the Prince of Wales' wedding in 1863 were long remembered and five years later, there was even greater excitement when, as part of the first royal tour of Australia, Queen Victoria's son Prince Alfred the Duke of Edinburgh visited Randwick.<sup>11</sup>

Another British hero was memorialised when, in October 1874, sculptor Walter McGill's statue of Captain Cook was unveiled. It still stands at the junction of Avoca and High Streets, in front of a castellated building, which has variously housed a residence, a school, a pub and a restaurant.<sup>12</sup>

## Suburbanisation

Between 1860 and 1910 the northern part of Randwick Municipality changed from a comparatively rural area to near continuous suburban sprawl. Commuting was made possible by a reasonably efficient public transport system, consisting of horse buses and later an extensive tramway network, constructed between

---

<sup>6</sup> Brendan O'Keefe, *Simeon Pearce's Randwick: Dream and Reality* (Kensington, NSW: New South Wales University Press, 1990); Eileen Price, *Some Market Gardeners in Randwick and Coogee 1840s–1880s* (Randwick, NSW: Randwick & District Historical Society, 2000); K Cable, 'Mrs Barker and her Diary,' *Journal of the Royal Australian Historical Society*, 54, 1 (March 1968) 92–94; Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 47–67.

<sup>7</sup> Frederick Arthur Larcombe and Wilfred Brian Lynch, *Randwick 1859–1976*, revised edition (Sydney: Oswald Ziegler Publications for the Council of the Municipality of Randwick, 1976) 33–38, 63–70, 80–88, 105–108; Lionel Frost Bowen, *Early Coogee and Randwick: Evidence from the St Jude's case 1861–1862* (Randwick, NSW: Randwick & District Historical Society, 1998); Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 122–23.

<sup>8</sup> Kenneth Cable and Stephen Judd, *Sydney Anglicans: A History of the Diocese* (Sydney, NSW: Anglican Information Office, 1987), 74; Keith Amos, *The Fenians in Australia 1865–1880* (Kensington, NSW: New South Wales University Press, c1988).

<sup>9</sup> *Illustrated Sydney News*, 4 April 1890, 23.

<sup>10</sup> *The Sydney Morning Herald*, 20 December 1864, 1; *The Sydney Morning Herald*, 1 January 1867, 8; *The Sydney Morning Herald*, 26 December 1871, 8.

<sup>11</sup> *The Sydney Morning Herald*, 12 June 1863, 1; *The Sydney Morning Herald*, 13 June 1863, 4; *The Sydney Morning Herald*, 17 February 1868, 4.

<sup>12</sup> *The Sydney Morning Herald*, 28 October 1874, 5.

1880 and 1921.<sup>13</sup> In this first phase of suburbanisation, grand houses such as Sandgate in Belmore Road – originally called Kilkerran – a twin-gabled sandstone home, was built in the 1870s.<sup>14</sup> Ventnor, a two-storey, sandstone house with ocean views, built by Randwick mayor George Kiss, was also constructed at this time in Avoca Street.<sup>15</sup> Other surviving nineteenth century buildings in this street include Randwick Town Hall and council chambers, an Italianate building opened in 1882, designed by architects Blackman and Parkes<sup>16</sup>.

Randwick's population rose sharply in the interwar years. This growth is only partly explained by the growth of industry, as many workers, at the Randwick Tramway Workshops for instance, came from outside the municipality. A concentrated residential population was possible because of the uncontrolled growth of flats at this time, many of which still serve their original function.<sup>17</sup>

The turbulent politics of World War I and the interwar years impacted on Randwick with strikes and unrest at some of its large industrial complexes where militant unionised workers were employed. The community came together as one, however, in May 1925 when a cenotaph in memory of the 4,000 Randwick men who had fought in World War I was unveiled by the governor general Lord Forster.<sup>18</sup>

Dramatic changes took place in Randwick in the post-war years. Leisure patterns changed, and as the impact of television (first seen in Sydney in 1956) was felt, patronage of the interwar picture theatres declined. Many were demolished or the buildings used for other purposes. The Odeon in Randwick, which closed in 1980 to be replaced by a shopping centre, survived longer than most. A successful fight was waged, however, to save a fine example of inter-war architecture, the art deco Ritz theatre at the Spot.<sup>19</sup>

Although local councils were supposed to abide by town planning principles, this was seldom the case. As development accelerated in the 1960s, and high-rise buildings proliferated, Randwick Council seemed to have little input into the process. When the historic Newmarket Stable and selling yards in Young Street and a group of nearby cottages were threatened during the rezoning of The Spot in 1976, the Randwick Struggletown Association, using the name supposedly once attached to this area, successfully fought the proposed rezoning.<sup>20</sup> With the Wran Labor Government's revision of planning laws in the late 1970s, and the introduction of heritage legislation, permanent conservation orders were placed on historic buildings, including St Judes Church. This ensured the survival of iconic buildings such as the 1897 Randwick post office building and, fronting Alison Park in the Avenue, the 1888 Avonmore Terraces, described as the 'finest Italianate terraces in Sydney'.<sup>21</sup>

Nevertheless, a remarkable feature of Randwick over the last 30 years has been the spread of high-rise buildings, as low-rise interwar streetscapes make way for congested centres lined with glass-fronted, eight-storey buildings. Only remnants of the English village remain.<sup>22</sup>

---

<sup>13</sup> D Audley, 'Sydney's Horse Bus Industry in 1889' in Garry Wotherspoon, ed, *Sydney's Transport: Studies in Urban History* (NSW: Hale & Iremonger in association with the Sydney History Group, c1983), 81–83; David R Keenan, *The Eastern Lines of the Sydney Tramway System* (Sans Souci, NSW: Transit Press, 1989).

<sup>14</sup> *Eastern Herald*, 27 August 1987; 'Sandgate,' New South Wales Office of Environment & Heritage with Heritage Council of New South Wales, <http://www.environment.nsw.gov.au/heritageapp/visit/ViewAttractionDetail.aspx?ID=5045450>, accessed 21 September 2015.

<sup>15</sup> *Town and Country Journal*, 16 August 1873, 208–09.

<sup>16</sup> *The Sydney Morning Herald*, 6 February 1882, 6.

<sup>17</sup> R Cardew, 'Flats in Sydney, the 30 per cent solution?' in J Roe, ed, *Twentieth Century Sydney, Studies in Urban and Social History*, Hale and Iremonger, Sydney, 1980, 74.

<sup>18</sup> *The Sydney Morning Herald*, 4 May 1925, 10.

<sup>19</sup> Randwick Bugle, Easter, 1993.

<sup>20</sup> Eileen Price, *The Spot: 1850–1890* (Randwick, NSW: Randwick & District Historical Society, 1998).

<sup>21</sup> John Toon and Jonathan Falk, eds, *Sydney: Planning or Politics: Town Planning for Sydney Region Since 1945* (Sydney: Planning Research Centre, University of Sydney, 2003)13; *The Sydney Morning Herald*, 2 August 1979.

<sup>22</sup> Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 372.

## 3.2. SITE HISTORY

At the time of European settlement in Sydney, the subject site was primarily swamp and heathland.<sup>23</sup> The area was sparsely developed and few residents or buildings occupied the area. The subject site remained this way largely until the 1880s, despite the establishment of a small village in Randwick concentrated around the St Jude's Church of England and the neighbouring schoolhouse.<sup>24</sup> The subject site was originally south of F Marsh's land grant, which was largely swampland. The subject site was later granted to Simeon and James Pearce, who had also purchased Marsh's grant.<sup>25</sup> In 1850 the two land grants belonging to the Pearce's were surveyed by Lewis Gordon, with the subject site becoming part of Portion 379.

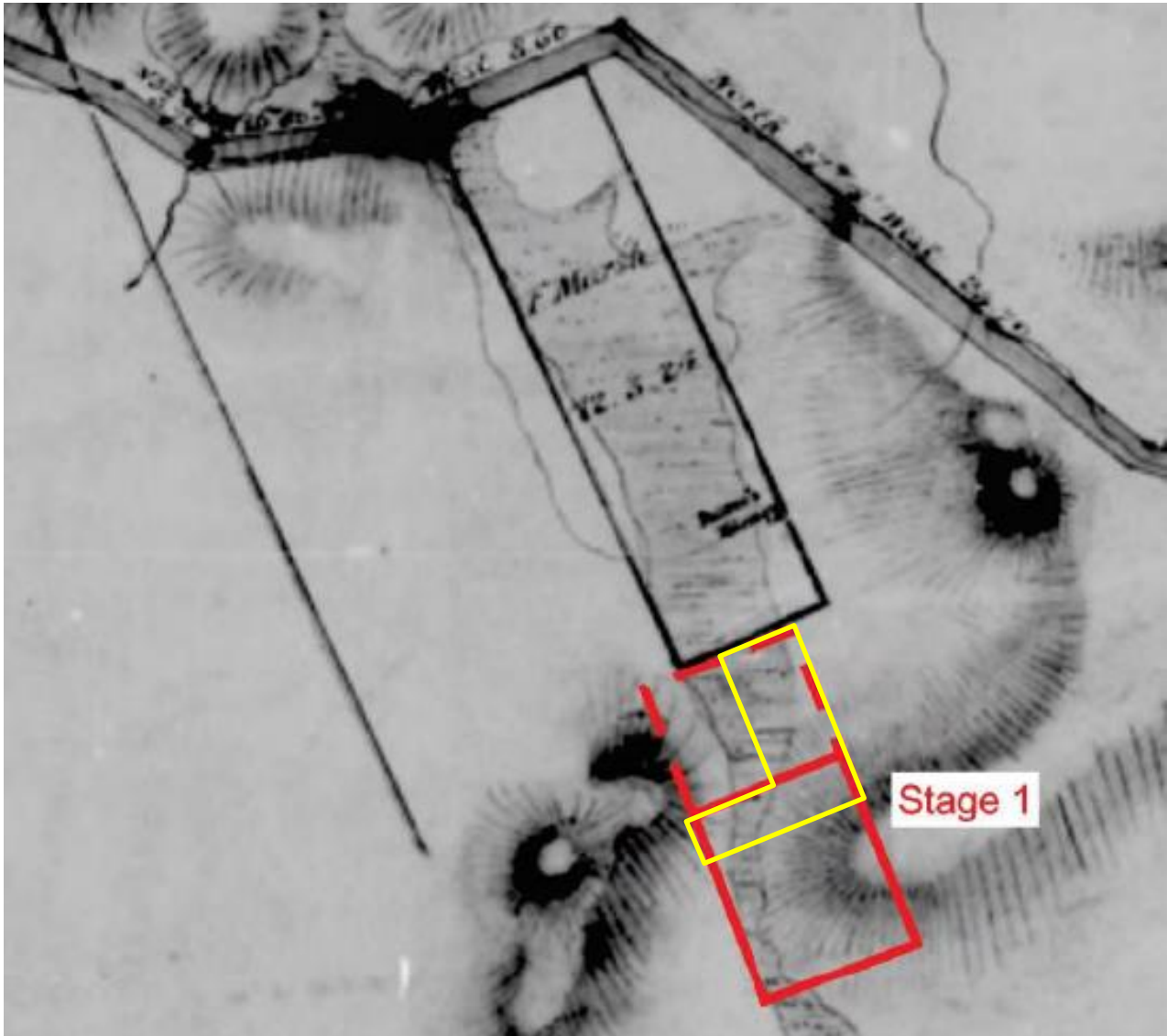


Figure 4 Road survey plan of the Randwick district, showing the swampland within and surrounding F. Marsh's land grant, with the subject site in yellow. Red outlines and Stage 1 refer to the Randwick Campus Redevelopment project.

Source: SA Map 5312, taken from Casey & Lowe 2018, *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 12.

<sup>23</sup> Benson, D., and Howell, J., 1990.

<sup>24</sup> Casey & Lowe, 2018. *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 11.

<sup>25</sup> Gordon, L., 15 June 1850. *Survey of a proposed road extension from the village of Coogee to the Old Botany Bay Road*. SA Map 5312; Casey & Lowe, 2018. *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 11-2.



The Pearce brothers were born at Randwick in Gloucestershire and arrived in Sydney as bounty immigrants in December 1841. The pair both married daughters of James Thompson, a wealthy innkeeper, who left large amounts of money to the Pearce's.<sup>26</sup> In 1847 Pearce purchased land near Coogee Bay, which he named Randwick, and then constructed his estate Blenheim House. In 1849 he was appointed bailiff and in 1851 the Commissioner of Crown Lands. He subsequently purchased and subdivided land around Sydney, creating a large profit for himself while also promoting the subdivision of his land at Randwick. Despite this, he was largely occupied with market gardening at his estate.<sup>27</sup>

Pearce promoted the subdivision of Randwick, which developed quickly on account of new road developments from Sydney through to Bondi, Coogee, and Botany. The roads were originally serviced by private carriages however in the late 1800s, the public tram routes to Botany travelled through Randwick along Anzac Parade. As the area surrounding the subject site was subdivided, large Victorian villas were constructed for the middle and upper classes of Sydney. The southern portion of Randwick was still sparsely settled and largely utilised in association with Randwick Racecourse, including stables, training facilities, and residences for jockeys and trainers.<sup>28</sup>

In 1852 Simeon Pearce sold his half of Portion 379 and 380 to his brother James, who became the sole owner of each lot. James then developed the property, constructing a stone cottage facing High Street, located towards the corner of Botany Street. This cottage is illustrated in survey plans from 1860 as also featuring a garden.<sup>29</sup> The neighbouring land was later allotted for a pound. Pearce was listed in the Sands Directory as still living at the High Street address in 1875,<sup>30</sup> and died at the residence in the following year.<sup>31</sup> The land was inherited by his wife Sophia, who continued to live in the house throughout the 1880s. In an 1881 map showing the subject site, three structures were located on the property.

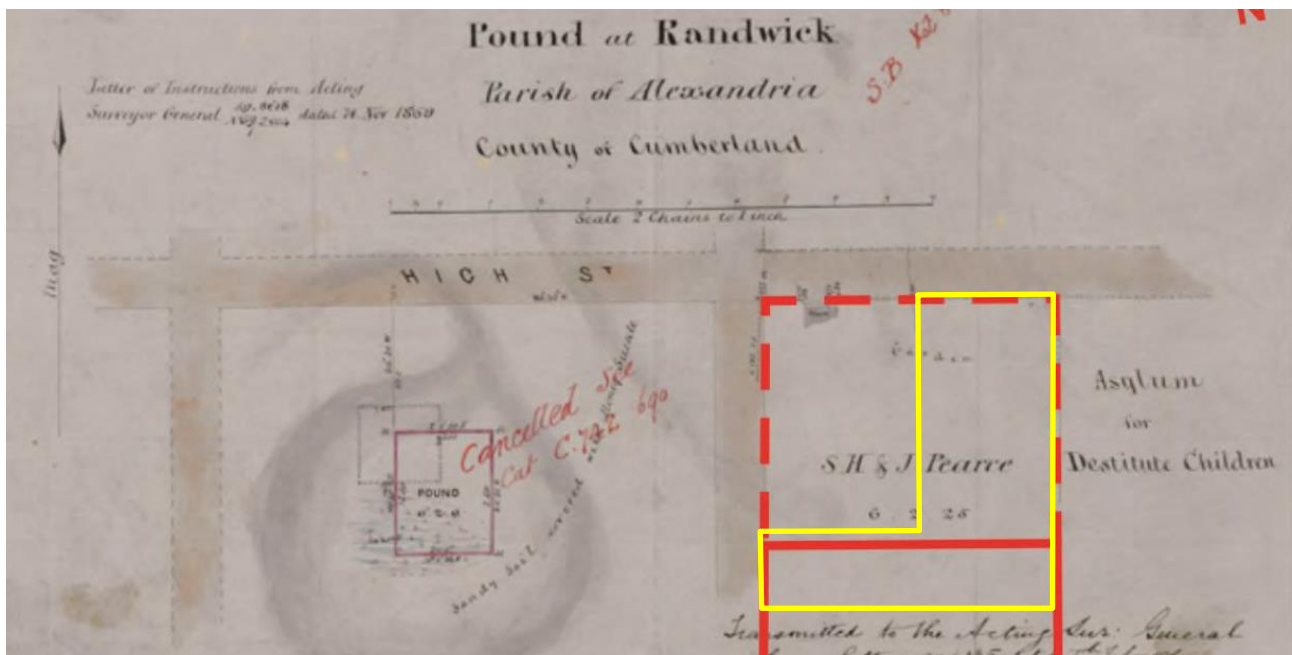


Figure 5 E J H Knapp Jr's survey of High Street and Botany Street, showing James Pearce's stone cottage on High Street, 1860. Subject site indicated in yellow, with red outlines reflecting the Casey & Lowe 2018 study area.

Source: Surveyor General, Sketch Book, Volume 8 f 72; Casey & Lowe 2018, *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 15.

<sup>26</sup> Casey & Lowe, 2018. *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 13.

<sup>27</sup> Teale, R., n.d. 'Simeon Henry Pearce (1821-1886). *Australian Dictionary of Biography*. Curby, P., n.d. *Randwick*, 51-3.

<sup>28</sup> Casey & Lowe, 2018. *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 14.

<sup>29</sup> Surveyor General, Sketch Book, Volume 8 f 72.

<sup>30</sup> Sands Directory, 1875, 225.

<sup>31</sup> *The Sydney Morning Herald*, 15 February 1876, 1; *The Sydney Morning Herald*, 16 February 1876, 12.

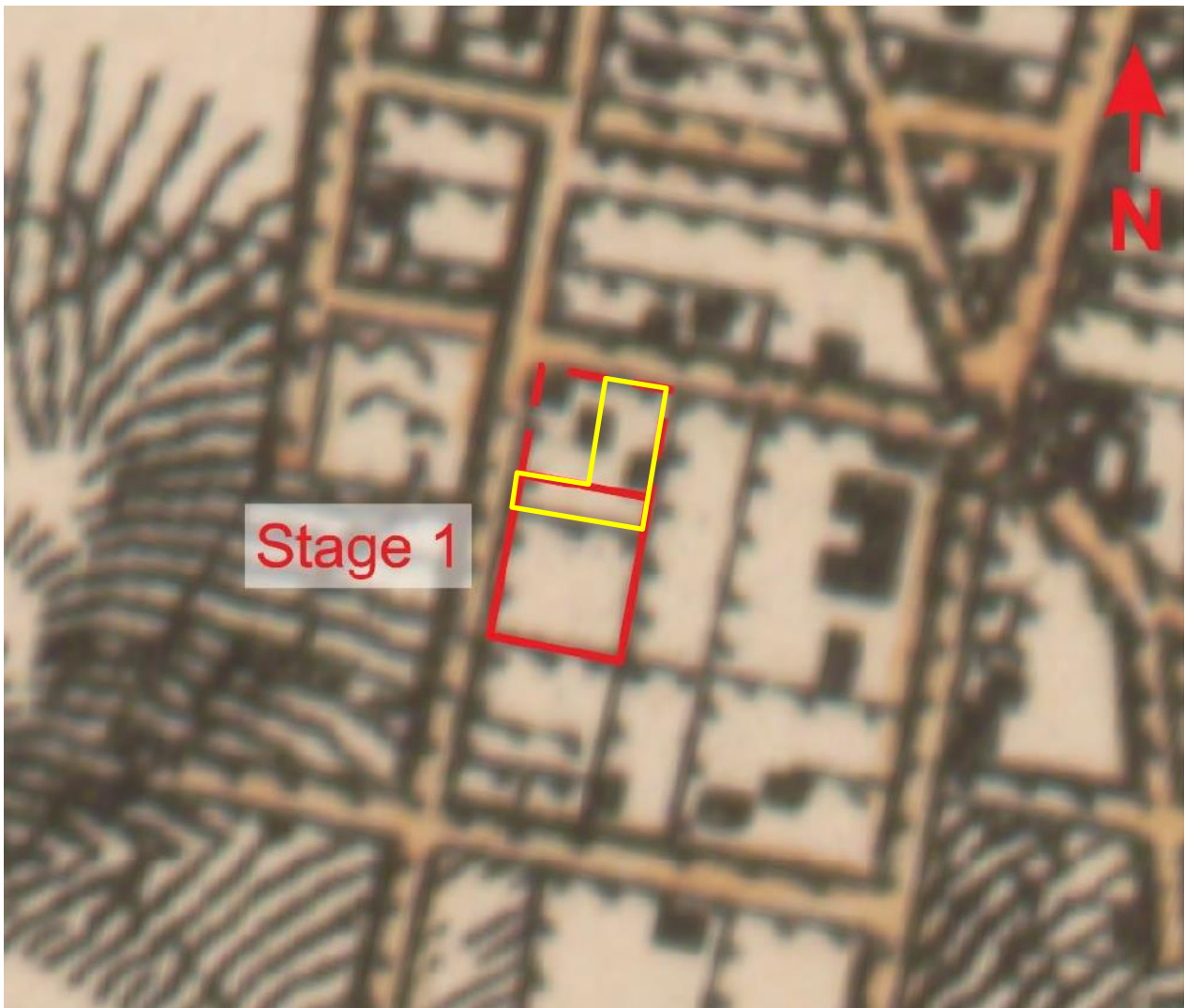


Figure 6 Parrott's Reconnaissance Survey, showing two buildings in addition to James Pearce's cottage, 1881. Current subject site indicated in yellow, red outlines represent the Casey & Lowe 2018 study area.  
 Source: Thomas Samuel Parrot, *Map of the Country around Sydney 1881*, (National Library of Australia Map RM 903); Casey & Lowe 2018, *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 17.

In 1886 part of the land grant was leased by Charles and Alfred Pearce, both sons of James and who worked in the nursery profession. The pair converted part of the subject site into a plant nursery, located on High Street, with approximately 12 acres of land under cultivation, with three glasshouses, several bushhouses, fernery, and a watercourse.<sup>32</sup>

<sup>32</sup> *Sydney Mail*, 25 May 1889, 1070.



Figure 7 Illustration of the Pearce Brother's fernery within the nursery complex at the subject site.  
Source: *Illustrated Sydney News*, 2 August 1889, 27.

In 1888 the southern portion of the subject site was acquired by Edwin Thomas Penfold and George Wall, who continued to lease the nursery land to the Pearce's, at least for a time. A secondary building was built on the southern lot, outside of the subject site. An addition building was constructed in the late 1880s, certainly by 1891, and was situated immediately south of James Pearce's cottage. The building was an L-shaped structure, potentially constructed by or for Edith Pearce, the daughter of James Pearce.<sup>33</sup> Sophie Pearce passed in 1898 and the land was inherited by Charles Morton Pearce.

In 1911 the land was sold to Albert Edward Reid, and then transferred to Harold Longworth within a week.<sup>34</sup> Longworth then arranged the subdivision of the land, which was completed in 1912. The Pearce land was cleared and all pre-existing structures demolished, including James Pearce's cottage on High Street and all nursery buildings. The land, including the subject site, was subdivided and Eurimbla Avenue was surveyed and constructed. Eurimbla was constructed as a sealed road with formalised kerbing and footpaths by the end of the 1910s.

Several of the lots appear to have been sold shortly after initial subdivision and developed, as many of the houses situated on Eurimbla Avenue and Botany Street were designed as Federation freestanding houses. The 1943 aerial imagery of the subject site shows that each lot was developed and featured a small yard, with many of the residences featuring small outbuildings.

<sup>33</sup> Casey & Lowe, 2018. *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 13.

<sup>34</sup> Casey & Lowe, 2018. *Historical Archaeological Assessment: Randwick Campus Redevelopment*, 28.





Figure 8 Extract of the 1943 aerial

Source: SIX Maps 2021

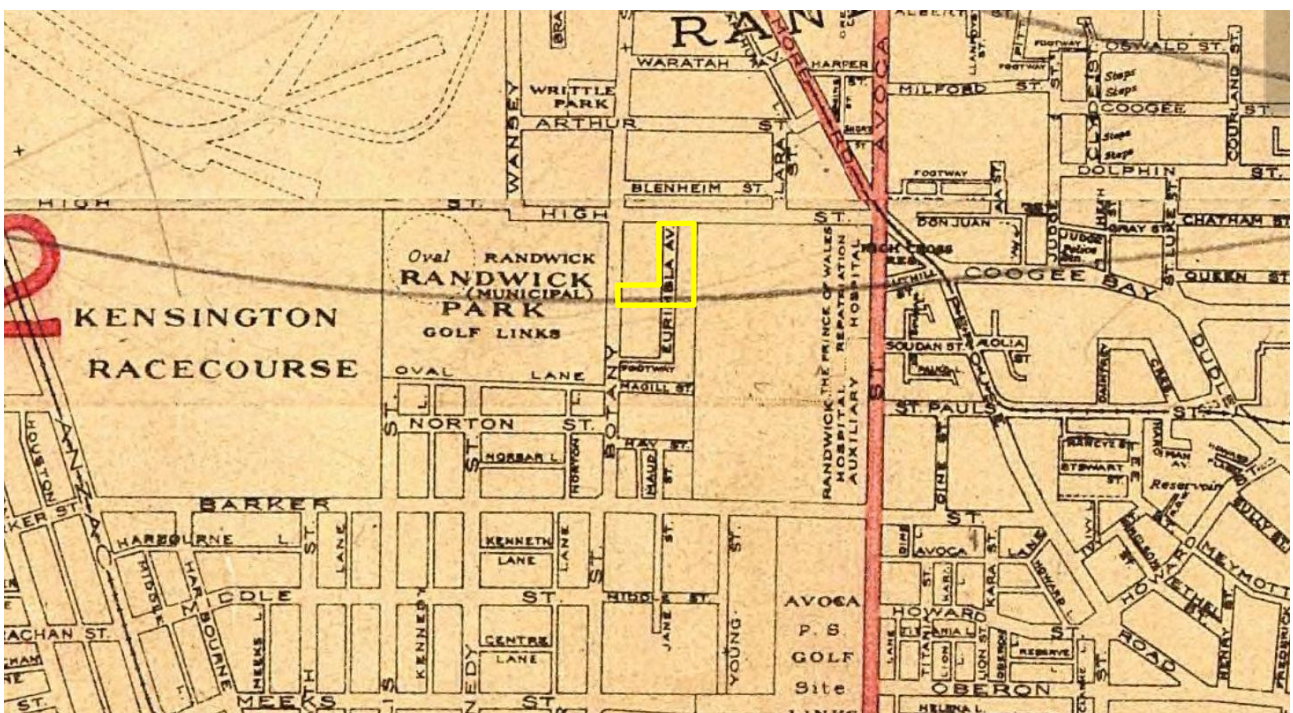


Figure 9 Historical Parish Map, date unknown, with an approximate outline of the subject site in yellow

Source: A.O. Map No.52168

All of the dwelling houses within the subject site were demolished between October 2018 and January 2019 under the approved DA/208/2018 (approved on 4 September 2018) which obtained consent for the demolition of 92 dwellings and ancillary structures, removal of vegetation and site remediation as part of stage 1 of the Sydney Children's Hospital Redevelopment.





Figure 10 Aerial view of the subject site (outlined in yellow) as at October 2018  
Source: Nearmap 2021

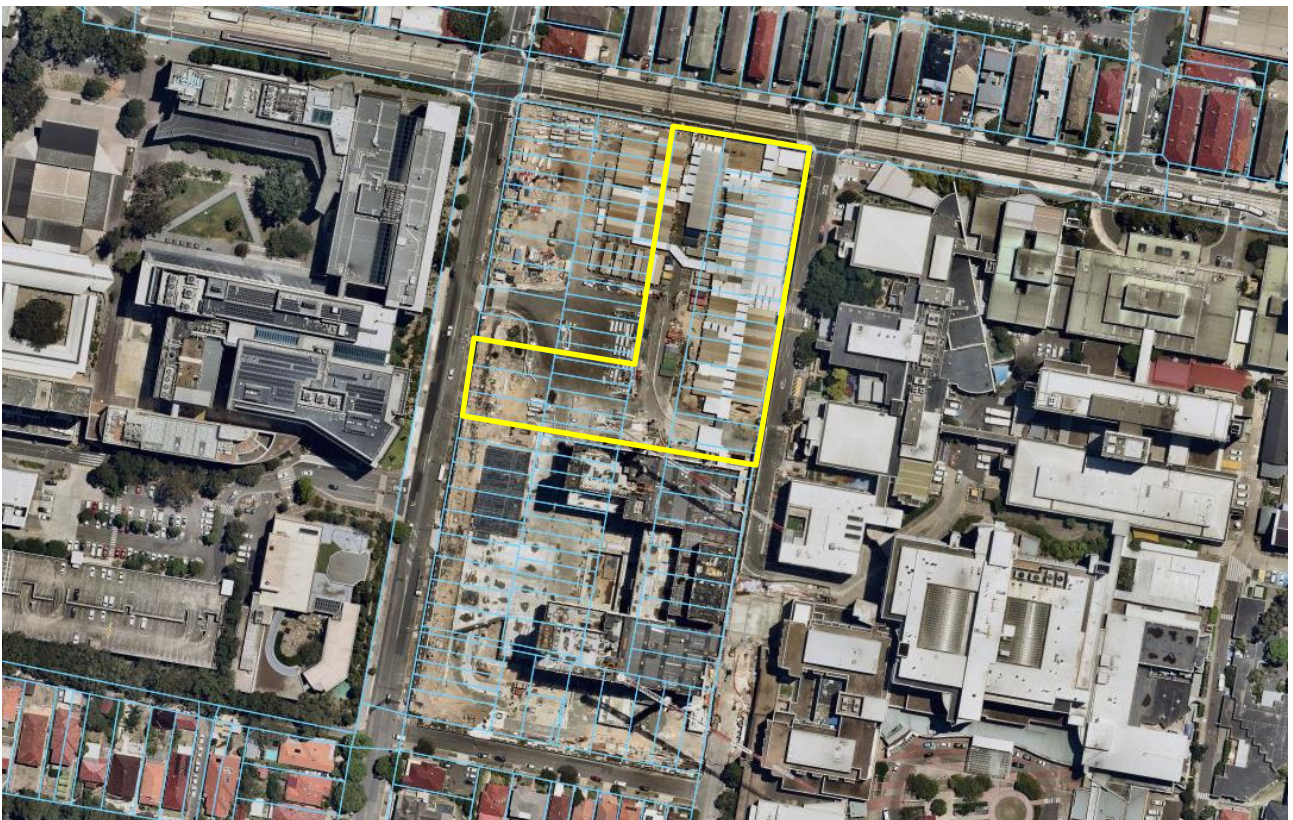


Figure 11 Aerial view of the subject site (outlined in yellow) as at January 2019  
Source: Nearmap 2021

A new hospital building being is currently under construction to the immediate south of the subject site.



## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. STATEMENTS OF SIGNIFICANCE

#### 4.2.1. Subject Property

The subject property is currently a vacant plot of land following the demolition of all previous dwellings under a development consent. The subject site does not meet the requisite threshold for heritage listing under any of the seven (7) criteria outlined by the Heritage Council of NSW for Assessing Heritage Significance.

#### 4.2.2. Vicinity Heritage Items

The following table outlines the established statements of significance for the heritage items in the broader vicinity of the subject site.

Table 4 Heritage items in the vicinity

Item No.	Description	Statements of Significance
388	Prince of Wales Hospital group (Main Block, Catherine Hayes Hospital and Superintendent's residence) at 61 High Street	<p>Main Building:</p> <p>A fine sandstone building designed by the renowned architect ET Blackett which is part of a notable group of mid-Victorian buildings with significant townscape value to High Cross Reserve in Randwick. Important associations with medical and military history in Australia.<sup>35</sup></p> <p>Outpatients Building:</p> <p>A fine building which forms part of the group of mid-Victorian sandstone buildings with notable townscape value to High Cross Reserve at Randwick. Important associations with the medical and military history of Australia.<sup>36</sup></p> <p>Superintendent's residence:</p> <p>This building, designed by the architect J Horbury Hunt is one of a fine group of mid-Victorian sandstone buildings in the Prince of Wales Hospital which contributes to the townscape. Important associations with the medical and military history of Australia.<sup>37</sup></p>

<sup>35</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3540231>

<sup>36</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3540233>

<sup>37</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3540232>

Item No.	Description	Statements of Significance
C12	High Cross Heritage Conservation Area	The High Cross Conservation Area consists of High Cross Park, urban areas to the north-east and south, and part of the Prince of Wales Hospital to the west. <sup>38</sup>
307	Blenheim House and outbuilding at 17 Blenheim Street	The oldest residence in Randwick, built and occupied by the Father of Randwick, Simeon Henry Pearce and his family up to the First World War. It is historically a most important part of the national estate. Pearce was responsible for the establishment of Randwick as an elite suburb, and for much of its early development. <sup>39</sup>
C15	Randwick Junction Heritage Conservation Area	The Randwick Junction Conservation Area is the only conservation area within the City of Randwick that is focused on a commercial centre. It retains a coherent streetscape character of nineteenth and early twentieth century buildings. Within the conservation area there are two distinct groupings of commercial buildings. These are Belmore Road and the Coach and Horses grouping (centred on the intersection of Alison Road and Avoca Street). <sup>40</sup>
316	Semi-detached pair at 17–19 Clara Street	<p>17 and 19 Clara Street, Randwick are examples of late Federation semi-detached cottages in the Randwick area. The dwellings are of aesthetic value as examples of substantially intact Federation semi-detached dwellings. The setting of the semi-detached cottages has been compromised by surrounding development, particularly the Coles Supermarket development adjacent.</p> <p>Constructed c1924, 17 and 19 Clara Street are excellent examples of Inter-War semi-detached cottages with influence of late Federation/Edwardian style illustrating the development and subdivision pattern in Randwick at the time. The cottages are substantially intact owing to their reinstated verandas featuring centrally located half-timbered roughcast gable, decorative timber veranda and joinery, and sandstone base. This semi-detached pair stands out within the streetscape of Clara Street, which is dominated by a shopping centre and apartments.<sup>41</sup></p>
387	“Cotswold”, late Victorian cottage at 4 Hay Street	The ‘Cotswold’ at 4 Hay Street, Randwick is an example of a Victorian free standing villa in the Randwick area. The dwelling is of aesthetic value as a substantially intact Victorian villa and is of historic value for its long association with the adjoining

<sup>38</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310523>

<sup>39</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310106>

<sup>40</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310526>

<sup>41</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310149>

Item No.	Description	Statements of Significance
		horse stables and for its association with the horse breeding and training activities traditionally associated with Randwick. <sup>42</sup>
390	Randwick Destitute Children's Asylum Cemetery at 61 High Street	<p>The Randwick Children's Asylum Cemetery Memorial Garden is an item of outstanding cultural significance. The Cemetery Memorial Garden, unlike most burial grounds in Australia, is marked not by monuments or even a developed landscape, but rather by the emotive association of its tragic history and sub-surface physical evidence provided by the remains of the children buried there. The Cemetery Memorial Garden consequently has a special sense of place and is held in high esteem by relatives of the deceased, local historians, Aboriginal people, others associated with the Asylum and the later Prince of Wales Hospital and the general community.</p> <p>The Memorial Garden has strong historic links with major development and changes regarding child welfare and the late nineteenth practise of philanthropy. The former Cemetery and the Asylum itself, typify attitudes towards welfare in general and destitute children in particular during this period. The operations of the Asylum and the experiences of the children who lived there span a crucial period encompassing moves from the establishment of such institution by concerned citizens or governments to greater emphasis on wider community care and fostering.</p> <p>The largest and one of only four known Children's Cemeteries in Australia that are associated exclusively with a welfare institution, the site is a rare research resource. The potential scientific data provided by the remains of this known population of deceased children, form a well documented background, provides a rare, if not unique, physical resource for forensic and other anthropological studies and analysis. As well as this, purely scientific research, the individual graves may also provide primary evidence about the lives (and death) of the children that is separate from official reports and accounts - a unique chance for these children to reveal their own story.<sup>43</sup></p>

<sup>42</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310279>

<sup>43</sup> <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310454>



## 5. THE PROPOSAL

### 5.1. PROJECT HISTORY

#### 5.1.1. Randwick Campus Redevelopment

The site forms part of the RHC site which is located within the RHIP. The RHIP includes the Randwick Hospitals Campus as well as UNSW, Kensington Campus. The RHIP is one of the most comprehensive health innovation districts in Australia.

While health care at RHIP has been evolving for over 160 years, the last five years has seen a strengthening of collaboration amongst a wide range of organisations in the precinct, including with Government, universities, and Community.

Advancing this culture of collaboration, the NSW Government has made a significant commitment to expanding and upgrading the RHIP.

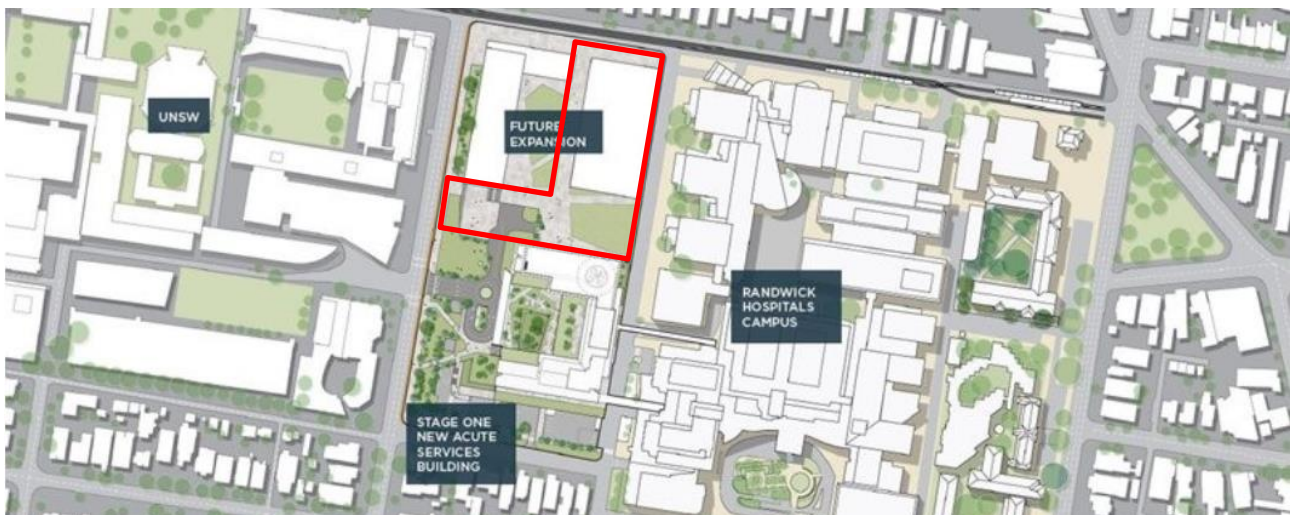
Over \$1.5 billion is being invested in the RHIP, of which over \$1 billion is from the NSW Government, to strengthen the precinct as a world-class centre for health, research and education- driving cutting edge, compassionate and holistic healthcare and wellness programs for the local Community and other residents of NSW in the form of the RHC.

The RHC includes:

- Construction of a new POWH IASB, including integration of UNSW health-related education, training, and research spaces, which gained approval on 18 December 2019 under SSD-10339 and is due to open in 2022.
- Planning for a redevelopment of SCH1/CCCC, subject of this SSD application and due to open in 2025.
- Planning for the HTH in partnership with the UNSW which is subject of a separate SSDA being progressed concurrently with the subject SSDA.

The SCH1/CCCC site sits within the Northern Health and Research Zone (**NHRZ**) along with the HTH, which represents a partnership between the Children's Cancer Institute (**CCI**), Sydney Children's Hospitals Network (**SCHN**), South Eastern Sydney Local Health District (**SESLHD**) and UNSW, supported by Health Infrastructure.

Figure 12 Randwick Campus Redevelopment Indicative Masterplan – subject site shown in red



Source: Randwick Campus Redevelopment

The SCH is part of the Sydney Children's Hospitals Network formed in 2010. The SCH is the main paediatric referral hospital for Eastern Sydney and provides quality care and clinical services to approximately 155,000 sick children each year across the network.

A fully integrated partnership between the Kids Cancer Centre (**KCC**), SCHN, the Children's Cancer Institute, and UNSW, the project will bring together health practitioners, researchers, academics, patients and the Community to integrate patient care, research and education in Australia's first Children's Comprehensive Cancer Centre.

### 5.1.2. Greater Randwick Urban Masterplan

The Greater Randwick Urban Masterplan (**GRUM**) considers the RHIP in the context of the surrounding area and supporting infrastructure at a local, city and regional level. The GRUM has been developed by the Randwick Health Collaboration (South Eastern Sydney Local Health District, the Sydney Children's Hospitals Network and UNSW) as a high level urban framework to guide the priorities for investment in health and education services in the precinct and respond to the Greater Sydney Commission's Strategy for Eastern Sydney. The masterplan has been endorsed by precinct stakeholders, with support from Randwick City Council.

The following Principles were developed to guide the GRUM and apply at both an urban masterplan level and a stage by stage, individual building/project level.

- 1. GREEN AND HEALTHY** - provide and promote a healing, health promoting and ecologically sustainable environment.
- 2. CONNECTED** - the precinct is to be well connected to both its surroundings and the wider context.
- 3. INTEGRATED** - physically connect the University campus with the health campus and to blur the boundaries between research, education and health, creating a truly integrated academic health science centre.
- 4. RESPONSIVE** – to be contextually responsive and enhance the existing quality natural and cultural qualities of the site.

### 5.1.3. SCH Stage 1 Masterplan

Billard Leece Partnership (BLP) were engaged by HI to develop a masterplan for the SCH1/CCCC redevelopment.

Several masterplanning studies and investigations have been undertaken to date which have all helped form the framework for the development of the SCH1/CCCC project. These studies integrate the considerable work that has been undertaken over the last five years in developing the RHEP and have been in keeping with the GRUM principles already established.

The purpose of the masterplan is to provide a framework for the concept design phase of the project, by capturing the vision and aspirations of stakeholders and analysing the opportunities offered by the site and its capacity.

## 5.2. DESCRIPTION OF THE SUBJECT PROPOSAL

This SSDA seeks consent for the construction and operation of a 9-storey building with rooftop plant and 2 basement levels to accommodate SCH1/CCCC, which represents Stage 1 of the Sydney Children's Hospital redevelopment and Stage 2 of the multi-stage Randwick Campus Redevelopment program.

The proposed development includes the following components:

- A new Emergency Department;
- A new Intensive Care Unit;
- Short Stay Unit;
- Children's Comprehensive Cancer Centre
- Day and Inpatient CCCC oncology units;
- Ambulance access, parking, back of house and loading dock services accessed via the lowered Hospital Road;
- Integration with the Prince of Wales Integrated Acute Services Building, currently under construction;

- Integration with the proposed Health Translation Hub (HTH) which is a facility being developed by UNSW for education, training and research;
- Public domain and associated landscaping;
- Tree removal;
- Utilities services and amplification works; and
- Site preparation and civil works.

The SCH 1 / CCCC design focuses on contemporary models of patient-centred care. It has been functionally planned to enhance communication between the multi-disciplinary staff and to optimise clinical and research outcomes in a secure and safe environment.

The internal planning creates a strong sense of entry with easy way finding. There are strong connections to external landscaped space for respite and therapy. Perimeter windows capitalise on natural light and views.

The design provides for efficiencies and flexibility for operation and function. It also provides for longer term expansion strategies.

The scale and form of the proposed development responds to the urban scale of the adjoining development, including the IASB and the future HTH.

This Heritage Impact Statement has been informed by the Architectural Design Report and associated drawings - please refer to Appendix D of the EIS.

## 6. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

### 6.1. RANDWICK LOCAL ENVIRONMENTAL PLAN 2012

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Randwick LEP 2012*.

Table 5 Assessment against the Randwick Local Environmental Plan 2012

Clause	Response
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p>(e) <i>erecting a building on land:</i></p> <p>(i) <i>on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p>(ii) <i>on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance ...</i></p>	<p>The subject site is not a heritage item and is not within a heritage conservation area. The subject site however is located within the vicinity of heritage items and conservation areas. Accordingly a heritage impact statement is required to assess the potential impacts of the proposal on the vicinity items and conservation areas.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed heritage impact statement is included in the following sections of the report.</p>
<p><b>(5) Heritage assessment</b></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p>(a) <i>on land on which a heritage item is located, or</i></p> <p>(b) <i>on land that is within a heritage conservation area, or</i></p> <p>(c) <i>on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination of the project, and in accordance with the SEARs and this requirement.</p>

## 6.2. RANDWICK COMPREHENSIVE DEVELOPMENT CONTROL PLAN 2013

The table below assesses the proposal against the relevant objective and provisions for heritage conservation as found in the Randwick Comprehensive DCP 2013.

Table 6 Assessment against the Randwick Comprehensive Development Control Plan 2013

Provision	Response
<b>B2 HERITAGE</b>	
<p><b>1.12 Development in the vicinity of heritage items and heritage conservation areas</b></p> <p>All new development adjacent to or in the vicinity of a heritage item or heritage conservation area needs to be considered for its likely effect on heritage significance and setting.</p>	<p>A detailed heritage impact statement is included in the following sections of the report.</p>
<p><b>2.2 Design and Character</b></p> <p>Non-Contributory Buildings</p> <p>viii) Contemporary design is acceptable where it is sympathetic to the heritage conservation area and/or heritage items in the vicinity.</p>	<p>The subject site will be developed with a fit for purpose, contemporary health facility appropriate for the health, technology and education precinct within which it is located. The heritage items and conservation areas in the broader vicinity of the site will not be adversely impacted by the contemporary design of the proposed development.</p>

## 6.3. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 7 Heritage NSW Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The subject proposal has been assessed in this report to have no adverse heritage impacts on the significance of any heritage items or conservation areas in the broader vicinity of the site for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ All heritage items and conservation areas are to be wholly retained as is. No physical impacts are proposed as part of the subject development to any of the heritage items and conservation areas.</li> <li>▪ The subject property is located in the broader vicinity of heritage items and conservation areas only. All heritage items are separated from the subject property by existing development and therefore there are no visual links between the subject site and vicinity heritage items. No significant views towards any of the existing heritage items will be impacted by the proposal.</li> <li>▪ The proposal sits within an existing and expanding health and education precinct and is consistent with the existing development and character of the area, and therefore will have no negative visual impacts and will not adversely change the character of the area.</li> <li>▪ The subject site will be developed with a fit for purpose, contemporary health facility appropriate for the health, technology and education precinct within which it is located. The heritage items and conservation areas in the broader vicinity of the site will not be adversely impacted by the contemporary design of the proposed development.</li> <li>▪ The proposal will expand the existing health facilities in the precinct thereby reinforcing the significance of the Prince of Wales Hospital Group heritage item in the vicinity, and supporting the precinct as an important and historic provider of health related services.</li> </ul>

Clause	Discussion
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no aspects of the proposal which have an adverse heritage impact.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>Not applicable.</p>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>See above discussion.</p>

## 7. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no adverse impact on the significance of the heritage items and conservations in the vicinity of the subject site. Key aspects of the proposal assessment are listed below:

- All heritage items and conservation areas are to be wholly retained as is. No physical impacts are proposed as part of the subject development to any of the heritage items and conservation areas.
- The subject property is located in the broader vicinity of heritage items and conservation areas only. All heritage items are separated from the subject property by existing development and therefore there are no visual links between the subject site and vicinity heritage items. No significant views towards any of the existing heritage items will be impacted by the proposal.
- The proposal sits within an existing and expanding health and innovation precinct and is consistent with the existing development and character of the area, and therefore will have no negative visual impacts and will not adversely change the character of the area.
- The subject site will be developed with a fit for purpose, contemporary health facility appropriate for the health, technology and education precinct within which it is located. The heritage items and conservation areas in the broader vicinity of the site will not be adversely impacted by the contemporary design of the proposed development.
- The proposal will expand the existing health facilities in the precinct thereby reinforcing the significance of the '*Prince of Wales Hospital Group*' heritage item in the vicinity, and supporting the precinct as an important and historic provider of health related services.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.



## 8. BIBLIOGRAPHY AND REFERENCES

### 8.1. BIBLIOGRAPHY

NSW Department of Finance and Services, Spatial Services, available at: <<https://maps.six.nsw.gov.au/>>

Google Maps 2020, Aerial view of subject site, available at:  
<<http://maps.google.com.au/maps?hl=en&tab=wl>>.

### 8.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

# DISCLAIMER

This report is dated 23 March 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of HEALTH INFRASTRUCTURE NEW SOUTH WALES (**Instructing Party**) for the purpose of satisfying the SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

